

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2002
Frontage (ft):		Bathrooms:	4	Age:	22
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$2,856.22
Rear Yard Exp:		Maint. Fee:	539.20	For Tax Year:	2024
View:	Yes			P.I.D.:	025-615-432

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : PARTIAL MTN AND VALLEY
Mgmt. Company:	Dwell Property Management
Complex / Subdiv:	The Falls
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL LMS3795 LT 41 LD 36 SEC 13 TWP 16 PART NW 1/4.
Amenities:	In Suite Laundry
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 12'7	Above	Walk-In Closet	5'8 x 5'9
Main	Dining Room	9'3 x 10'5	Bsmt	Recreation Room	18'0 x 8'11
Main	Kitchen	9'8 x 8'3	Bsmt	Storage	8'9 x 7'6
Main	Eating Area	8'11 x 7'1			
Above	Primary Bedroom	13'10 x 12'9			
Above	Bedroom	9'2 x 9'2			
Above	Bedroom	9'4 x 9'1			

Finished Floor (Main):	723 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	694 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	454 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,871 sqft	Basement:	Partly Finished	Bsmt	2	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,871 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

End unit townhouse in the desirable "The Falls" complex in East Abbotsford, featuring a double car garage, air conditioning, and an extra-large patio. This home includes 3 bedrooms upstairs, and a basement with a 4th bedroom or rec room, plus a 2-piece bathroom that can easily be converted to a full bath. Freshly painted throughout, with south-facing windows that let in an abundance of natural light. The large eat-in kitchen offers plenty of space for meals and entertaining, while the private backyard is perfect for relaxing or family activities. Conveniently located close to schools, parks, shopping, and dining, with easy access to the freeway. This well-maintained property offers quick possession.