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[www.mitten-realty-services.com](http://www.mitten-realty-services.com)**



**4 31445 Upper Maclure Road, Abbotsford**

**\$680,000.00**

### **Updated 3420 Sq. Ft. Rancher With Basement Townhome Desirable West Abbotsford Location**

Updated 3420 square foot updated rancher with basement, end unit townhome in desirable Ponderosa Heights – a boutique 17 unit complex in great location in West Abbotsford. Boasting high feature ceilings, decorator columns, attractive laminate floors, gorgeous update kitchen with stainless appliances, updated cabinets, quartz counters and spacious island with breakfast bar. Spacious main floor boasts entertainment sized living room with cozy gas fireplace and feature ceilings, formal dining room, family room with door to deck, updated kitchen and eating area, two bedrooms and two baths including master bedroom with five piece ensuite with separate shower and soaker tub and walk-in closet. Lower level boasts spacious recreation room with door to rear patio and yard, bedroom, den, 4 piece bath and as a bonus a workshop and lots of storage. Parking for 4 vehicles with double side by side garage (large enough for Seller to park their truck in) and parking on driveway in front of the unit.



**The Mitten**  
REAL ESTATE TEAM

**Doug, Bonnie & David Mitten**

**604-290-5480**

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

# Main Floor: 1,719 Square Feet

Entrance Hall: 7'3 x 5'11



Living Room: 16'2 x 14'8



Dining Room: 15'4 x 10'10





**Kitchen: 12'4 x 9'6**



**Eating Area: 8'10 x 8'7**



**Family Room: 14'9 x 11'6**





**Bedroom: 14'9 x 9'11**



**4 Piece main Bathroom:**



**Master Bedroom: 18'5 x 11'3**



**Walk-in Closet: 7'5 x 6'6**

**Master Ensuite: 13'4 x 12'7**



**Laundry Room: 8'2 x 7'4**



## **Lower Level: 1,701 Square Feet**

**Recreation Room: 28'2 x 13'6 (Fireplace cannot be used)**





**Den: 17'7 x 9'10**



**Bedroom: 12'11 x 10'11**



**Flex Space: 9'11 x 6'3**



**Workshop: 21'9 x 14'3 (unfinished)**



**Mechanical Room: 20'10 x 18' (unfinished)**



### **Features Of This Home:**

- 🔪 **Updated 3420 Square Foot Updated Rancher With Basement, End Unit Townhome In Desirable Ponderosa Heights – A Boutique 17 Unit Complex In Great Location In West Abbotsford.**
- 🔪 **Boasting High Feature Ceilings, Decorator Columns, Attractive Laminate Floors, Gorgeous Update Kitchen With Stainless Appliances, Updated Cabinets, Quartz Counters And Spacious Island With Breakfast Bar.**
- 🔪 **Spacious Main Floor Boasts Entertainment Sized Living Room With Cozy Gas Fireplace And Feature Ceilings, Formal Dining Room, Family Room With Door To Deck, Updated Kitchen And Eating Area, Two Bedrooms And Two Baths Including Master Bedroom With Five Piece Ensuite With Separate Shower And Soaker Tub And Walk-In Closet.**
- 🔪 **Lower Level Boasts Spacious Recreation Room With Door To Rear Patio And Yard, Bedroom, Den, 4 Piece Bath And As A Bonus A Workshop And Lots Of Storage.**
- 🔪 **Parking For 4 Vehicles With Double Side By Side Garage (Larger Enough For Seller To Park Their Truck In) And Parking On Driveway In Front Of The Unit.**
- 🔪 **Strata Fee: \$503.00**
- 🔪 **Annual Taxes: \$3,183.81 (2020)**



