

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	30
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM30
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,983.06
<b>Rear Yard Exp:</b>	North	<b>Maint. Fee:</b>	325.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-737-871

<b>Style of Home:</b>	Basement Entry,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	No	<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	100 - Total Units in Strata: 100
<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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Fibreglass,Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Other,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Peekaboo view of Mt Baker
<b>Mgmt. Company:</b>	Pacific Quorum Properties - 604-854-1734
<b>Complex / Subdiv:</b>	Southpoint Ridge
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 82, PLAN LMS902, PART NW1/4, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE
<b>Amenities:</b>	Playground
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 12'0	Bsmt	Bedroom	10'0 x 11'3
Main	Kitchen	14'0 x 13'9	Bsmt	Family Room	185'0 x 20'2
Main	Dining Room	10'10 x 12'6			
Main	Primary Bedroom	12'0 x 15'0			
Main	Bedroom	12'0 x 9'8			
Bsmt	Bedroom	11'8 x 8'0			

<b>Finished Floor (Main):</b>	1,115 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	650 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Finished Floor (Total):</b>	1,765 sqft	<b>Basement:</b>	Full,Part			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,765 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Southpoint Ridge beauty! This well cared for 4 bed, 3 bath, end unit townhouse is situated fairly close to the entrance, but far enough to be quiet and peaceful. 2 bedrooms upstairs and 2 down, along with a large family room in the daylight basement. Large double car garage. Some new flooring has been installed, but is mostly just very well maintained. Come and see for yourself! 2 four legged pets are allowed, so bring the puppies or??? If you are looking for a nice family oriented complex that actually has some room to live, put this one on the top of your list!!!