

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	3	Age:	28
Lot Area:		Full Baths:	2	Zoning:	RM45
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,912.06
Rear Yard Exp:		Maint. Fee:	453.61	For Tax Year:	2024
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 Avail.,Garage; Single,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	Cistern	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Pivot Point Properties
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 61, SECTION TOWNSHIP 16, NEW WEST DISTRICT. STRATA PLAN LMS1584, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Playground
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Microwave,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'6	Above	Bedroom	12' x 9'8
Main	Kitchen	10' x 9'4	Above	Bedroom	11'8 x 9'
Main	Dining Room	9'6 x 8'	Above	Office	12'8 x 10'
Main	Nook	8' x 7'4	Bsmt	Bedroom	13' x 12'
Above	Primary Bedroom	12'8 x 12'	Bsmt	Flex Room	23' x 14'

Finished Floor (Main):	632 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	716 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	600 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Finished Floor (Total):	1,948 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,948 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

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.