R2879762 Townhouse

172 32550 MACLURE ROAD ABBOTSFORD

Abbotsford West, V2T 4N3

Residential Attached \$642,000 (LP)

			ra west, v21 4N3			
Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	lt: 1981	1
Frontage (ft):		Bathrooms:	2	Age:	43	
Lot Area:		Full Baths:	- 1	Zoning:	RM4	5
Flood Plain:		Half Baths:	1	Gross Taxes:		27.94
Rear Yard Exp:		Maint, Fee:	268.81	For Tax Year:	2023	
View:	Yes	Marrie Fee.	200.01	P.I.D.:		911-228
view.	165			1.1.0.1	001-	511-220
Style of Home:	2 Storey		Parking:	Total: 1 - Covered:	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Vinyl		Parking Access:			
Foundation:			Parking:	Carport; Single		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Gas - Natura	l	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Electric		Property Disc:	No		
Outdoor Area:	Fenced Yard		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
View: Mgmt. Company: Complex / Subdiv:	Yes : Other Clearbrook Village	- Considerate Constant Observer Constant We				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Clearbrook Village Electricity,Natural Gas STRATA LOT 264 PL/ In Suite Laundry Central Location,Rec Clothes Washer/Drye Pets Allowed w/Rest.	r,Refrigerator,Stove ,Rentals Allowed	N 20 TOWNSHIP 16 LAND DI	STRICT 36 TOGETHER V	WITH AN INTER!	EST
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Clearbrook Village Electricity,Natural Gas STRATA LOT 264 PL/ In Suite Laundry Central Location,Rec Clothes Washer/Drye Pets Allowed w/Rest.	AN NWS1689 PART1 NE SECTIO reation Nearby r,Refrigerator,Stove	N 20 TOWNSHIP 16 LAND DI	STRICT 36 TOGETHER V	WITH AN INTER	EST
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Clearbrook Village Electricity,Natural Gas STRATA LOT 264 PL/ In Suite Laundry Central Location,Reci Clothes Washer/Drye Pets Allowed w/Rest. Century 21 Coastal R Type Living Room Dining Room Kitchen Laundry	AN NWS1689 PART1 NE SECTIO reation Nearby r,Refrigerator,Stove ,Rentals Allowed Realty Ltd., Century 21 Coastal Rea Dimensions 13'0 x 13'0 10'0 x 10'0 10'0 x 10'0 5'0 x 3'0	N 20 TOWNSHIP 16 LAND DI alty Ltd. Floor Above	Type Bedroom	Dimen 9'8 x 9	i sions '0
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above Finished Floor (Main): Finished Floor (Above):	Clearbrook Village Electricity,Natural Gas STRATA LOT 264 PL/ In Suite Laundry Central Location,Rec Clothes Washer/Drye Pets Allowed w/Rest. Century 21 Coastal R Type Living Room Dining Room Kitchen Laundry Primary Bedroom	AN NWS1689 PART1 NE SECTIO reation Nearby r,Refrigerator,Stove ,Rentals Allowed tealty Ltd., Century 21 Coastal Rea Dimensions 13'0 × 13'0 10'0 × 10'0 10'0 × 10'0 5'0 × 3'0 13'0 × 11'0 # Of Rooms:	N 20 TOWNSHIP 16 LAND DIS alty Ltd. Floor Above Above 7	Type Bedroom Bedroom	Dimen 9'8 x 9 9'8 x 9 # of Pieces	isions 10 12 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below):	Clearbrook Village Electricity,Natural Gas STRATA LOT 264 PL/ In Suite Laundry Central Location,Reci Clothes Washer/Drye Pets Allowed w/Rest. Century 21 Coastal R Type Living Room Dining Room Kitchen Laundry Primary Bedroom	AN NWS1689 PART1 NE SECTIO reation Nearby refrigerator,Stove ,Rentals Allowed tealty Ltd., Century 21 Coastal Rea Dimensions 13'0 × 13'0 10'0 × 10'0 10'0 × 10'0 5'0 × 3'0 13'0 × 11'0 # Of Rooms: # Of Kitchens:	N 20 TOWNSHIP 16 LAND DIS alty Ltd. Floor Above Above 7 1	Type Bedroom Bedroom Bedroom Floor Main	Dimen 9'8 × 9 9'8 × 9 # of Pieces 2	rsions ¹⁰ ¹² Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Clearbrook Village Electricity,Natural Gas STRATA LOT 264 PL/ In Suite Laundry Central Location,Reci Clothes Washer/Drye Pets Allowed w/Rest. Century 21 Coastal R Type Living Room Dining Room Kitchen Laundry Primary Bedroom	AN NWS1689 PART1 NE SECTIO reation Nearby r,Refrigerator,Stove ,Rentals Allowed tealty Ltd., Century 21 Coastal Rea Dimensions 13'0 x 13'0 10'0 x 10'0 10'0 x 10'0 5'0 x 3'0 13'0 x 11'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	N 20 TOWNSHIP 16 LAND Dis alty Ltd. Floor Above Above 7 1 2	Type Bedroom Bedroom Bedroom Floor Main	Dimen 9'8 × 9 9'8 × 9 # of Pieces 2	rsions ¹⁰ ¹² Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Clearbrook Village Electricity,Natural Gas STRATA LOT 264 PL/ In Suite Laundry Central Location,Reci Clothes Washer/Drye Pets Allowed w/Rest. Century 21 Coastal R Type Living Room Dining Room Kitchen Laundry Primary Bedroom 600 sqft 584 sqft 0 sqft 0 sqft 1,184 sqft	AN NWS1689 PART1 NE SECTIO reation Nearby r,Refrigerator,Stove ,Rentals Allowed Realty Ltd., Century 21 Coastal Rea Dimensions 13'0 × 13'0 10'0 × 10'0 10'0 × 10'0 5'0 × 3'0 13'0 × 11'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	N 20 TOWNSHIP 16 LAND Dis alty Ltd. Floor Above Above 7 1 2 None	Type Bedroom Bedroom Bedroom Floor Main	Dimen 9'8 × 9 9'8 × 9 # of Pieces 2	rsions ¹⁰ ¹² Ensuite? No
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Welcome to the CLEARBROOK VILLAGE!! This well maintained 3 bedroom 2 Bathroom private is perfect for FIRST TIME HOME BUYERS. Fenced backyard is perfect for kids to play. This townhome is steps away from ROTARY STADIUM, all levels of SCHOOLS, public LIBRARY, Superstore and much more. Also, suitable for small investors as Rentals are also allowed. Townhomes in this complex comes with lots of VISITOR parking. Call today to book your personal viewing!!

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