R2911445 Townhouse

61 34332 MACLURE ROAD ABBOTSFORD

Abbotsford East, V2S 7S8

Residential Attached \$814,800 (LP)

Depth/Size (ft):		Bedrooms:	4	Approx. Year Bui	lt: 1996	6
Frontage (ft):		Bathrooms:	3	Age:	28	
Lot Area:		Full Baths:	2	Zoning:	RM4	45
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,9	12.06
Rear Yard Exp:		Maint. Fee:	453.61	For Tax Year:	2024	4
View:	No			P.I.D.:	023-	-144-084
Style of Home:	2 Storey w/Bsmt.		Parking:	Total: 1 - Covered	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Vinyl		Parking Access:	Front		
Foundation:			Parking:	Add. Parking Avai	I.,Garage; Single	Visitor Parking
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Gas - Natura	I	Distance to:			
Water Supply:	Cistern		Title to Land:	Freehold Strata		
Fuel/Heating:	Forced Air,Natural Ga	s	Property Disc:	Yes		
Outdoor Area:	Patio(s),Sundeck(s)	-	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate, Vinyl/Linoleu	um.Wall/Wall/Mixed	Fixtures Rmvd:	No		
View:	No					
View: Mgmt. Company:	No Pivot Point Properties					
-						
Mgmt. Company:	Pivot Point Properties Electricity,Natural Gas	s,Sanitary Sewer,Storm Sewer,Water				
Mgmt. Company: Complex / Subdiv:	Pivot Point Properties Electricity,Natural Gas STRATA LOT 61, SEC		STRICT. STRATA PLAN LMS T OF THE STRATA LOT AS	1584, TOGETHER WI SHOWN ON FORM 1	TH AN INTERES	ST IN THE COMMON
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HUGE almost 2000 sq ft FAMILY SIZED townhome in the popular Immel Ridge complex in a great East Abbotsford location. Fully remodelled kitchen with newer cabinetry, granite counters, stonework backsplash, island, S/S appliances and H/W dispenser, with a wall removed to fully open it up. Fully updated bathrooms with newer vanities, sinks, tub, shower, stonework, mosaic and bidet. BONUS storage loft easily accessed from the office. Great floorplan with 4 but easily 5 bdrms. Versatile bsmt area with kitchenette suitable for in-laws or adult family members. Complex has new roof 2022, updated gutters/downspouts 2023, H/W tank 2020 & fresh paint. Great neighbourhood within walking distance to shopping, French Immersion school and parks, as well as convenient access to Hwys 11 and 1.

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