



Presented by:  
**Mark Dana - PREC**

RE/MAX Treeland Realty  
Contc: 604-614-6401  
www.markdana.ca  
mdana@remax.net

elevation

**Active**  
**R2371064**

Board: F  
Townhouse

**8 3070 TOWNLINE ROAD**

Abbotsford  
Abbotsford West  
V2T 5M2

Residential Attached

**\$519,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **No**  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **4**  
Bathrooms: **4**  
Full Baths: **3**  
Half Baths: **1**  
Maint. Fee: **\$294.30**

Original Price: **\$545,000**  
Approx. Year Built: **1992**  
Age: **27**  
Zoning: **RM30**  
Gross Taxes: **\$2,431.29**  
For Tax Year: **2018**  
Tax Inc. Utilities?: **No**  
P.I.D.: **017-695-198**  
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **ECM**  
Mgmt. Co's Phone:

View: **Yes: Mountains**

Complex / Subdiv: **Westfield Place**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **Sanitation**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2011**  
R.I. Plumbing:

Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single, Visitor Parking**

Locker: **N**  
Dist. to School Bus:  
Total Units in Strata: **25**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**

Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**

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	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>640</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,992 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Below</b>	<b>3</b>	<b>No</b>	Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Full</b>			6				
Grand Total: <b>1,992 sq. ft.</b>				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!**