

Lot Dimensions (ft):		Bedrooms:	3	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	4	Age:	15
Lot Area:		Full Baths:	4	Zoning:	RM30
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,576.46
Rear Yard Exp:		Maint. Fee:	357.61	For Tax Year:	2025
View:	Yes			P.I.D.:	028922131

Style of Home:		Parking:	Total: 2 - Covered: 2
Construction Materials:	Frame Wood, Mixed (Exterior), Stone (Exterior), Vinyl Siding	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Garage Double, Guest, Lane Access, Concrete, Garage Door Opener
Rain Screen:		Locker:	0
Renovations:		Units in Dev:	- Total Units in Strata: 11
# of Fireplaces:	1 - Fuel: Gas	Distance to:	Public Transit: approx 1 blk - School Bus: approx 1 blk
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Heat Pump, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : partial mountain views
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	Arbour Ridge
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	STRATA LOT 9, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, PLAN EPS562, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Trash, Maintenance Grounds, Management, Water
Site Influences:	Central Location, Private, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Garage Double, Guest, Lane Access, Concrete, Garage Door Opener, Shopping Nearby, Central Vacuum Roughed In, Patio, Deck, Gas, Window Coverings, Central Location, Private, Recreation Nearby, In Unit, Balcony
Bylaw Restrict:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 13'3	Above	Walk-In Closet	5'11 x 5'11
Main	Kitchen	12'3 x 12'1	Above	Bedroom	13'1 x 10'7
Main	Pantry	4'3 x 4'1	Above	Bedroom	13'1 x 10'7
Main	Dining Room	12'3 x 7'7	Above	Nook	6'3 x 7'7
Main	Foyer	7'2 x 3"11	Above	Laundry	6' x 7'
Above	Primary Bedroom	12'11 x 14'1	Bsmt	Recreation Room	29'1 x 18'11
			Bsmt	Flex Room	15'1 x 5'7

Finished Floor (Main):	758 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	916 sqft	# Of Kitchens:	1	Main	3	0
Finished Floor (Below):	752 sqft	# Of Levels:	Two	Above	4	1
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	0
Finished Floor (Total):	2,426 sqft	Basement:	Full, Finished	Below	4	0
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,426 sqft	Pets Allowed:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions			

3 Floors- 2 Storey with basement townhome in Arbour Ridge in East Abbotsford. Quiet inside unit, Spacious 4 BEDROOMS & 4 BATHROOMS, OVER 2400 sqft. Bright open livingroom features partial mtn views & floor to ceiling mantle w/ nat gas F/P & TV alcove. Kitchen has S/S appliances, high end cabinets and an island w/ power, storage & bar seating plus a pantry. Modern finishing. Double garage and visitor parking. Private fenced backyard with patio. Laundry room conveniently located on top floor. Central A/C. 1 Dog and 1 Cat allowed. No size restrictions. Close to all the best schools, shopping, Golf and easy access to Highway 1. Check out this awesome family home in a great neighborhood. Arbour Ridge is a quality development, quiet complex and a great place to call 'My New Home'.