

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	3	Age:	2
Lot Area:		Full Baths:	2	Zoning:	MT1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,402.00
Rear Yard Exp:		Maint. Fee:	332.00	For Tax Year:	2023
View:	Yes			P.I.D.:	031-563-473

Style of Home:	3 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	162
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	Tribe Management
Complex / Subdiv:	Archer Green
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 59, PLAN EPS7616, SECTION 30, TOWNSHIP 17, 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:	Club House,Exercise Centre,Garden,Playground,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'10 x 8'5	Bsmt	Foyer	5'9 x 4'10
Main	Living Room	14'10 x 11'8			
Main	Dining Room	15'6 x 7'			
Above	Primary Bedroom	12'3 x 11'8			
Above	Bedroom	9'1 x 8'11			
Above	Laundry	6'2 x 4'8			
Bsmt	Storage	8'10 x 7'4			

Finished Floor (Main):	605 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	619 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	67 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,291 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,291 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Archer Green by Polygon, where luxury meets convenience in this upgraded townhome, featuring one of the community's largest, fully fenced backyards that backs onto a serene greenbelt. The bright, open-concept living and dining area is perfect for entertaining, complemented by a gourmet kitchen with 9-ft. ceilings, quartz countertops, a large island, and high-end stainless steel appliances, including a Fisher & Paykel fridge and Bosch dishwasher. The home boasts a spacious master bedroom with a large walk-in closet, wood blinds, modern light fixtures, and soundproofing insulation in the side-by-side garage. Set amidst 15 acres of protected forest, residents enjoy resort-style amenities like an outdoor pool, hot tub, gym, and dog washing station, quick access to hwy!