			<b>Thar</b> Keller Williar Phone:	ented by: <b>1e Lanz</b> ns Black Diamon 604-765-1490 nanelanz.com	ıd				
Active R2197817			vancouverin	vestor@gmail.co					dential Attached
Board: F Apartment/Condo	)		Central	Abbotsford S 6G9					\$119,900 (LP) (SP) №
xterior: Bri oundation: Con ain Screen: No enovations: /ater Supply: Cit- ireplace Fuel: uel/Heating: Bas utdoor Area: Bal ype of Roof: Asy laint Fee Inc: Can egal: SL menities: Clu	ncrete, Frame - Wo ick, Mixed, Vinyl ncrete Perimeter cy/Municipal seboard, Electric lcony(s) phalt retaker, Garbage P 109, PL NWS1719, ub House, Elevator,	R R R rickup, Gardening , PART NW 1/4, S In Suite Laundr	eeno. Year: I. Plumbing: I. Fireplaces: ¢ of Fireplaces: <b>0</b> g, Management	: 0.00 No Yes South T inc?: ne: Campbell ne: No : liv: Royal Oal cted: Electricity Total Parking: Parking: Garage Dist. to Public Tra Units in Developm Title to Land: F Property Disc.: N Fixtures Leased: N Fixtures Rmvd: N Floor Finish: V	ks /, Natural G Covered Pa ; Undergrou nsit: 1 nent: ireehold Stra lo io :	netres): 1 1 1 0 \$154 Gas, Sanit arking: nd	4.97 F tary Sewe Parking A Locker: Y Dist. to S	Approx. Y Age: Zoning: Gross Tax For Tax Y Tax Inc. I P.I.D.: <b>OC</b> Tour: Er, Water	'ear: 2017 Utilities?: No 00-993-115 r
atures:	•			-					
Main Livii	chen 15 ng Room 1	5'10 x 9' 14'6 x 11'9 12'6 x 11' x x x x x x x x x x x x	<u>loor Type</u>	Ι	Dimensions X X X X X X X X X X	Floor	Туре	2	Dimensions x x x x x x x x x x x
inished Floor (Mair inished Floor (Abov	O         O           ow):         O           ement):         O		Height: ge: <b>55+</b> Cats: entals Allowed:	# of Levels: : Dogs: Pets Not Allowed	L <u>Bath</u> 1 2 3 4	<u>Floor</u> <u>#</u> Main	of Pieces <u>F</u> 4		Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

Royal Oaks 55+ one bedroom almost 700 sq. ft. on the ground floor located close to elevator and on the quiet side of the building. This well managed complex is located within walking distance to shopping, restaurants, transit and business services. Enclosed deck, storage locker and parking are conveniently located. Excellent visitor parking. No pets or rentals.

<b>W</b>			Thar Keller Williar Phone: ( www.th	ented by: <b>1e Lanz</b> ns Black Diamond 604-765-1490 anelanz.com vestor@gmail.com					kw
<b>ctive</b> 2 <b>204413</b> oard: F partment/Condo			Abb Abbots	TIMS AVENU otsford ford West T 2H4	JE			Res	idential Attached <b>\$154,900</b> (LP) (SP) M
			Sold Date: Meas. Type: Depth / Size (ft. Lot Area (sq.ft.) Flood Plain: Council Apprv?: Exposure: If new, GST/HS Mgmt. Co's Nam Mgmt. Co's Pho View: Complex / Subd Services Connect	): : <b>0.00</b> No T inc?: ne: <b>Sidhu &amp; As</b> ne: <b>No :</b>		metres): 1 : 1 1 : 0 : \$2	218.00	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: No 02-166-640
ain Screen: Full enovations: ater Supply: City/Mu replace Fuel: uel/Heating: Baseboa utdoor Area: Balcony ype of Roof: Torch-C aint Fee Inc: Caretak pL.NW	Wood e Perimeter unicipal ard, Electric r(s) Dn	R. R. # <b>p, Gardening</b> SEC.20,TWP.	eno. Year: I. Plumbing: I. Fireplaces: of Fireplaces: <b>0</b> , Hot Water, Manag 16		sit: ent: 32 eehold Stra o : o : minate, W	ata	Locker: Dist. to Total U	Access: F Y School Bu nits in Stra	5:
e Influences: Adult O atures: ClthWsl oor <u>Type</u> lain Kitchen lain Living Ro lain Dining R lain Master B lain Foyer lain Laundry	h/Dryr/Frdg/Stve, Dime 13'7 pom 14' oom 14' sedroom 10'10 8'8 7'2	/DW, Drapes <u>insions</u> <u>Fla</u> x 7'4 x 10'6 x 7'	/Window Coverings oor <u>Type</u>		mensions X X X X X X X X X X X	Floor	Ξy	pe	Dimension X X X X X X X X X X
nished Floor (Main): nished Floor (Above): nished Floor (Below): nished Floor (Basement nished Floor (Total): nfinished Floor:	700 0 0 t): 0 700 sq. ft.	x # of Rooms: Crawl/Bsmt. Restricted Ag # of Pets: # or % of Re Bylaw Restric	Height: ge: Cats: N entals Allowed: c: Age Restrictions, F w/Rest., Rentals N		x Bath 1 2 3 4 5 6 7	<u>Floor</u> Main	# of Pieces 4	Ensuite? No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
rand Total:	700 sq. ft.	Buschiefter I			8				

