

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1990
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	34
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM30
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,777.20
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	389.69	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	017-385-911

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	116 - Total Units in Strata: 116
<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>	Baseboard, Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Pivot Point Properties - 604-743-1602
<b>Complex / Subdiv:</b>	Mountainview Village
<b>Services Connected:</b>	Electricity, Natural Gas, Septic, Water
<b>Legal:</b>	STRATA LOT 28 DISTRICT LOT 246A GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS67 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	In Suite Laundry, Playground, Pool; Outdoor, Recreation Center
<b>Site Influences:</b>	Golf Course Nearby, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 12'	Above	Bedroom	10' x 9'1"
Main	Eating Area	8' x 7'6"	Above	Bedroom	11'6" x 10'
Main	Dining Room	9' x 10'			
Main	Living Room	15' x 11'5"			
Main	Laundry	5'5" x 5'5"			
Above	Primary Bedroom	12'1" x 11'6"			

<b>Finished Floor (Main):</b>	780 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	651 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	1,431 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,431 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

The ever popular Mountainview Village. Ready to move into 3 bedroom townhome with a double garage and a spacious fenced backyard. East Abbotsford location walking distance to shopping, restaurants with easy access to Hwy#1. Family friendly with pets allowed. Outdoor pool, play area and clubhouse. Spacious layout with gas fireplace, 3 bedrooms, 2.5 bathrooms. Enjoy the end unit offering additional windows and located directly across from visitor parking. New flooring on the main floor.