

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	2	Age:	3
Lot Area:		Full Baths:	2	Zoning:	RMM
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,750.00
Rear Yard Exp:		Maint. Fee:	349.00	For Tax Year:	2023
View:	Yes			P.I.D.:	031-333-311

Style of Home:	End Unit,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Metal,Stone,Wood	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding,Other,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	153 - Total Units in Strata: 153
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Other,Tile	Fixtures Rmvd:	No

View:	Yes : Some Mountain & City Views
Mgmt. Company:	First Service Residential - 604-683-8900
Complex / Subdiv:	COURT WEST
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 75, 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:	Bike Room,Elevator,Garden,In Suite Laundry,Storage
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Coldwell Banker Universe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13'9 x 10'6			
Main	Bedroom	10'6 x 9'3			
Main	Kitchen	11'6 x 8'1			
Main	Living Room	11'6 x 10'0			

Finished Floor (Main):	966 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	966 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	966 sqft	# Of Pets:				

Well designed end unit plus penthouse having spacious 2 bedrooms plus 2 full washrooms with open concept kitchen is situated in the heart of Abbotsford's City Centre. Court west offers open concept floor plans featuring stainless steel appliances, polished quartz countertops, and modern cabinetry. This beautiful penthouse is centrally located, steps from Seven oaks Shopping Centre, superstore ,sandman hotel and minutes from Abbotsford's historic downtown core plus Mill Lake Park. This unit has 2 parking spots. Do not miss chance to occupy this beauty before it has gone!