

24-32501 FRASER CRESCENT

FRASER LANDING

3 BEDROOM | 3 BATHROOM | LIVING AREA:1,1519 SQFT



You will love this 3 bedroom 3 bathroom home in Fraser Landing! This family and pet friendly complex is close to shopping, restaurants and transit but still located on a quiet cul-de-sac! Includes two parking, a large rec room / home gym downstairs, easy access to the back grass from the patio (great for pets), and a master bedroom that will accommodate a king-sized bed! Check out the pictures and virtual tour, then call to book your viewing today!



604-533-3491
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

MARK DANA*PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

WALK SCORE

Walk Score
56

Somewhat Walkable

Some errands can be accomplished on foot

Transit Score
34

Some Transit

A few nearby public transportation options

Bike Score
28

Somewhat Bikeable

Minimal bike infrastructure

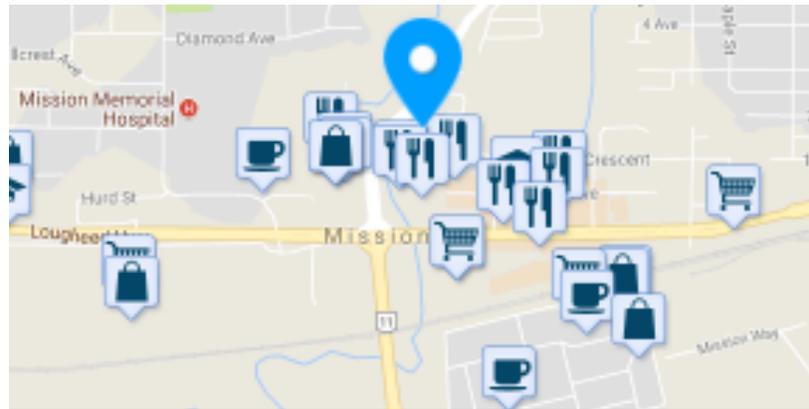
SCHOOL CATCHMENT

Mission Central Elementary

7466 Welton Street
Mission, BC V2V 6L4
(604) 826-1414

Mission Senior Secondary

32939 7th Avenue
Mission, BC V2V 2C5
(604) 826-7191



COMMUTE to downtown Abbotsford



19 min

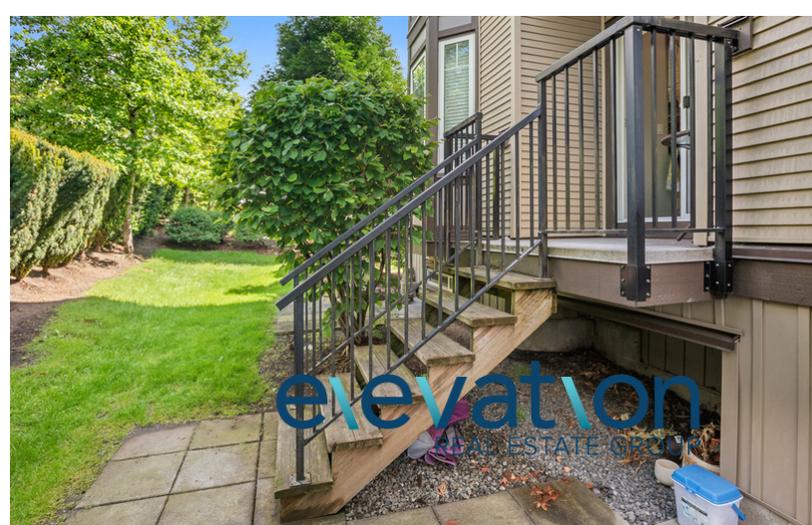
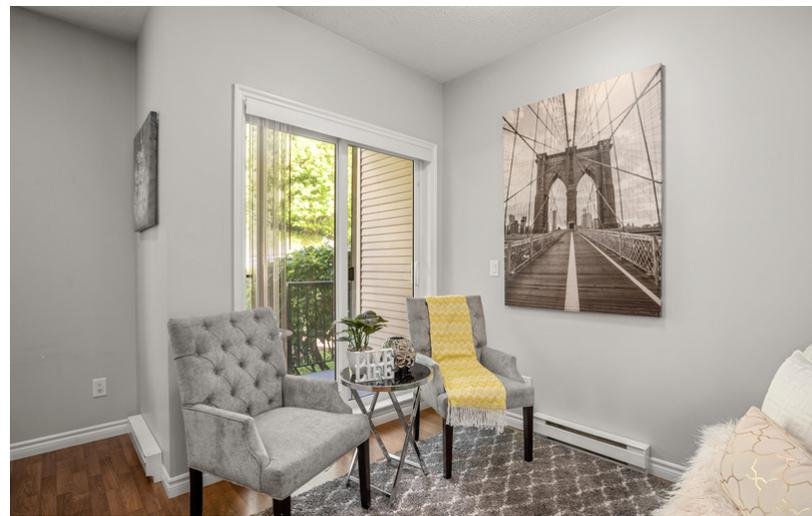