BRISTOL COURT! Extremely private 3rd floor 1 bdrm unit looking out to trees and green space. You will love the huge 25 x5' covered balcony which offers a nice amount outdoor living space and leads inside to new laminate floors and paint. This building has recently undergone a massive overhaul which includes an all new roof, new rainscreen and vinyl siding, new decks with new vinyl and railings, new boiler, new patio doors, updated amenities room and lobby. Age restriction has been lowered to 30 yrs. Centrally located building within walking distance to most amenities and just a short 4 min drive to HWY 1. Your chance to get into the market at an affordable price, call today! OPEN HOUSES Saturday Sept 16th and Sunday 17th from 1-3!

					Thai eller Willia Phone: www.t	sented by: <b>ne Lanz</b> ms Black Diamor 604-765-1490 hanelanz.com vestor@gmail.co					kw
Active R2201244				103 2	Ab	CCALLUM RO	DAD			Res	idential Attached <b>\$178,900</b> (LP)
Board: F Apartment/Co	ndo					Abbotsford 2S 3N7					(SP) M
				Meas Deptil Lot A Flood Coun Expos If new Mgmi View: Comp	w, GST/HS t. Co's Nar t. Co's Pho : : : :	): 0.00 No : No South ST inc?: me: Teamwor	1734 Court	metres) 2 1 1 0 \$2	262.24	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	Year: 2016 Utilities?: No 02-031-655 irtual Tour URL
The of Llower	Ground Level	11-1-1-				Total Parking: 1	Covered Pa			Access: S	
Legal: Amenities:	Other Caretaker, Ga PL NWS1833 THE UNIT EN	imeter al ot Water IT 3 LD 36 S TITLEMENT ( Elevator, Exer id, Central Lo	p, Gardenin EC 16 TWP DF THE STR cise Centre cation	16 PART N ATA LOT A e, In Suite I	es: tes: 0 ot Water, IE 1/4, TO S SHOWN Laundry, 9	Management, Re GETHER WITH A ON FORM 1 OR Storage, Wheelcl	insit: 1 BLK inent: 108 Freehold Stra No : No : Vall/Wall/M increation Fac N INTEREST V, AS APPRO	ixed cility, Se IN TH	Locker: Dist. to Total Ur ewer, Snow E COMMON	Y School Bu: nits in Stra	s: ta: <b>108</b>
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Listing Broker(	i): Landmark R	ealty Corp.									
baseboards, kitchen. 2 spa	ight fixtures, t acious bedroor	ile backsplas ns. Bright so	h in kitchei uth-facing e	n & bath, u enclosed de	pdated ap eck with a	pliances, sink, to bonus storage i	oilet & fixtur oom off dec	res, upo k. Affoi	lated full siz	ze washei a fee inclu	n neutral colours, /dryer. Open plan udes heat & hot wate g. 55+, no pets, no

