

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	2	Age:	3
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,111.49
Rear Yard Exp:		Maint. Fee:	318.00	For Tax Year:	2023
View:	No			P.I.D.:	031-333-168

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Concrete,Metal,Other	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	153 - Total Units in Strata: 153
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	FIRST SERVICE RESIDENTIAL - 604-683-8900
Complex / Subdiv:	THE COURT WEST
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 60, PLAN EPS7290, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 9'6			
Main	Kitchen	10' x 7'6			
Main	Dining Room	11' x 9'6			
Main	Primary Bedroom	11'6 x 10'6			
Main	Bedroom	10'6 x 9'			
Main	Walk-In Closet	0' x 0'			
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Finished Floor (Main):	885 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	885 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	885 sqft	# Of Pets:				

GREAT LOCATION IN CENTRAL ABBOTSFORD - THE MODERN "COURT WEST". RIGHT OUT YOUR DOOR YOU ARE STEPS AWAY TO ALL THE SHOPS, RESTAURANTS AND AMMENITIES. THIS THREE YEAR OLD, TWO BEDROOM, TWO BATHROOM HOME IS LIKE NEW AND MOVE IN READY! LARGE WINDOWS, HIGH CEILINGS AND OPEN CONCEPT MAKE IT BRIGHT AND INVITING. IDEALLY LAID OUT WITH BEDROOMS ON OPPOSITE SIDES OF THE HOME AND BOTH WITH LARGE CLOSETS AND ENSUITES. NICE COVERED BALCONY TO RELAX AT THE END OF THE DAY AND BBQ YEAR ROUND. LUXURY VINYL PLANK THROUGHOUT THE MAIN AREA AND ADDED COMFORT WITH CARPET IN THE BEDROOMS. STACKER WASHER AND DRYER IN SUITE. HIGH END FISHER PAYKEL APPLIANCES! QUICK POSSESION POSSIBLE! TWO PARKING SIDE BY SIDE AND LOTS OF VISITOR PARKING! STORAGE LOCKER INCLUDED AS WELL!