

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	33
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM30
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,153.20
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	372.03	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	017-625-769

<b>Style of Home:</b>	End Unit,Rancher/Bungalow	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	48 - Total Units in Strata: 48
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Pacific Quorum Properties - 604-854-1734
<b>Complex / Subdiv:</b>	Ascott Hills
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 14, PLAN LMS243, DISTRICT LOT 246A, SECTION 13, TOWNSHIP 16, GROUP 2, NEW WESTMINSTER LAND DISTRICT,TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT ASSHOWN ON FORM 1
<b>Amenities:</b>	Club House,Exercise Centre,Guest Suite,In Suite Laundry
<b>Site Influences:</b>	Gated Complex,Golf Course Nearby,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 15'8			
Main	Kitchen	9'3 x 7'6			
Main	Eating Area	10'6 x 8'7			
Main	Primary Bedroom	12'6 x 11'2			
Main	Bedroom	10'8 x 9'10			

<b>Finished Floor (Main):</b>	1,041 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,041 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,041 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Rancher townhome! East Abbotsford! Gated community! This gorgeous end unit has arguably the best location in sought-after Ascott Hills. Amazing yard- fully fenced, totally private, covered patio, white picket vinyl fence. Updates & features include - quality vinyl plank flooring & tile thru-out, kitchen countertops, appliances, light fixtures, recessed lighting, baseboards, 2" blinds, door hardware, plumbing fixtures, in-floor radiant h/water heat, new h/water-on-demand boiler, high efficiency triple pane vinyl windows, new garage door opener, covered front entrance, attached garage. 1 dog or cat allowed. Fantastic East Abbotsford location w/ easy freeway access, steps to 2 strip malls (Save-On, Shoppers, Starbucks), parks, trails. Very well run strata - gym, guest suite, RV parking.