27 31235 UPPER MACLURE ROAD ABBOTSFORD

Abbotsford West, V2T 0B2

Residential Attached \$700,000 (LP)

Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	lt: 2007	,
Frontage (ft):		Bathrooms:	4	Age:	17	
Lot Area:		Full Baths:	3	Zoning:	RM4	5
Flood Plain:		Half Baths:	1	Gross Taxes:		13.66
Rear Yard Exp:		Maint. Fee:	343.86	For Tax Year:	2023	
View:	Yes		0+0.00	P.I.D.:		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 Managem	ent - 604-855-9895				
		ent - 604-855-9895				
Mgmt. Company:	ECM Strata Managem					
Mgmt. Company: Complex / Subdiv:	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI					NTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected:	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN				NTEREST IN THE
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN				NTEREST IN THE
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recre	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby re/DW				NTEREST IN THE
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recru CithWsh/Dryr/Frdg/Stw Pets Allowed w/Rest.,I Royal LePage - Wolste	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby re/DW Rentals Allowed encroft Dimensions	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O	DN FORM V	sions 9'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recr CithWsh/Dryr/Frdg/Stw Pets Allowed w/Rest., Royal LePage - Wolste Type Foyer	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby <i>re/DW</i> Rentals Allowed encroft Dimensions 5'0 x 7'6	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Type Bedroom	DN FORM V Dimen 12'5 x S	sions 9'5 18'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recru CithWsh/Dryr/Frdg/Stw Pets Allowed w/Rest.,I Royal LePage - Wolste Type Foyer Living Room	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby re/DW Rentals Allowed encroft Dimensions 5'0 x 7'6 11'7 x 10'6	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Type Bedroom Family Room	DN FORM V Dimen 12'5 x 9 10'5 x 9	sions 9'5 18'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recru ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolster Type Foyer Living Room Dining Room	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby ve/DW Rentals Allowed encroft Dimensions 5'0 x 7'6 11'7 x 10'6 10'5 x 10'7	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Type Bedroom Family Room	DN FORM V Dimen 12'5 x 9 10'5 x 9	sions 9'5 18'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recru ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage - Wolster Type Foyer Living Room Dining Room Kitchen	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby ve/DW Rentals Allowed encroft Dimensions 5'0 x 7'6 11'7 x 10'6 10'5 x 10'7 10'5 x 8'0	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Type Bedroom Family Room	DN FORM V Dimen 12'5 x 9 10'5 x 9	sions 9'5 18'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recru ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,I Royal LePage - Wolster Type Foyer Living Room Dining Room Kitchen Primary Bedroom	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby ye/DW Rentals Allowed encroft Dimensions 5'0 x 7'6 11'7 x 10'6 10'5 x 10'7 10'5 x 8'0 15'1 x 11'1	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Type Bedroom Family Room	DN FORM V Dimen 12'5 x 9 10'5 x 9	sions 9'5 18'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above Above Above	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recru ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage - Wolste Type Foyer Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby ve/DW Rentals Allowed encroft Dimensions $5'0 \times 7'6$ $11'7 \times 10'6$ $10'5 \times 10'7$ $10'5 \times 8'0$ $15'1 \times 11'1$ $5'8 \times 7'6$ $10'10 \times 9'0$ # Of Rooms:	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Type Bedroom Family Room Utility Bathroom Floor	Dimen 12'5 x 9 10'5 x 8' 6'5 x 8' # of Pieces	sions 9'5 18'5 0 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Above Above Above	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recre CithWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage - Wolste Type Foyer Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby re/DW Rentals Allowed encroft Dimensions 5'0 x 7'6 11'7 x 10'6 10'5 x 10'7 10'5 x 8'0 15'1 x 11'1 5'8 x 7'6 10'10 x 9'0 # Of Rooms: # Of Kitchens:	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Type Bedroom Family Room Utility Bathroom Floor Main	DIMEN 12'5 x 9 10'5 x 8' 6'5 x 8'	sions 9'5 18'5 0 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Above Above Above Finished Floor (Main): Finished Floor (Below):	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recru ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,I Royal LePage - Wolste Type Foyer Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom 501 sqft 673 sqft 501 sqft	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby re/DW Rentals Allowed encroft Dimensions 5'0 x 7'6 11'7 x 10'6 10'5 x 10'7 10'5 x 8'0 15'1 x 11'1 5'8 x 7'6 10'10 x 9'0 # Of Rooms: # Of Kitchens: # Of Levels:	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Type Bedroom Family Room Utility Bathroom Floor Main Above	Dimen 12'5 x 9 10'5 x 8' 6'5 x 8' # of Pieces	sions 9'5 18'5 0 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above Above Above Finished Floor (Main): Finished Floor (Below):	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recru ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest., Royal LePage - Wolster Type Foyer Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom 501 sqft 673 sqft	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby re/DW Rentals Allowed encroft Dimensions 5'0 x 7'6 11'7 x 10'6 10'5 x 10'7 10'5 x 8'0 15'1 x 11'1 5'8 x 7'6 10'10 x 9'0 # Of Rooms: # Of Kitchens:	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Type Bedroom Family Room Utility Bathroom Floor Main	Dimen 12'5 x 9 10'5 x 8' 6'5 x 8' # of Pieces 2	sions 9'5 18'5 0 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recru ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,I Royal LePage - Wolste Type Foyer Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom 501 sqft 673 sqft 501 sqft	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby re/DW Rentals Allowed encroft Dimensions 5'0 x 7'6 11'7 x 10'6 10'5 x 10'7 10'5 x 8'0 15'1 x 11'1 5'8 x 7'6 10'10 x 9'0 # Of Rooms: # Of Kitchens: # Of Levels:	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Type Bedroom Family Room Utility Bathroom Floor Main Above	Dimen 12'5 x 3' 10'5 x 3' 6'5 x 8' # of Pieces 2 4	sions 9'5 18'5 0 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Above Above Above	ECM Strata Managem Klazina Estates Electricity,Storm Sewe STRATA LOT 5 SECTI COMMON PROPERT In Suite Laundry Central Location,Recru ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,I Royal LePage - Wolste Type Foyer Living Room Dining Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom 501 sqft 673 sqft 501 sqft 0 sqft	r,Water ON 30 TOWNSHIP 16 NEW WESTMIN Y IN PROPORTION TO THE UNIT EN eation Nearby,Shopping Nearby <i>ve/DW</i> Rentals Allowed encroft Dimensions 5'0 × 7'6 11'7 × 10'6 10'5 × 10'7 10'5 × 8'0 15'1 × 11'1 5'8 × 7'6 10'10 × 9'0 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Type Bedroom Family Room Utility Bathroom Floor Main Above Above	Dimen 12'5 x 9 10'5 x 8' 6'5 x 8' # of Pieces 2 4 4	sions 9'5 18'5 0 Ensuite? No Yes No

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.

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