



Presented by:  
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**Active** Residential Attached  
**R2386989** **\$499,000** (LP)  
 Board: F (SP)   
 Townhouse **8 3070 TOWNLINE ROAD**  
Abbotsford  
Abbotsford West  
V2T 5M2



Sold Date:	Frontage (feet):	Original Price: <b>\$499,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1992</b>
Depth / Size (ft.):	Bedrooms: <b>4</b>	Age: <b>27</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>4</b>	Zoning: <b>RM30</b>
Flood Plain: <b>No</b>	Full Baths: <b>3</b>	Gross Taxes: <b>\$2,431.29</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$294.30</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>017-695-198</b>
Mgmt. Co's Name: <b>ECM</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View: <b>Yes: Mountains</b>		
Complex / Subdiv: <b>Westfield Place</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>Sanitation</b>		

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>2</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single, Visitor Parking</b>		Locker: <b>N</b>
Exterior: <b>Vinyl</b>	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: <b>Concrete Perimeter</b>	Units in Development:	Total Units in Strata: <b>25</b>	
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations: <b>Partly</b>	Metered Water:		
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Floor Finish: <b>Wall/Wall/Mixed</b>	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Sewer, Water**  
 Legal: **STRATA LOT 8, PLAN LMS281, PART NE1/4, SECTION 19, TOWNSHIP 16, 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 1 OR V,**  
 Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'6 x 14'1			x			x
Main	Living Room	12'2 x 12'3			x			x
Main	Dining Room	8' x 10'5			x			x
Above	Master Bedroom	12' x 12'			x			x
Above	Bedroom	8'6 x 11'5			x			x
Above	Bedroom	11'5 x 9'9			x			x
Below	Hobby Room	7'9 x 14'7			x			x
Below	Bedroom	12'3 x 13'8			x			x
Below	Laundry	5' x 7'8			x			x
Below	Storage	3'7 x 7'6			x			x

Finished Floor (Main): <b>712</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>640</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>640</b>	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): <b>1,992 sq. ft.</b>	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Grg Dr Ht:
Grand Total: <b>1,992 sq. ft.</b>	Basement: <b>Full</b>			6				
				7				
				8				

Listing Broker(s): **RE/MAX Treeland Realty** **RE/MAX Treeland Realty**

**Welcome to Westfield Place! A family-friendly, centrally located townhome complex! This large updated End Unit has 4 bedrooms and 4 bathrooms, a bright kitchen, living room and dining area with a sliding door that leads to the deck. Stairs down to the grassy area and a concrete slab for patio table or small kids pool. 2 parking places - a single garage and a reserved spot right next to the unit. Close to Hwy 1, Shopping, Rec Cntr, and High Street Mall. 4 schools within 5 Minutes. Call to view today!**