

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	10
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	R4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,886.53
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	416.74	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-354-111

<b>Style of Home:</b>	2 Storey w/Bsmt.,Corner Unit	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other,Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 41
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Treed greenbelt & creek
<b>Mgmt. Company:</b>	Homelife Advantage - 604-858-7368
<b>Complex / Subdiv:</b>	The Ridge
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 15, PLAN EPS1867, SECTION 8, TOWNSHIP 26, 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 V
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Refrigerator,Security - Roughed In,Sprinkler - Fire,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 13'5	Above	Bedroom	11'6 x 10'8
Main	Dining Room	13'1 x 9'7	Above	Bedroom	11'6 x 9'6
Main	Kitchen	10'2 x 9'7	Above	Laundry	9'7 x 6'5
Main	Foyer	7'5 x 4'4	Bsmt	Bedroom	11'8 x 9'1
Above	Primary Bedroom	14'2 x 12'9	Bsmt	Recreation Room	19'5 x 12'8
Above	Walk-In Closet	9' x 4'8			
Above	Bedroom	11'8 x 9'11			

<b>Finished Floor (Main):</b>	643 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	997 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Bsmt	4	No
<b>Finished Floor (Bsmt):</b>	633 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,273 sqft	<b>Basement:</b>	Full,Separate Entry			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,273 sqft	<b># Of Pets:</b>	2 - Dogs: Yes			

Welcome to The Ridge! This is a beautiful 2273 sqft, 5 Bedroom, 3.5 Bathroom Promontory End unit Townhouse. The main floor is an open floor plan with excellent use of windows to enjoy your peaceful backyard and private green space setting with trees and a meandering creek! The Kitchen features quartz counters, high-end cabinets, stainless appliances and hood fan. Upstairs you will find generous sized bedrooms with new carpet and a laundry room. The Master features a walk in closet and ensuite. The basement has kitchenette, bedroom, full bath, new flooring, storage, and is private enough for separate living quarter for family. Driveway fits two vehicles and the double garage offers a 220v power outlet for your electrical vehicle charging. This is the ultimate family home and a must view!