

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	3	Age:	6
Lot Area:		Full Baths:	2	Zoning:	N53
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,917.54
Rear Yard Exp:	Southwest	Maint. Fee:	230.40	For Tax Year:	2023
View:	No			P.I.D.:	030-609-925

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	34 - Total Units in Strata: 34
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Property Management - 604-858-7368
Complex / Subdiv:	Parallel South Townhomes
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 23, PLAN EPS5046, DISTRICT LOT 352, SECTION 13, TOWNSHIP 16, GROUP 2, NEW WESTMINSTER LAND DISTRICT,TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT ASSHOWN ON FORM V
Amenities:	Air Cond./Central,Playground
Site Influences:	Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'11 x 8'2	Above	Bedroom	10'7 x 9'9
Main	Kitchen	14'0 x 8'8			
Main	Dining Room	14'0 x 11'2			
Above	Primary Bedroom	11'4 x 11'2'			
Above	Walk-In Closet	4'0 x 6'0			
Above	Laundry	3'4 x 6'7			
Above	Bedroom	10'1 x 9'9			

Finished Floor (Main):	669 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	669 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	33 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,371 sqft	Basement:	Separate Entry			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	34			
Grand Total:	1,371 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Prime corner end unit in East Abbotsford blends sophistication & modern living. Features open-concept with spacious dining & sunlit living room. Gourmet kitchen with island, quartz countertops, & stainless-steel appliances—ideal for foodies. Includes air conditioning (heat pump mini split), updated light fixtures, & added sink in laundry. Flooded with natural light, large windows & blackout blinds in bedrooms enhance ambiance & privacy. Master suite with walk-in closet & luxurious en-suite for relaxation. Boasts 3 beds, 3 baths, oversized double garage, & low strata fees. Private backyard & elevated patio overlook landscaped courtyard, perfect for BBQs. Walkable to grocery, gym, Delair Park. Quiet neighbours, good strata council, & easy highway access. 1 cat or 1 dog, no size rest.