



Presented by:
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For Approval
R2865554
Board: F
Townhouse

2 31445 RIDGEVIEW DRIVE

Abbotsford
Abbotsford West
V2T 5N5

Residential Attached

\$899,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$899,000
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 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

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.**

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**

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

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			No
Main	Dining Room	12'5 x 9'11	Below	Games Room	20'8 x 11'6	3			No
Main	Kitchen	12'11 x 9'2	Below	Bar Room	8'6 x 7'8	4			No
Main	Eating Area	9'1 x 7'11	Below	Eating Area	14'5 x 10'3	5	Main	4	Yes
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.