



RAMIREZ REAL ESTATE

WELCOME TO BRIGHTON AT WESTERLEIGH BY POLYGON!

110-30989 WESTRIDGE PLACE | ABBOTSFORD | V2T 0E7



2 BEDROOMS

3 BATHROOMS

1,213 SQ FT

CUL DE SAC

DESCRIPTION

This bright, front-entry townhome faces green space with ample parking out front. Features include a spacious kitchen with quartz counters, stainless steel appliances & office nook, open-concept living/dining, and a main floor powder room. Upstairs offers 2 generously sized bedrooms on opposite ends, a 4-piece ensuite with double sinks, main bath, and laundry. Double garage with extra storage. Enjoy resort-style amenities at Club West—pool, hot tub, theatre, playground, indoor hockey & more. Close to schools, shops & restaurants!

SPECIFICATIONS

STYLE OF HOME:	2 STOREY W/ BSMT
YEAR BUILT:	2016
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	SHOPPING/REC NEARBY



JULIE RAMIREZ | PREC* | 778.385.3875 | INFO@RAMIREZREALESTATE.CA

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*PERSONAL REAL ESTATE CORPORATION. **INDEPENDENTLY OWNED AND OPERATED.





Presented by:
Julie Ramirez PREC*

Royal LePage Elite West
Phone: 778-385-3875
http://www.bchomes4sale.ca
info@ramirezrealestate.ca



Active

110 30989 WESTRIDGE PLACE

Residential Attached

Board: F
Townhouse

Abbotsford
Abbotsford West
V2T 0E7

\$649,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$649,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2016
Frontage(feet):	Bathrooms: 3	Age: 9
Frontage(metres):	Full Baths: 2	Zoning: RM60
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,472.73
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 029-838-363	Tax Inc. Utilities?: No
View: Yes :Green Space in Front		Tour:
Complex / Subdiv: Brighton at Westerleigh		
First Nation		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Grge/Double Tandem**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 110, PLAN EPS2080, SECTION 25, TOWNSHIP 13, 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 V**

Amenities: **Club House, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Recreation Center**

Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): 578	Units in Development: 114	Tot Units in Strata: 114	Locker:
Finished Floor (Above): 594	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM	Mgmt. Co's #:	
Finished Floor (Below): 41	Maint Fee: \$295.70	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,213 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,213 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 3			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'11 x 10'1			x	1	Main	2	No
Main	Dining Room	12'11 x 10'1			x	2	Above	4	Yes
Main	Kitchen	13'6 x 8'0			x	3	Above	4	No
Main	Flex Room	5'2 x 3'6			x	4			
Main	Foyer	7'0 x 3'9			x	5			
Above	Primary Bedroom	12'10 x 11'1			x	6			
Above	Bedroom	14'3 x 11'6			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Elite West**

Welcome to Brighton at the Westerleigh, Polygon's beautiful Master Planned community! This level, front entry townhome faces green space with loads of parking in front. The large open kitchen with quartz countertops, s/s appliances and an office nook flows naturally into the dining and living area with 2 piece powder room on the main. Upstairs has 2 good sized bedrooms at opposite sides, main bathroom and 4 piece ensuite with double sink and washer/dryer. There is a 2 car garage with lots of storage space. Ownership includes fantastic amenities at Club West, a few steps from your door; including pool, hot tub, playground, bbq area, theatre room, indoor hockey and pet wash. Minutes to shops, restaurants and schools.



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110-30989 WESTRIDGE PLACE, ABBOTSFORD

TOTAL FLOOR AREA | 1,213 SQ FT

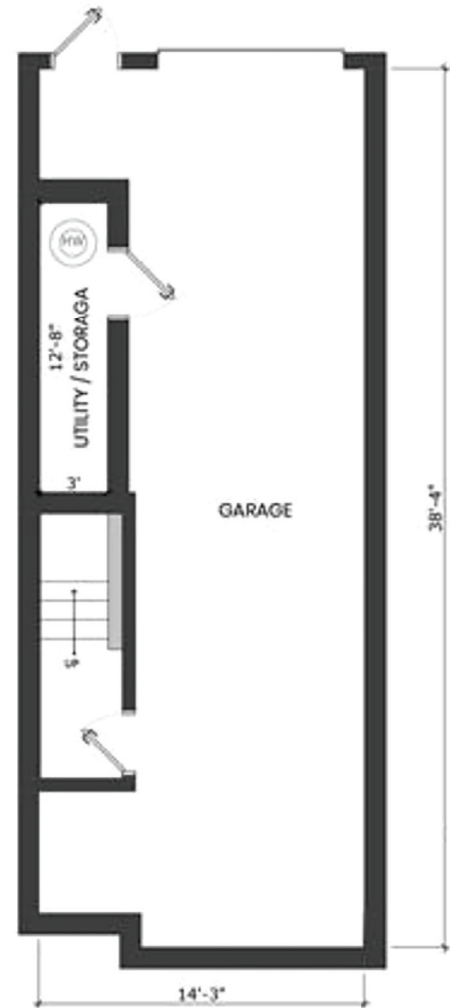
MAIN FLOOR



UPPER FLOOR



LOWER FLOOR



ROYAL LEPAGE
ELITE West

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