

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2007
Frontage (ft):	Bathrooms:	4	Age:	17
Lot Area:	Full Baths:	3	Zoning:	RM45
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,713.66
Rear Yard Exp:	Maint. Fee:	343.86	For Tax Year:	2023
View:	Yes		P.I.D.:	027-322-700

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

View:	Yes : Mt. Baker
Mgmt. Company:	ECM Strata Management - 604-855-9895
Complex / Subdiv:	Klazina Estates
Services Connected:	Electricity,Storm Sewer,Water
Legal:	STRATA LOT 5 SECTION 30 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS2663 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'0 x 7'6	Above	Bedroom	12'5 x 9'5
Main	Living Room	11'7 x 10'6	Below	Family Room	10'5 x 18'5
Main	Dining Room	10'5 x 10'7	Below	Utility	6'5 x 8'0
Main	Kitchen	10'5 x 8'0			
Above	Primary Bedroom	15'1 x 11'1			
Above	Walk-In Closet	5'8 x 7'6			
Above	Bedroom	10'10 x 9'0			

Finished Floor (Main):	501 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	673 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	501 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,675 sqft	Basement:	Full,Fully Finished	Below	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,675 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

KLAZINA ESTATES - a collection of very nice townhomes nestled in a highly desirable, family-oriented neighborhood on Upper Maclure perched at the top of West Abbotsford. This two story + basement, corner unit has 3 bedrooms, 4 bathrooms & a spacious rec room in the walk out basement. A deck off the main level and fully fenced yard allow you to enjoy the great outdoors. Appreciate the beautiful sunrise with your south eastern exposure and view of Mount Baker. Single car garage and tons of street parking right outside your unit. Central location, close to transit, schools, shopping, High Street Mall, Walmart, so many restaurant, and all other amenities you could need. This is a nice home at a fantastic price point. Schedule a viewing today.