No. of the second se		<b>Than</b> Keller Willian Phone: 6 www.th	ented by: <b>1e Lanz</b> ns Black Diamond 504-765-1490 Ianelanz.com vestor@gmail.com				kw
Active R2202616 Board: F Apartment/Condo		Central	AYFAIR AVE otsford Abbotsford S 672	NUE		Res	idential Attached <b>\$244,700</b> (LP) (SP) M
		Sold Date: Meas. Type: Depth / Size (ft.) Lot Area (sq.ft.): Flood Plain: Council Apprv?: Exposure: If new, GST/HST Mgmt. Co's Nam Mgmt. Co's Phor View: Complex / Subdi	): : 0.00 No South T inc?: ne: Campbell I ne: 604-864-0 Yes: Garde	380 en/Court y GARDENS	netres): 2 2 2 0 \$369.93 gmt ard	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>∨</b>	··· / / · · ·
Style of Home:     Corner Unit       Construction:     Frame - Wood       Exterior:     Brick, Vinyl       Foundation:     Concrete Period       Rain Screen:     Renovations:       Water Supply:     City/Municipation	imeter	Reno. Year: R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: <b>0</b>	Total Parking: <b>1</b> Parking: <b>Add. Par</b> Dist. to Public Tran Units in Developme Title to Land: <b>Fr</b> Property Disc.: <b>No</b>	sit: ent: eehold Stra	Garage; Under Lock Dist Tota	ing Access: ground .er: Y to School Bu I Units in Stra	
iuel/Heating: Hot Water Dutdoor Area: Balcny(s) Pat Type of Roof: Other Maint Fee Inc: Caretaker, Ga egal: PL NWS2912	arbage Pickup, Garder LT 29 LD 36 SEC 16 T	ning, Gas, Heat, Hot Wat WP 16 PART NE 1/4, TO	ter, Management DGETHER WITH A	o : ixed ;, Sewer, Sn IN INTERES	T IN THE COMM		RTY IN PROPORTION
Outdoor Area:       Balcny(s) Pat         Type of Roof:       Other         Maint Fee Inc:       Caretaker, Ga         Legal:       PL NWS2912         TO THE UNIT         Amenities:       Club House, F         Site Influences:       Central Locat	arbage Pickup, Garder LT 29 LD 36 SEC 16 T ENTITLEMENT OF TH Elevator, In Suite Laur tion, Private Setting, F	ning, Gas, Heat, Hot Wat WP 16 PART NE 1/4, TO E STRATA LOT AS SHOW ndry, Storage, Workshop	Fixtures Rmvd: No Floor Finish: Mi ter, Management OGETHER WITH A VN ON FORM 1 OI p Attached	o : ixed ;, Sewer, Sn IN INTERES	T IN THE COMM		RTY IN PROPORTION
Fuel/Heating: Dutdoor Area: Type of Roof: Maint Fee Inc: Legal: Amenities: Caretaker, Ga PL NWS2912 TO THE UNIT Club House, F Site Influences: Central Locat	arbage Pickup, Garder LT 29 LD 36 SEC 16 T ENTITLEMENT OF TH Elevator, In Suite Laur tion, Private Setting, F rr/Frdg/Stve/DW, Dra <u>Dimensions</u> 19' x 16' 9'6 x 9'6 9'6 x 8'6	ning, Gas, Heat, Hot Wat WP 16 PART NE 1/4, TO E STRATA LOT AS SHOW ndry, Storage, Workshop Retirement Community	Fixtures Rmvd: No Floor Finish: Mi ter, Management OGETHER WITH A VN ON FORM 1 OI p Attached	o : ixed ;, Sewer, Sn IN INTERES	T IN THE COMM		TTY IN PROPORTION

Amazing top floor end unit with 2 balconies & skylights! Spacious rooms throughout with views to the south and north overlooking the courtyard, X-L master bedroom, large eating nook and great L.V room for entertaining - No problem with heat - excellent floor plan with cross-breeze. Walking distance to hospital, Cabella's Mall and more. Age restriction 45+

