

**For Multi-Picture Tours Go To:
www.mitten-realty-services.com**



#57 3087 Immel Street, Abbotsford

\$718,888

Affordable Living In Style

1720 Sq. Ft. Updated Townhome In Desirable Clayburn Estates

Updated 1,720 square foot, 3 bedroom, 2 ½ bath END UNIT townhome with parking for 3 vehicles. Located close to schools, shopping dining, parks and trails. Updates include: floors, kitchen, windows and roof. Main level boasts spacious living room with a gas fireplace; dining room; updated kitchen with stainless steel appliances, granite counters, island with breakfast bar and eating area with a patio door to the deck; 2 piece bathroom and laundry. Upper level boasts 3 bedrooms and 2 bathrooms including master bedroom with 3 piece ensuite and walk-in closet. Lower level boasts spacious recreation room with door to patio and rear yard with artificial turf. Parking for 3 vehicles with garage, apron and parking stall #57. No rentals. Pets allowed with restrictions. A must see.



The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

604-290-5480

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

Features Of This Fine Home...

Main Level: 657 Square Feet

Living Room: 15'11 x 12'2



Dining Room: 9'3 x 5'9



Eating Area: 10'2 x 7'7



Kitchen: 11'8 x 1'1



2 Piece Powder Room



Upper Level: 682 Square Feet

Primary Bedroom: 13' x 12'2



3 Piece Ensuite:



Walk-in Closet: 7'5 x 4'

Bedroom: 9'7 x 9'6



Bedroom: 11'2 x 9'5



Main Bathroom:



Lower Level: 381 Square Feet

Family Room: 19'3 x 11'5



Parking For 3 Vehicles: 22'6 x 12'3 Garage + Parking On Apron + Parking Stall #57

Annual Taxes: \$2,323.73

Strata Fee: \$345.17

Features Of This Fine Home:

- ⌘ **Updated 1,720 Square Foot, 3 Bedroom, 2 ½ Bath END UNIT Townhome With Parking For 3 Vehicles.**
- ⌘ **Located Close To Schools, Shopping Dining, Parks And Trails.**
- ⌘ **Updates Include: Floors, Kitchen, Windows And Roof.**
- ⌘ **Main Level Boasts Spacious Living Room With A Gas Fireplace; Dining Room; Updated Kitchen With S/S Appliance, Granite Counters, Island With A Breakfast Bar And Eating Area With A Patio Door To The Deck; 2 Piece Bathroom And Laundry.**
- ⌘ **Upper Level Boasts 3 Bedrooms And 2 Bathrooms Including Master Bedroom With 3 Pce Ensuite And Walk-In Closet.**
- ⌘ **Lower Level Boasts Spacious Recreation Room With Door To Patio And Rear Yard With Artificial Turf, Patio & Garden Area.**



- ⌘ **Parking For 3 Vehicles With Garage, Apron & Parking Stall #57.**
- ⌘ **No Rentals. Pets Allowed With Restrictions.**



