

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	3	Age:	33
Lot Area:		Full Baths:	2	Zoning:	RM30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,658.30
Rear Yard Exp:		Maint. Fee:	389.69	For Tax Year:	2023
View:	No			P.I.D.:	017-385-806

Style of Home:	2 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	PIVOT POINT PROPERTIES LTD. - 604-743-1600
Complex / Subdiv:	MOUNTAINVIEW VILLAGE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 17, PLAN LMS67, DISTRICT LOT 246A, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Pool; Outdoor
Site Influences:	Central Location,Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'5 x 3'10	Above	Bedroom	11'10 x 10'8
Main	Eating Area	11'8 x 11'7			
Main	Kitchen	9'11 x 9'1			
Main	Dining Room	9'10 x 9'1			
Main	Living Room	15'8 x 11'8			
Above	Primary Bedroom	16'7 x 12'0			
Above	Bedroom	10'0 x 8'11			

Finished Floor (Main):	795 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	672 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,467 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,467 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the prestigious "Mountain View Village"! Nestled in the highly sought-after East Abbotsford community, this beautiful end-unit townhouse spans over 1,460 sq ft and features 3 spacious bedrooms and 3 baths. Designed for family living, the kitchen gleams with stainless steel appliances, ample cabinets, and generous counter space. Enjoy recent upgrades including a new roof, windows, and fresh paint throughout. Relax on your inviting patio, perfect for entertaining and BBQs, with a lush green space for kids to play. Ideally located close to all amenities, top-rated schools, shopping, transit, trails, parks, and freeway access. Pets are welcome, and the complex boasts an outdoor pool for family enjoyment. Move-in ready—don't miss this opportunity!