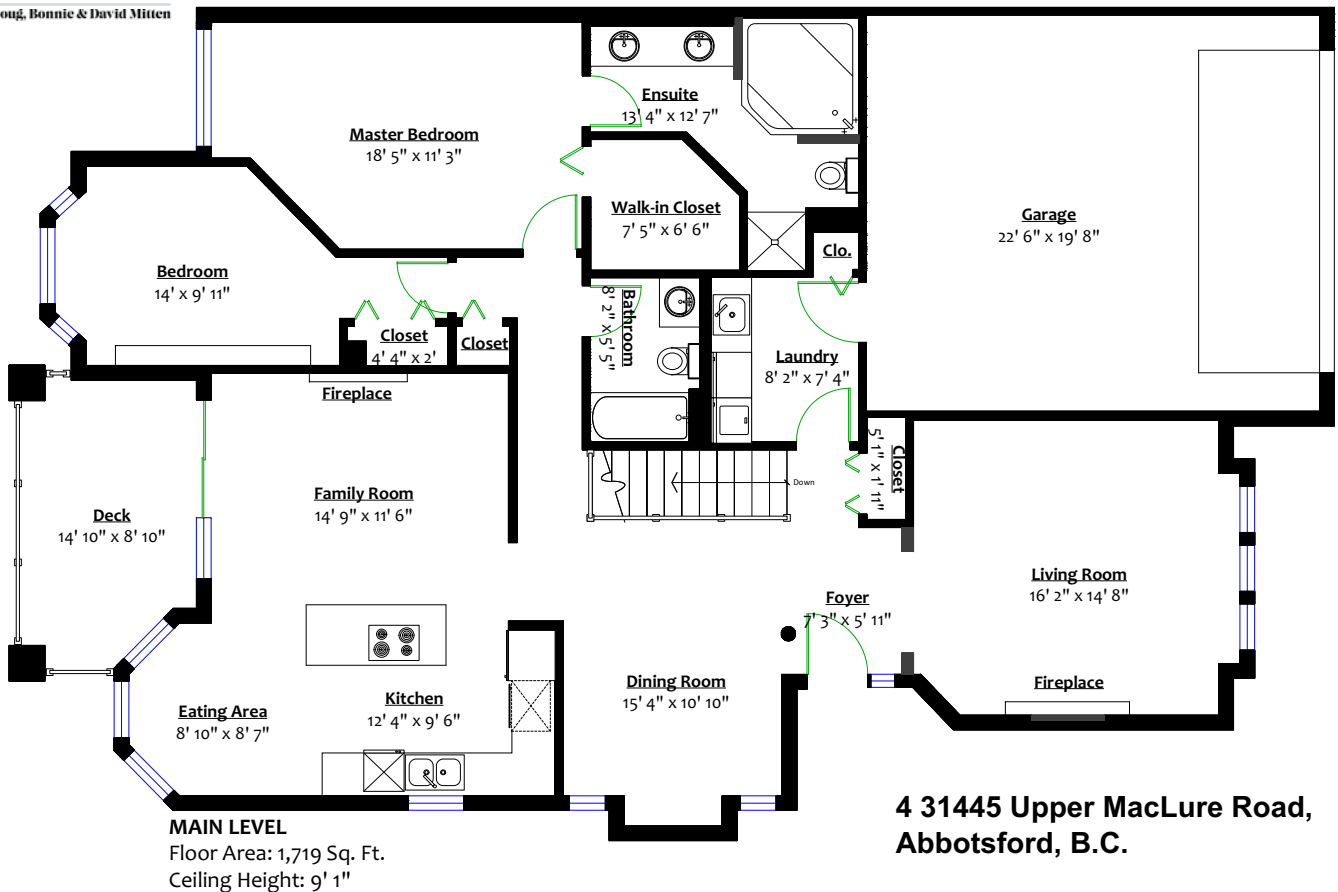


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**Totals\*\***

Main Level:	1,719 sq. ft.
Lower Level:	1,160 sq. ft.
Total (fin.):	2,879 sq. ft.
Lower Level (UF):	541 sq. ft.
Grand Total:	3,420 sq. ft.

Deck:	117 sq. ft.
Garage:	469 sq. ft.
Patio:	121 sq. ft.
Total:	707 sq. ft.

