

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	36
<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>	\$2,784.51
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	347.09	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	013-926-306

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<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>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	60 - Total Units in Strata: 60
<b># of Fireplaces:</b>	2 - 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	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Campbell Strata management - 604-864-0380
<b>Complex / Subdiv:</b>	Kingsview Estates
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 57 SECTION 10 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATAPLAN NW2826 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ONFORM 1
<b>Amenities:</b>	Club House,In Suite Laundry
<b>Site Influences:</b>	Adult Oriented,Gated Complex
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
<b>Bylaw Restrict:</b>	Pets Not Allowed
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'	Bsmt	Recreation Room	14'6 x 13'
Main	Dining Room	9' x 9'6	Bsmt	Flex Room	11'6 x 8'2
Main	Kitchen	9'7 x 10'8	Bsmt	Bedroom	13'6 x 11'
Main	Eating Area	7'7 x 6'9	Bsmt	Hobby Room	25' x 14'
Main	Primary Bedroom	14' x 11'2	Bsmt	Storage	7'7 x 8'7
Main	Bedroom	11'3 x 10'4			
Main	Laundry	4' x 5'			

<b>Finished Floor (Main):</b>	1,217 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	1,203 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Finished Floor (Total):</b>	2,420 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,420 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

Kingsview Estates. A very popular adult complex with security gate and clubhouse. This end unit is in a great location, within the complex. Plenty of natural light is offered here, with additional windows and skylights. This unit backs onto nicely manicured landscaping with morning sun on the patio and balcony areas. Air conditioning for those warm days and 2 gas fireplaces to take the winter chill off. Single enclosed garage with additional parking out front. Clubhouse for those optional community events. Hard to find level entry living with ample storage. Laundry on the main. Hobby room or shop space downstairs. Transit available right outside the gate. Walk to the Abbotsford event center. No pets and 55+