



Presented by:
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Active
R2606551

Board: F
 Townhouse

26 3270 BLUE JAY STREET

Abbotsford
 Abbotsford West
 V2T 6T1

Residential Attached

\$665,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$665,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 3	Age: 24
Frontage(metres):	Full Baths: 2	Zoning: RM16
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,700.95
Sq. Footage: 0.00	P.I.D.: 024-570-753	For Tax Year: 2021
Flood Plain: No		Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: Blue Jay Hills		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Mixed, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Other, Visitor Parking**
 Dist. to Public Transit: **Closeby** Dist. to School Bus: **1 block**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed, Carpet**

Legal: **STRATA LOT 21 SECTION 25 TOWNSHIP 13 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3244 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Finished Floor (Main): **714**
 Finished Floor (Above): **868**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,582 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,582 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 2**
 # of Kitchens: **1** # of Rooms: **7**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Rancho Management**
 Maint Fee: **\$310.89**
 Maint Fee Includes: **Gardening, Management**

Tot Units in Strata: **44** Locker: **No**
 Storeys in Building:
 Mgmt. Co's #: **604-331-4266**
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: **# of Pets: 2**
 # or % of Rentals Allowed: **5**
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'9" x 13'			x	1	Main	2	No
Main	Family Room	10'8" x 15'6"			x	2	Above	4	Yes
Main	Kitchen	12'3" x 8'11"			x	3	Above	4	No
Main	Dining Room	12'3" x 6'7"			x	4			No
Above	Master Bedroom	12'3" x 14'3"			x	5			No
Above	Bedroom	11'9" x 10'4"			x	6			No
Above	Bedroom	11'9" x 12'4"			x	7			No
		x			x	8			No

Listing Broker(s): **Vybe Realty**

Welcome to the sought-after Blue Jay Hills complex in West Abbotsford. This townhome complex is close to all three levels of schools, parks, Highstreet Shopping Centre, recreation, dining, the Gurdwara, and easy access to the highway. This townhouse features 3 bedrooms + 3 baths that equals to 1582 sq/ft of living space. On the main floor, you will find a spacious living room, powder room, a spacious kitchen that leads to the private patio. Upstairs, you will enjoy the three spacious bedrooms + two fully finished bathrooms. Don't worry about natural light, as this condo includes a ton of windows. Are you worried about parking? There is plenty of street parking. Call today to book your showing!