	Thai Keller Willia Phone: www.t	sented by: <b>ne Lanz</b> Ims Black Diamond 604-765-1490 hanelanz.com westor@gmail.com		kw
Active R2195419 Board: F Apartment/Condo	Ab Centra	URQUIN CRESCEN botsford I Abbotsford 25 1Y2	T	Residential Attached <b>\$299,000</b> (LP) (SP) M
Style of Home:         Ground Level Unit, Inside		Frontag Frontag Bedroor Bathroo Full Bat Full Bat Maint. F Tinc?: me: Campbell Strata I one: 604-864-0380 No : div: NATURE'S GATE ected: Electricity, Sanita	ms: 2 hs: 2 hs: 0 iee: <b>\$263.37</b> Agt. ry Sewer, Water d Parking: 2 Parkir	Original Price: \$299,000 Approx. Year Built: 2007 Age: 10 Zoning: RML Gross Taxes: \$1,384.4 For Tax Year: 2016 Tax Inc. Utilities?: No P.I.D.: 026-993-058 Tour: Virtual Tour URL
Construction:Frame - WoodExterior:Stone, Vinyloundation:Concrete Perimetertain Screen:City/MunicipalWater Supply:City/MunicipalUireplace Fuel:Electricuel/Heating:ElectricDutdoor Area:Patio(s)ype of Roof:Asphalt	Reno. Year: R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: <b>1</b>	Parking: Garage; Underg Dist. to Public Transit: 1 Units in Development: 143 Title to Land: Freehold : Property Disc.: No Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Wall/Wal	Locke Dist. t Total	
ite Influences: Central Location, Gated C eatures: ClthWsh/Dryr/Frdg/Stve Floor Type Dime Main Living Room 12'9 Main Kitchen 8'8 Main Master Bedroom 12' Main Bedroom 9'8 Main Laundry 5'10	SEC 21 TWP 16 rcise Centre, Guest Suite, In Su omplex, Private Setting, Recrea /DW, Drapes/Window Covering rsions Floor Type x 11'11 x 11' x 10'8 x 9' x 7'3	ite Laundry, Storage tion Nearby, Shopping Ne s, Microwave, Smoke Alar Dimension x x x x x x x	m	<u>Fype</u> <u>Dimensions</u> X X X X X X
iinished Floor (Main): 934 iinished Floor (Above): 0 iinished Floor (Below): 0	x 5'10 x x x x x x x x x x x x x x x x x x x	1	<u>Floor # of Pieces</u> Main 3 Main 4	x x x x x x x x x x x x x x x x x x x
inished Floor (Basement): 0 inished Floor (Total): 934 sq. ft.	# of Pets: 1 Cats: Y # or % of Rentals Allowed NO Bylaw Restric: Pets Allowed w/R	Dogs: Y 3 4 Rest. 5 6		Pool: Garage Sz: Door Height:

fireplace, large walk-out patio; one dog or one cat; hot water included in strata fee; NO rentals; 2 underground parking spots; complex offers guest suite, amenities room, bike room and exercise room; walking distance to transit, 7 Oaks Mall, Mill Lake; Estate Sale

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					604-765-1490						
					thanelanz.com						
				vancouveri	nvestor@gmail.c	om					
ctive 2198437				117 2626 CC	DUNTESS ST	REET			Res	idential A	
Board: F					tsford West					\$399,70	. ,
partment/Co	ondo				2T 5P3						(SP) M
				Sold Date:		Frontage (	(feet):		Original	Price: <b>\$3</b>	99.700
		î		Meas. Type:		Frontage (			-	Year Built	-
				Depth / Size (f	t.):	Bedrooms		•		TCui Duile	24
				Lot Area (sq.ft					Age:		
				Flood Plain:	No	Bathrooms			Zoning:		MLR
			REE	1222		Full Baths:	: 2		Gross Ta	ixes:	\$1,601.0
				Council Apprv?		Half Baths	: <b>O</b>		For Tax	Year:	2017
Contraction of the local division of the loc			(Survey)	Exposure:	Northeast	Maint. Fee	: <b>\$</b> 3	349.00	Tax Inc.	Utilities?:	No
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the "	A ANT	-15	A starting	View:	No :						
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		14	AR THE S	Complex / Sub		-					
				Services Conne	ected: Electrici	ty, Natural	Gas, Sa	nitary Sew	ver, Wate	er	
tyle of Home: onstruction:	Corner Unit, G Frame - Wood	round Level	l Unit		Total Parking: 2 Parking: Garag				g Access: R Parking	ear	
xterior:	Mixed, Stucco,	Vinyl				e, endergree	,	Locker			
oundation:	Concrete Perin	neter		Reno. Year:	Dist. to Public Ti	ansit: <b>1</b>		Dist. to	School Bus	s:	
ain Screen:	_			R.I. Plumbing:	Units in Develop			Total U	Inits in Stra	ta: <b>81</b>	
enovations:	Partly	_		R.I. Fireplaces:	Title to Land:	Freehold Str	rata				
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replace Fuel:	Gas - Natural		ral Gas	# of Fireplaces: 2	Property Disc.: Fixtures Leased:						
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replace Fuel: rel/Heating: utdoor Area: rpe of Roof: aint Fee Inc: gal: nenities: te Influences: atures: loor lain	Gas - Natural Baseboard, Ele Fenced Yard, P Other, Tar & G Caretaker, Elec PLAN LMS979 Club House, Ele : Central Locatic Air Conditionin Type Living Room Dining Room Kitchen Eating Area Family Room Master Bedroom Bedroom Laundry (Main): 1 (Above): (Basement): 1 (Total): 1	ectric, Natur Patio(s) & D ravel ctricity, Gar LOT 16 LD3 evator, Gue on, Gated C on, Gate	eck(s) bage Picku 6 SEC19 T est Suite, I omplex, R /Dryr/Frd nsions x 12'10 x 10' x 7'6 x 11'1 x 9'3 x 12'4 x 9'10 x 8' x 9'10 x 8' x 8' x x # of Room Crawl/Bsm Restricted # of Pets: # or % of Bylaw Res	up, Gardening, Gas, H WP16 TOGETHER WI n Suite Laundry, Swin ecreation Nearby, Sh g/Stve/DW, Drapes/ Eloor Type Eloor Type	Fixtures Leased: Fixtures Rmvd: Floor Finish: Heat, Hot Water, TH AN INTERES rlpool/Hot Tub, opping Nearby Window Coverin 1 # of Levels: Dogs: N Pets Not Allowe	No : No : Hardwood, I Managemer T IN THE CO Workshop At ngs, Fireplace Dimensions X X X X X X X X X X X X X	Mixed, S nt, Recre MMON I ttached e Insert, Floor Floor Main	ation Facili PROPERTY , Garage Do Ty <u># of Pieces</u> 5	IN PROPO por Opener (pe <u>Ensuite?</u> Yes	RTION r, Smoke Barn: Workshop Pool: Garage S	Alarm, Dimensions x x x x x x x x touildings p/Shed: z:

