

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	2
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,838.52
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	283.55	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	031-692-940

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	11 - Total Units in Strata: 11
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Homelife Advantage Realty - 604-858-7368
<b>Complex / Subdiv:</b>	McMillan Heights
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 8, PLAN EPS8242, SECTION 23, TOWNSHIP 16, 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
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Yard
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 15'4	Above	Bedroom	8'5 x 11'0
Main	Kitchen	11'4 x 13'8			
Main	Dining Room	11'7 x 10'1			
Main	Storage	3'4 x 5'3			
Above	Primary Bedroom	11'8 x 11'10			
Above	Walk-In Closet	7'10 x 4'11			
Above	Bedroom	9'11 x 13'6			

<b>Finished Floor (Main):</b>	700 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	735 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	103 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,538 sqft	<b>Basement:</b>	Full			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,538 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

McMillan Heights! 3bed/ 3bath executive townhome nestled in Abbotsford's most desirable neighbourhood. Main floor offers large island, quartz counters, chefs kitchen with S/S appliances, access to patio with gas hookup. Upstairs features 3 large bedrooms, master with ensuite and walk in closet, front loading washer/dryer. 2 car garages come with EV charger plug, R/I for security, R/I for vacuum, Gas forced air heating system, Central Airconditioning installed, white colour scheme. This unit's fenced private backyard faces Crossley Park. Across from Abbotsford Recreation Centre, Yale Secondary, Fraser Middle, McMillan Elementary & McMillan Park. Rentals and Pets Allowed. Absolutely the best location in East Abbotsford.