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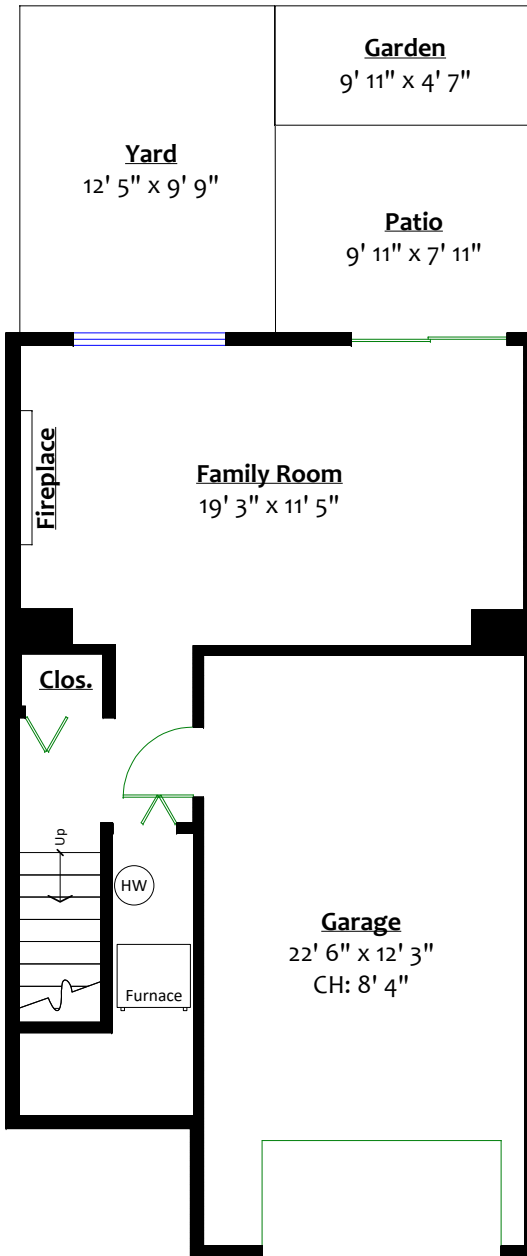
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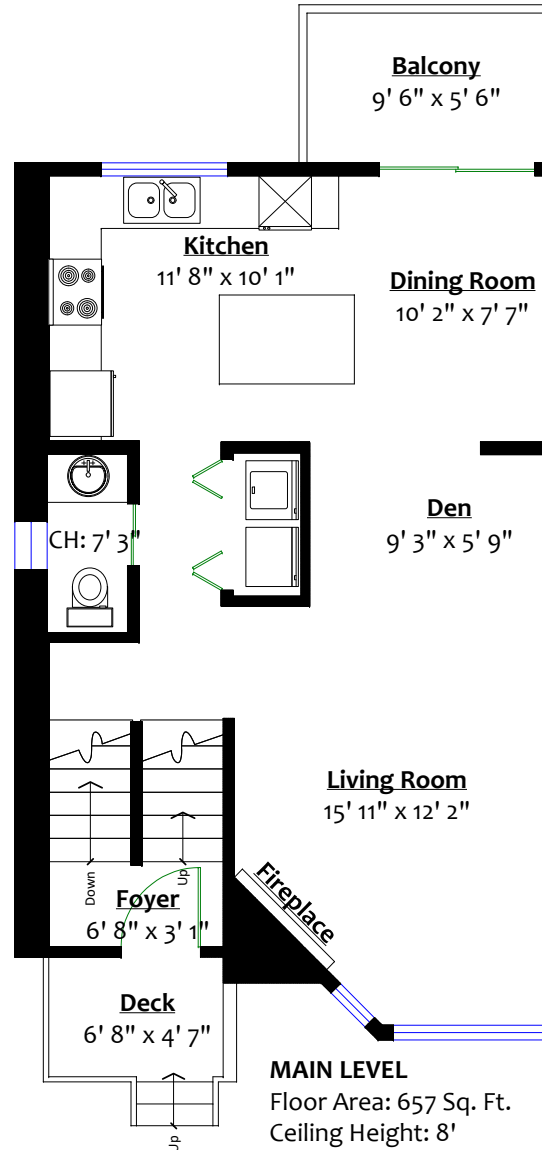
**#57 - 3087 Immel Street,
Abbotsford, B.C.**

Totals**

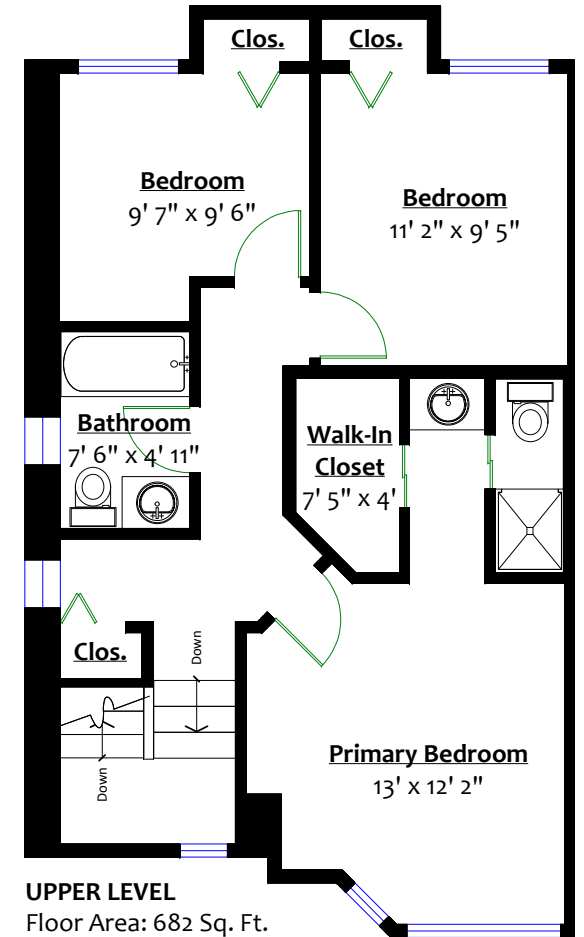
Main Level:	657 sq. ft.	Garage:	289 sq. ft.
Upper Level:	682 sq. ft.	Yard:	121 sq. ft.
Lower Level:	381 sq. ft.	Patio:	78 sq. ft.
Total:	1,720 sq. ft.	Garden:	45 sq. ft.
		Balcony:	60 sq. ft.
		Front Deck:	35 sq. ft.
		Total:	628 sq. ft.



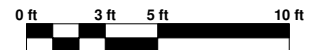
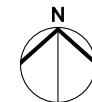
LOWER LEVEL
Floor Area: 381 Sq. Ft.
Ceiling Height: 8'



MAIN LEVEL
Floor Area: 657 Sq. Ft.
Ceiling Height: 8'



UPPER LEVEL
Floor Area: 682 Sq. Ft.
Ceiling Height: 8'



** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for \$1,000,000