THE BEAUTIFUL WEDGEWOOD - The best of its kind for those 40+. This gated complex is on of a kind in the area. 1st floor corner unit, many large windows and a nice patio facing N/E for sitting out and enjoying the birds & fresh air. Very well kept with some updates. 2 secured underground parking spaces. The entrance is stunning with a glass domed 40ft Atrium featuring a waterfall, this building is a State of the Art. Amenities include billiards room, games room, 2 elevators, workshop, storage and 2 guest suites.Walking distance to Church, Bank, Coffee shop, transit & other. No pets, no smoking or rentals.

	<b>Tha</b> Keller Willia Phone: www.t	sented by: <b>ne Lanz</b> Ims Black Diamond 604-765-1490 hanelanz.com Ivvestor@gmail.com		kw
Active R2184697 Board: F L/2 Duplex	Ν	CHPOLE AVENUE Iission Hatzic 2V 6P2		Residential Attached <b>\$419,000</b> (LP) (SP) M
	Sold Date: Meas. Type: Depth / Size (f Lot Area (sq.ft Flood Plain: Council Apprv? Exposure: If new, GST/H! Mgmt. Co's Na Mgmt. Co's Pho View: Complex / Sub	Feet Feet Frontage (f Frontage (f Frontage (f Frontage (f Bedrooms: Bathrooms: Bathrooms: Full Baths: Half Baths: Maint. Fee: ST inc?: Mo :	metres): <b>11.73</b> 3 : 1 1 0	Original Price:       \$419,000         Approx.       Year Built:       1971         Age:       46         Zoning:       R930         Gross Taxes:       \$1,666.77         For Tax Year:       2016         Tax Inc.       Utilities?:         P.I.D.:       001-809-504         Tour:       1
tyle of Home: Rancher/Bungalow construction: Concrete Frame xterior: Stucco oundation: Concrete Perimeter tain Screen: tenovations: Vater Supply: City/Municipal ireplace Fuel: uel/Heating: Forced Air, Natural Gas yutdoor Area: Patio(s) ype of Roof: Tar & Gravel	Reno. Year: R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: <b>0</b>	Total Parking: Covered Parking: Open Dist. to Public Transit: Units in Development: Title to Land: Freehold Nor Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Vinyl/Linoleu	Locker: Dist. to Total U	o School Bus: Inits in Strata:
iaint Fee Inc: egal: PL NWS1445 LT 1 DL 5 LD menities: Workshop Detached ite Influences: eatures:	36			
Main Living Room 11'10 > Main Kitchen 11'6 > Main Master Bedroom 11'4 > Main Bedroom 11'2 > Main Bedroom 9'5 > Main Laundry 8' >	< 14'4 < 13'2 < 11'6 < 11'2 < 8' <	Dimensions X X X X X X X X X X X	Floor Ty	rpe Dimensions X X X X X X X X X X X
inished Floor (Main): 1,157 inished Floor (Above): 0 inished Floor (Below): 0 inished Floor (Basement): 0 1,157 sq. ft. Infinished Floor: 0 1,157 sq. ft.	# of Rooms: <b>6</b> # of Kitchens: : Crawl/Bsmt. Height: Restricted Age: # of Pets: Cats: # or % of Rentals Allowed: Bylaw Restric: Basement: <b>Crawl</b>	x L # of Levels: 1 Bath 1 2 Dogs: 3 4 5 6 7 8	Floor <u># of Pieces</u> Main 4	Ensuite?     Outbuildings       No     Barn:       Workshop/Shed:     Pool:       Garage Sz:     Door Height:
isting Broker(s): HomeLife Glenayre Realt CLEAN AND MOVE IN READY! Here's wha has been freshly painted and has new flo back yard is flat and great for the kids on	at you've been waiting for, an A poring thru out. The current lay	out is very functional and sh	ows well and has a	a large country kitchen. The big

