

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	3	Age:	2
Lot Area:		Full Baths:	2	Zoning:	RM60
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,803.26
Rear Yard Exp:		Maint. Fee:	245.50	For Tax Year:	2024
View:	No			P.I.D.:	031-745-661

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem,Other,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	48 - Total Units in Strata: 48
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Rancho Management Services. - 604-684-4508
Complex / Subdiv:	McKenzie Mews
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 30 SECTION 15 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS8529 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	None
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Security - Roughed In
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Century 21 Coastal Realty Ltd., Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'4	Bsmt	Foyer	12' x 3'7
Main	Kitchen	11' x 11'4			
Main	Dining Room	9'10 x 11'4			
Above	Primary Bedroom	11'5 x 8'11			
Above	Walk-In Closet	4'10 x 3'10			
Above	Bedroom	11' x 8'			
Above	Bedroom	10' x 9'			

Finished Floor (Main):	585 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	608 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	94 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	1,287 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,287 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Your dream home awaits! Just steps from historic downtown Abbotsford, this stunning three-bedroom townhome, built in 2023, offers the perfect blend of modern comfort and classic Craftsman-style architecture by Keystone. Enjoy spacious, thoughtfully designed interiors that cater to your family's needs, along with beautifully landscaped outdoor spaces that connect you to nature. With functional layouts and innovative features, everyday living is a breeze. Quality materials and easy-to-maintain finishes make this home as practical as it is beautiful. Don't miss out—contact us today to schedule your personal tour!