

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	4	Age:	42
Lot Area:		Full Baths:	2	Zoning:	RM45
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$2,293.58
Rear Yard Exp:		Maint. Fee:	619.77	For Tax Year:	2023
View:	No			P.I.D.:	001-738-071

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	18 - Total Units in Strata: 18
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Forced Air, Wood	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed, Tile, Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Homelife - 604-858-7368
Complex / Subdiv:	PINE GROVE TERRACE
Services Connected:	Community, Electricity, Natural Gas, Storm Sewer, Water
Legal:	PL NWS1937 LT 8 LD 36 SEC 21 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	None
Site Influences:	Cul-de-Sac, Recreation Nearby, Shopping Nearby, Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Smoke Alarm, Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Vybe Realty, Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 18'2	Above	Bedroom	9'11 x 18'10
Main	Dining Room	8'11 x 10'10	Bsmt	Family Room	11'5 x 18'2
Main	Kitchen	8'9 x 9'11	Bsmt	Laundry	8'6 x 11'7
Main	Eating Area	8'9 x 7'3	Bsmt	Utility	8'6 x 10'4
Main	Foyer	6'4 x 6'8	Bsmt	Office	8'6 x 10'4
Above	Primary Bedroom	11'9 x 15'1			
Above	Bedroom	9'11 x 10'11			

Finished Floor (Main):	683 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	818 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	693 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	2,194 sqft	Basement:	Fully Finished	Bsmt	2	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,194 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Price Reduced!! Most affordable townhouse with this much square footage! Tucked into Pine Grove Terrace in central Abbotsford, this two-story w/basement townhome boasts 3 beds and 4 baths, offering plenty of space for the whole family. A wood burning fireplace is an added feature in the living room, while sliding doors in the dining room establish an open-concept connection to the backyard and the versatile basement presents an opportunity for a home gym or office. All the big things have been done (hot water tank, new furnace, etc), and all that is needed is your decorating touch to make this home exactly what you are looking for. Walking distance to everything and only a short walk to the bus loop and Mill Lake. TWO pets allowed(any size), NO age restrictions, rentals ALLOWED!