		Pre	sented by:				
		Keller Willia Phone: www.t	ne Lanz ams Black Diamond 604-765-1490 chanelanz.com nvestor@gmail.com	-			kw
Active R2210224 Board: F Fownhouse		Abbot	ER MACLURE botsford :sford West 2T 5L8	ROAD		Resi	idential Attached <b>\$499,000</b> (LP) (SP) M
		Sold Date: Meas. Type: Depth / Size (f Lot Area (sq.ft Flood Plain: Council Apprv? Exposure: If new, GST/H! Mgmt. Co's Na Mgmt. Co's Phe View: Complex / Sub Services Conne	t.): .): <b>0.00</b> <b>No</b> : ST inc?: me: <b>Team Wor</b> one: <b>No :</b>	Elwood	etres): 3 3 2 1 \$215.00	Approx. ` Age: Zoning: Gross Ta For Tax ` Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: No 24-074-179
onstruction: xterior: oundation: ain Screen: enovations: /ater Supply: ireplace Fuel:		ow w/Loft Reno. Year: 2013 R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: 1	Total Parking: 2 Parking: Garage; Dist. to Public Tran Units in Developme Title to Land: Fr Property Disc.: No Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Til	ent: eehold Strata o o :	La D T	arking Access: ocker: ist. to School Bus otal Units in Strat /Wall/Mixed	
	Garbage Pickup, Gardenin	g, Recreation Facility, Sewer, S	now removal, Wat	ter			
egal: Amenities: Site Influences	PL LMS412 LT 113 LD 36 S THE UNIT ENTITLEMENT ( Club House : Adult Oriented, Gated Cor	OF THE STRATA LOT AS SHOWN	ON FORM 1				TY IN PROPORTION <sup>.</sup>
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egal: menities: ite Influences eatures: 	PL LMS412 LT 113 LD 36 S THE UNIT ENTITLEMENT O Club House : Adult Oriented, Gated Cor ClthWsh/Dryr/Frdg/Stve/ Type Dime Living Room 12'10 Kitchen 9'6 Dining Room 13'2 Family Room 13'3 Master Bedroom 12'2 Bedroom 12'2 Bedroom 12'2 Bedroom 12'2 Bedroom 12'2 Bedroom 10'8 (Main): 1,310 (Above): 569 (Below): 0 (Basement): 0 (Total): 1,879 sq. ft.	DF THE STRATA LOT AS SHOWN nplex, Private Yard, Retirement 'DW, Garage Door Opener, Vacu nsions Floor Type < 13'8 < 12'6 < 10' < 14'6 < 13'6 < 13' < 12' < * # of Rooms:7 # of Kitchens: : Crawl/Bsmt. Height: Restricted Age: 19+ # of Pets:1 Cats: Y # of Rooms, Age Restrictions, Bylaw Restric: Age Restrictions,	I ON FORM 1 Community, Shop Jum Blt. In Di I # of Levels: 2 Dogs: Y	mensions x x x x x x x x x x x x x x x x x x x		Type ieces Ensuite? Yes No	Dimensions X X X X X X X X X X

