



Presented by:
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Royal LePage - Wolstencroft
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For Approval
R2904987

2 31445 RIDGEVIEW DRIVE

Residential Attached

Board: F
Townhouse

Abbotsford
Abbotsford West
V2T 5N5

\$824,999 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$824,999
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 3	Age: 31
Frontage(metres):	Full Baths: 3	Zoning: RM16
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,395.28
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 018-247-130	Tax Inc. Utilities?: No
View: Yes : Mountains		Tour:
Complex / Subdiv: Panorama Ridge Estates		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **End Unit, Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Open, RV Parking Avail.**
Dist. to Public Transit: **180m/2 min walk** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Wall/Wall/Mixed**

Legal: **STRATA LOT 29 SECTION 30 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS777 TOGETHER WITH AN IN**

Amenities: **Club House, Garden, In Suite Laundry, Recreation Center**

Site Influences: **Adult Oriented, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Pantry, Range Top, Smoke Alarm, Vacuum - Built In, Vaulted Ceiling, Wet Bar**

Finished Floor (Main): **1,598**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **1,157**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,755 sq. ft.**
Unfinished Floor: **405**
Grand Total: **3,160 sq. ft.**

Suite: **None**
Basement: **Full**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **17**

Units in Development: **43** Tot Units in Strata: **43** Locker: **No**
Exposure: **North** Storeys in Building: **2**
Mgmt. Co's Name: **Self-Managed** Mgmt. Co's #:
Maint Fee: **\$541.27** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Taxes**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: **55+** # of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **No restrictions noted in bylaws.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'6 x 12'5	Main	Walk-In Closet	8'7 x 7'6	1	Main	5	Yes
Main	Living Room	18'6 x 14'8	Below	Family Room	15'6 x 10'3	2	Main	4	Yes
Main	Dining Room	12'5 x 9'11	Below	Games Room	20'8 x 11'6	3	Bsmt	3	No
Main	Kitchen	12'11 x 9'2	Below	Bar Room	8'6 x 7'8	4			
Main	Eating Area	9'1 x 7'11	Below	Eating Area	14'5 x 10'3	5			
Main	Laundry	7'6 x 6'	Below	Bedroom	20'8 x 11'6	6			No
Main	Bedroom	12'2 x 11'	Below	Walk-In Closet	7'3 x 6'10	7			No
Main	Primary Bedroom	16'7 x 11'10	Below	Workshop	9'4 x 6'11	8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

Escape the hustle & bustle in this exceptionally quiet, peaceful, 55+ gated community, w/ stunning mountain views & picturesque lake, adorned w/ dazzling fountains. This sprawling end unit features vast windows & vaulted ceilings, draping the home in bright, natural light. Featuring a primary bedroom on the main w/ expansive ensuite bath, plenty of space, & a covered North-facing balcony w/nat gas BBQ hookup. Downstairs features a wetbar, additional bedroom, workshop/flex space, plenty of room for recreation/additional living space, as well as a walk-out covered patio to the lush, green yard. Ample parking w/ a double wide garage w/ an EV charger, full driveway & available RV parking. Beautiful & safe area to walk about, minutes drive to shops, restaurants, plus quick access to HWY1.