

24-32501 FRASER CRESCENT

FRASER LANDING

3 BEDROOM | 3 BATHROOM | LIVING AREA:1,1519 SQFT



You will love this 3 bedroom 3 bathroom home in Fraser Landing! This family and pet friendly complex is close to shopping, restaurants and transit but still located on a quiet cul-de-sac! Includes two parking, a large rec room / home gym downstairs, easy access to the back grass from the patio (great for pets), and a master bedroom that will accommodate a king-sized bed! Check out the pictures and virtual tour, then call to book your viewing today!



604-533-3491
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

MARK DANA*PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

WALK SCORE



Somewhat Walkable

Some errands can be accomplished on foot



Some Transit

A few nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

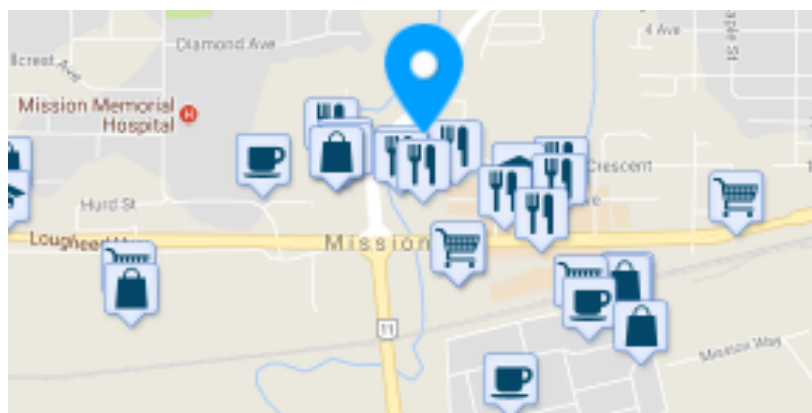
SCHOOL CATCHMENT

Mission Central Elementary

7466 Welton Street
Mission, BC V2V 6L4
(604) 826-1414

Mission Senior Secondary

32939 7th Avenue
Mission, BC V2V 2C5
(604) 826-7191



COMMUTE to downtown Abbotsford



19 min



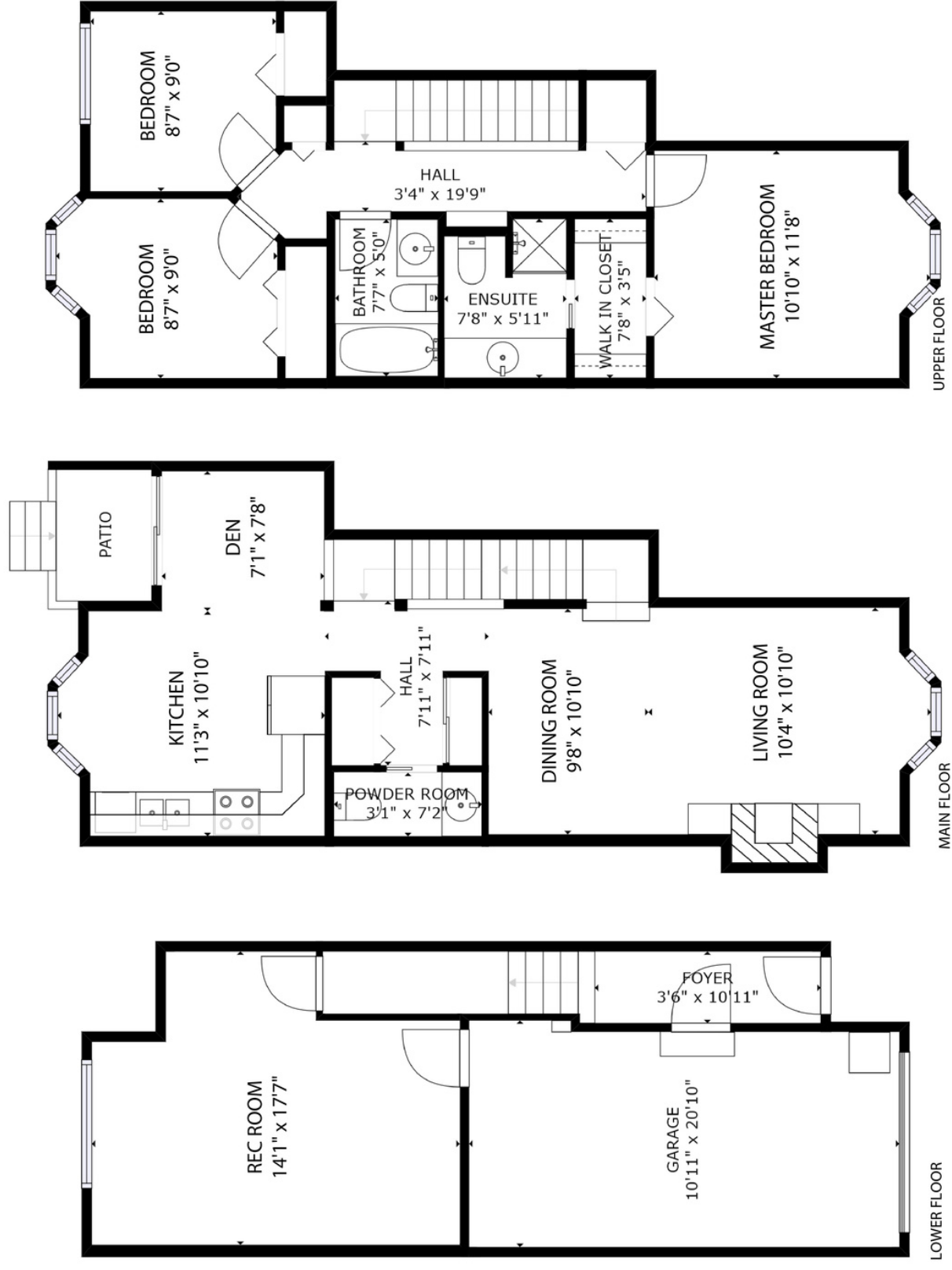
60+ min



60+min







LOWER FLOOR: 332 sqft | MAIN FLOOR 2: 581 sqft | UPPER FLOOR: 606 sqft
TOTAL LIVING AREA: 1,519 sqft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Active
R2585417
 Board: F
 Townhouse

24 32501 FRASER CRESCENT

Mission
 Mission BC
 V2V 1C5

Residential Attached
\$569,000 (LP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.):
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgnt. Co's Name: **Teamwork Property Management**
 Mgnt. Co's Phone: **604-854-1734**
 View: **No**
 Complex / Subdiv: **FRASER LANDING**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$315.00**

Original Price: **\$569,000**
 Approx. Year Built: **2008**
 Age: **13**
 Zoning: **MD465**
 Gross Taxes: **\$1,826.16**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **027-736-415**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single, Open**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Recreation Facility**
 Legal: **STRATA LOT 24, PLAN BCS3216, DISTRICT LOT 165, SECTION 20, TOWNSHIP 17, GROUP 3, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**

Amenities: **Club House, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'3 x 10'10			x			x
Main	Living Room	10'4 x 10'10			x			x
Main	Dining Room	9'8 x 10'10			x			x
Main	Den	7'1 x 7'8			x			x
Above	Master Bedroom	10'10 x 11'8			x			x
Above	Bedroom	8'7 x 9'			x			x
Above	Bedroom	8'7 x 9'			x			x
Below	Recreation	14'1 x 17'7			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	581	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	606	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	332	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total):	1,519 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5			No	Door Height:
Unfinished Floor:	0				6			No	
Grand Total:	1,519 sq. ft.	Basement: Partly Finished			7			No	
					8			No	

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

REA Full Public (Blank) The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

elevation

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