R2877099 Townhouse

31 30703 BLUERIDGE DRIVE ABBOTSFORD

Abbotsford West, V2T 6M8

Residential Attached
\$895,000 (LP)

Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Buil		7
rontage (ft):		Bathrooms:	3	Age:	27	
ot Area:		Full Baths:	3	Zoning:	RES	
Flood Plain:		Half Baths:	0	Gross Taxes:		04.61
Rear Yard Exp:		Maint. Fee:	480.00	For Tax Year:	2023	
/iew:				P.I.D.:	023-	-126-981
tyle of Home:	2 Storey,Rancher/Bun	galow w/Bsmt.	Parking:	Total: 2 - Covered:	2	
construction:	Other		Covered Parking:	2		
xterior:	Stucco		Parking Access:	Front		
oundation:			Parking:	Garage; Double		
ain Screen:			Locker:	No		
Renovations:			Units in Dev:	36 - Total Units in	Strata: 36	
of Fireplaces:	2 - Fuel: Gas - Natural	l	Distance to:			
/ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Forced Air,Natural Gas	S	Property Disc:	Yes		
outdoor Area:	Patio(s) & Deck(s)		PAD Rental:			
ype of Roof:	Wood		Fixtures Leased:	No		
Floor Finish:	Laminate, Tile, Carpet		Fixtures Rmvd:	No		
Igmt. Company:	TEAMWORK WESTSYDE PARK ES	STATES				
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures:	WESTSYDE PARK ES Community,Electricity, STRATA LOT 3, PLAN INTEREST IN THE CO Air Cond./Central Adult Oriented Air Conditioning,ClthW	Natural Gas,Sanitary Sewer,Sto I LMS2047, PART SW1/4, SECT DMMON PROPERTY IN PROPO Vsh/Dryr/Frdg/Stve/DW	TION 25, TOWNSHIP 13, NEW V ORTION TO THE UNIT ENTITLE			
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lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	WESTSYDE PARK ES Community,Electricity, STRATA LOT 3, PLAN INTEREST IN THE CO Air Cond./Central Adult Oriented Air Conditioning,ClthW Age Restrictions,Pets Royal LePage West R Type Foyer Bedroom	Natural Gas,Sanitary Sewer,Sto I LMS2047, PART SW1/4, SECT DMMON PROPERTY IN PROPO Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowe eal Estate Services, Royal LePa Dimensions 6'1 x 4'9 10'8 x 14'0	TION 25, TOWNSHIP 13, NEW V DRTION TO THE UNIT ENTITLE age West Real Estate Services Floor Main Bsmt	MENT OF THE STRATA	LOT AS SHOWN Dimen 6'4 x 7 28'6 x	N ON FORM 1 nsions ''10 26'10
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gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain nished Floor (Main): nished Floor (Below): nished Floor (Bsmt):	WESTSYDE PARK ES Community,Electricity, STRATA LOT 3, PLAN INTEREST IN THE CO Air Cond./Central Adult Oriented Air Conditioning,ClthW Age Restrictions,Pets Royal LePage West R Type Foyer Bedroom Dining Room Living Room Living Room Kitchen Primary Bedroom Walk-In Closet 1,571 sqft 0 sqft 0 sqft 1,571 sqft	Natural Gas,Sanitary Sewer,Sto I LMS2047, PART SW1/4, SECT DMMON PROPERTY IN PROPO Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowe eal Estate Services, Royal LePa Dimensions 6'1 x 4'9 10'8 x 14'0 18'0 x 11'11 10'1 x 15'4 17'8 x 12'5 11'11 x 14'5 7'10 x 10'1 # Of Rooms: # Of Kitchens: # Of Levels:	TION 25, TOWNSHIP 13, NEW V DRTION TO THE UNIT ENTITLE age West Real Estate Services Floor Main Bsmt Bsmt Below Bsmt Bsmt Bsmt 13 1	MENT OF THE STRATA Type Laundry Recreation Room Bedroom Walk-In Closet Walk-In Closet Utility Bathroom Floor Main Main	LOT AS SHOWN Dimen 6'4 x 7 28'6 x 10'10 x 11'0 x 18'0 x 7'6 x 2 # of Pieces 4 4	N ON FORM 1 nsions "10 26'10 x 17'8 6'1 15'7 20'5 Ensuite? Yes No
View: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Vioor V	WESTSYDE PARK ES Community,Electricity, STRATA LOT 3, PLAN INTEREST IN THE CO Air Cond./Central Adult Oriented Air Conditioning,ClthW Age Restrictions,Pets Royal LePage West R Type Foyer Bedroom Dining Room Living Room Living Room Kitchen Primary Bedroom Walk-In Closet	Natural Gas,Sanitary Sewer,Sto I LMS2047, PART SW1/4, SECT DMMON PROPERTY IN PROPO Vsh/Dryr/Frdg/Stve/DW Allowed w/Rest.,Rentals Allowe eal Estate Services, Royal LePa Dimensions 6'1 × 4'9 10'8 × 14'0 18'0 × 11'11 10'1 × 15'4 17'8 × 12'5 11'11 × 14'5 7'10 × 10'1 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	TION 25, TOWNSHIP 13, NEW V DRTION TO THE UNIT ENTITLE age West Real Estate Services Floor Main Bsmt Bsmt Below Bsmt Bsmt 13 1 2 Full	MENT OF THE STRATA Type Laundry Recreation Room Bedroom Walk-In Closet Walk-In Closet Utility Bathroom Floor Main Main	LOT AS SHOWN Dimen 6'4 x 7 28'6 x 10'10 x 11'0 x 18'0 x 7'6 x 2 # of Pieces 4 4	N ON FORM 1 nsions "10 26'10 x 17'8 6'1 15'7 20'5 Ensuite? Yes No

Stunning 3,000+sqft rancher allows for true main floor living with new flooring, bright white kitchen, large primary bedroom, spacious living room and full width sundeck. This Duplexstyle townhome is located within the extremely well maintained & manicured 55+ gated community of Westsyde Park Estates. The vaulted ceilings, central air conditioning and plenty of visitor parking make this the home the ideal space to entertain while also enjoying the security and privacy of a gated community. The bright walk-out basement offers another floor of living space for entertaining or hosting guests plus a massive storage room/workshop. Enjoy this beautiful home without the stress of lawns, roofs, gutters, windows, etc. all exterior maintenance is covered in the strata fee. Plus onsite RV parking.



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.