

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2003
Frontage (ft):		Bathrooms:	4	Age:	21
Lot Area:		Full Baths:	3	Zoning:	RM30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,798.11
Rear Yard Exp:		Maint. Fee:	473.17	For Tax Year:	2023
View:	Yes			P.I.D.:	025-732-668

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	34 - Total Units in Strata: 34
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	Teamwork Property management
Complex / Subdiv:	The Plateau
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 20, PLAN BCS470, DISTRICT LOT 246A, SECTION 18, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	None
Site Influences:	Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Security - Roughed In,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	Performance Power Play Realty, Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'5 x 8'5	Above	Primary Bedroom	16'10 x 12'7
Main	Kitchen	15'7 x 11'2	Above	Walk-In Closet	6'8 x 5'8
Main	Dining Room	15'7 x 9'0	Bsmt	Bedroom	11'11 x 11'11
Main	Living Room	12'2 x 20'8	Bsmt	Recreation Room	15'9 x 18'7
Main	Patio	11'2 x 6'10	Bsmt	Storage	6'10 x 4'9
Above	Bedroom	12'0 x 10'4	Bsmt	Laundry	7'11 x 5'1
Above	Bedroom	10'3 x 16'8			

Finished Floor (Main):	856 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	962 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	824 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	2,642 sqft	Basement:	None	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,642 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Come see this beautifully kept, gated complex in Abbotsford. This unit is large! Sprawled across 3 floors, are 4 bedrooms, 2 living rooms and 4 bathrooms. There's lots of parking, with 2 covered spots in the garage and the driveway holds 2 extra cars as well. Your new home awaits!