Master on the main. This spacious end unit duplex, offers an open flooring plan with 1879 sq ft of recently updated luxury. You will love the large rooms with 3 bedrooms (2up), 3 bathrooms including a beautiful 5 pc ensuite and a private yard and patio. Recently updated with new kitchen granite counters, pot lighting, 2" designer blinds, neutral warm paint tones and flooring, just move. In floor hot water heat, gas f/p, 5 appliances, 2 parking spots. Ellwood Estates is a gated 19+ community mainly retirees. Strata \$215, only 6 rentals allowed and one small pet. Estate sale so longer possession approx. 3 months. Call.

		К	Presented by Thane La eller Williams Black Phone: 604-765	Diamond 1490					kw
		Vā	www.thanelanz @incouverinvestor						
Active R2203347 Board: F Fownhouse		20 3	31450 SPUR Abbotsford Abbotsford We V2T 5M3		1			Res	idential Attached <b>\$649,900</b> (LP) (SP) M
La	31450 kePointe Villas	Deptil Lot A Flood Coun Expos If new Mgmi View: Comp	. Type: Feet n / Size (ft.): 0 rea (sq.ft.): 0.00 Plain: No cil Apprv?: sure: w, GST/HST inc?: t. Co's Name: St t. Co's Phone: 60 Ye	Fr Bd Bd Ft Hi Hi <b>eadfast</b> 94-864-64 95 : Greens ke Point V	pace /illas	metres): 4 3 3 : 0 : \$3	0.00 : 0.00 377.23	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b>	
tyle of Home: Rancher/B onstruction: Frame - Wo xterior: Mixed, Stur oundation: Concrete P ain Screen: enovations: /ater Supply: City/Munic ireplace Fuel: Gas - Natu uel/Heating: Forced Air uutdoor Area: Balcony(s) ype of Roof: Asphalt	ood cco erimeter ipal ral , Patio(s)	Reno. Year: R.I. Plumbin R.I. Fireplac # of Fireplac	g: Dist. to F Dist. to F Units in I es: Title to L es: 2 Property Fixtures Fixtures Floor Fin	Garage; D Public Transit Development and: Free Disc.: Yes Leased: No a Rmvd: No a ish:	t: 1 t: 56 ehold Stra	-	Locker: Dist. to	Access: N School Bu: nits in Stra	
menities: Club House	3 LT 46 LD 36 SEC e, Recreation Cente cation, Greenbelt, I oning, ClthWsh/Dr	er, Swirlpool/Hot T Private Setting	ub						
Floor <u>Type</u> Main Kitchen Main Living Roon Main Family Roor Main Dining Roor Main Eating Area Main Bedroom Main Bedroom Main Laundry Below Recreation Below Kitchen	m 17' x 12 m 16' x 12 11' x 10	D' Below Below C' Below C' Below	<u>Τγpe</u> Bedroom Bedroom Den Storage	15' 14' 13'	ensions x 11' x 11' x 10' x 13' x x x x x x x x x	Floor	Τy	pe	Dimensions X X X X X X X X X X
inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Basement): inished Floor (Total):	<b>1,870</b> # 0 0 Cra <b>1,833</b> Re <u>0</u> # 0 <b>3,703 sq. ft.</b> # 0	of Rooms: <b>14</b> # of awl/Bsmt. Height: stricted Age: of Pets: <b>2</b> Cat or % of Rentals Allow aw Restric: <b>Pets Allo</b>	s: Y Dogs: Y red:	i Levels: 2	<u>Bath</u> 1 2	<u>Floor</u> Main Main Below	# of Pieces 3 5 4	Ensuite? No Yes No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Infinished Floor:	0 3,703 sq. ft. Ba	sement: Fully Finish			7				

Gorgeous 4 bedroom, 3 bath rancher townhouse with walk-out basement & greenbelt views. This is truly one of the finest townhomes on the market today boasting 9' and 12' ceilings, solid Brazilian cherry hardwood flooring, extensive crown and window moldings, central A/C and a spa like master bedroom ensuite. Open family room and kitchen space which features a wall of windows bringing in lots of light. When you need to entertain the dining room features space for the largest of dinner parties and the spacious living room will accommodate all your family and friends as well. The walkout basement has a complete kitchen for those guests that like to stay or for the live in nanny. Your private balcony overlooks nature with no neighbour