

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	3	Age:	30
Lot Area:		Full Baths:	3	Zoning:	RM-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,780.16
Rear Yard Exp:		Maint. Fee:	326.00	For Tax Year:	2023
View:	Yes			P.I.D.:	018-286-542

Style of Home:	2 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
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:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : MT BAKER
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 24, PLAN LMS902, PART NW1/4, SECTION 19, TOWNSHIP 16, 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:	Garden,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Westmont Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 12'	Below	Bedroom	11'6 x 8'
Main	Dining Room	9'10 x 8'	Below	Recreation Room	12' x 16'
Main	Eating Area	12' x 9'	Below	Bedroom	11'6 x 10'4
Main	Kitchen	9'10 x 9'	Below	Laundry	15' x 5'
Main	Primary Bedroom	13'10 x 9'10			
Main	Bedroom	13'4 x 9'10			
Main	Bedroom	13'3 x 8'10			

Finished Floor (Main):	1,005 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	761 sqft	Suite:	Other	Below	3	No
Finished Floor (Total):	1,766 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,766 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:	Cats: Yes, Dogs: Yes			

Southpoint Ridge 5 bedrooms, 3 baths beautiful spacious townhouse located in West Abbotsford. This well-kept townhouse is a nice corner unit with a double-car garage and a nice walk-in closet. This townhouse is located in one of the most ideal places to be, as it is close to multiple schools ranging from all levels of schools. It has many places nearby such as Bolt Fitness, Highstreet Mall, and easy access to the highway. This stunning unit has a view of Mount Baker. Some of the great features this townhouse offers: a gas fireplace, forced air gas heat, and a laundry area. This unit won't last long. Please come take a look. Open house 1pm to 3pm Sat & Sun.