

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	4	Age:	0
Lot Area:		Full Baths:	3	Zoning:	RMG
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	329.83	For Tax Year:	2024
View:	Yes			P.I.D.:	032-145-721

Style of Home:	3 Storey,Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Other
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 61 SECTION 24 TOWNSHIP 13 NEW WESTMINSTER DISTRICT STRATA PLAN EPS10001 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Club House,Exercise Centre,In Suite Laundry,Playground
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Century 21 Coastal Realty Ltd., Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 11'10	Above	Bedroom	9'0 x 9'0
Main	Kitchen	11'8 x 13'0	Above	Bedroom	9'6 x 9'6
Main	Dining Room	11'8 x 11'3	Above	Walk-In Closet	8'3 x 4'0
Above	Primary Bedroom	11'8 x 10'5	Below	Bedroom	10'0 x 10'2

Finished Floor (Main):	651 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	594 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	304 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	1,549 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	1,549 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:	No Restriction -			

BRAND NEW MOVE IN READY TOWNHOME!! Highstreet Village is a 12-acre master planned community located directly across from Highstreet Shopping Centre including 600,000 SQ/FT of retail, restaurants, VIP Movie theatre & more. Comprised of 131 townhomes and 9 condominium buildings, amenities include a LOUNGE, CLUB HOUSE, KITCHEN, VIRTUAL MEETING ROOMS, INDOOR KIDS PLAY AREA & FITNESS CENTRE. The development has several schools nearby, located closely off Highway 1, a 6-minute drive to the Abbotsford International Airport, 15 minutes from US Boarder and 10 min drive to downtown Abbotsford. This 4 bedrooms & 4 bath townhome comes with double garage, Forced Air Hear & Central AC. Also comes with Smart Fridge and Gas Hookup on Main floor. For more info or to book viewing please call us!!