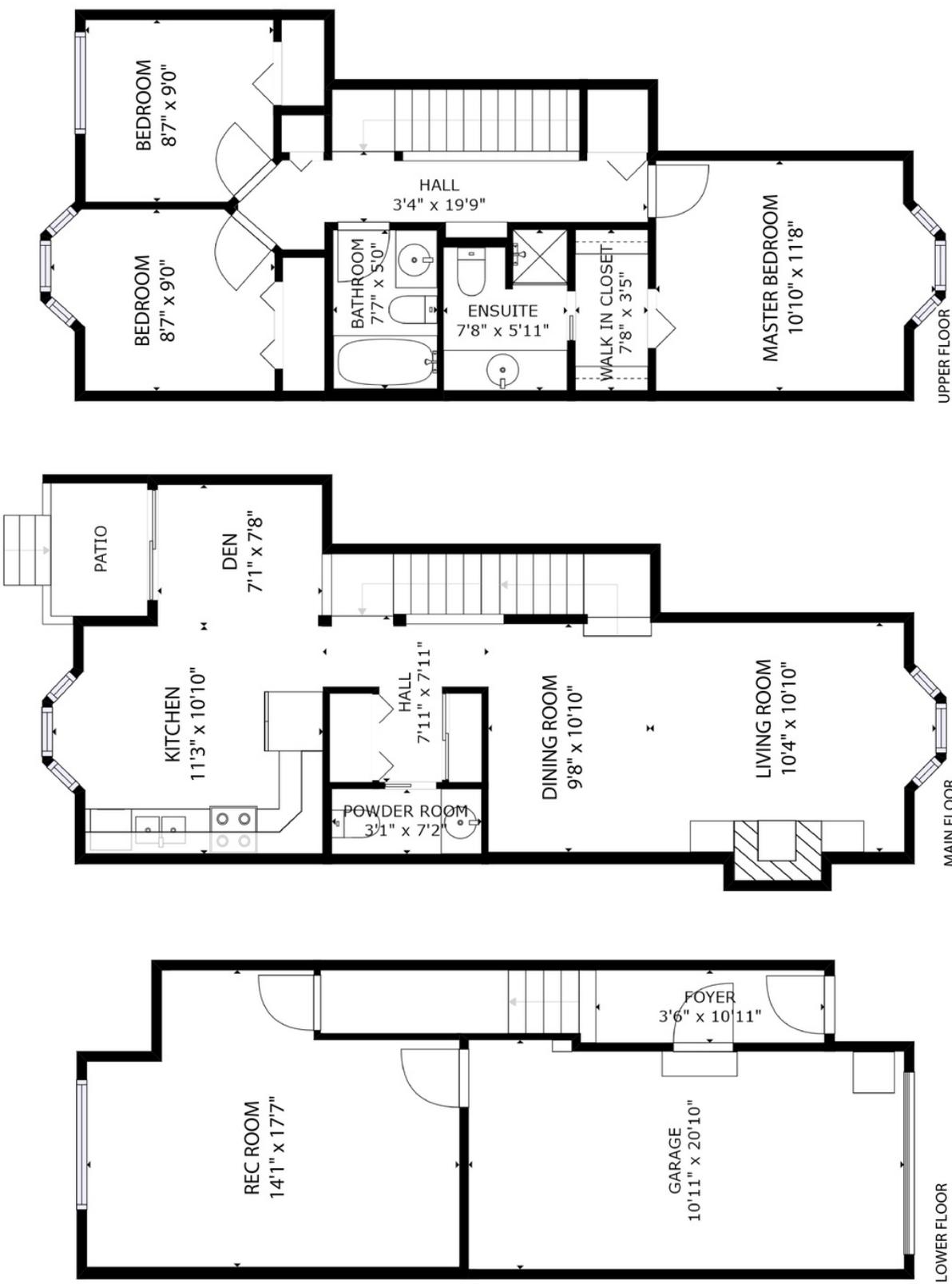
60+ min



60+min







Active
R2585417
 Board: F
 Townhouse

24 32501 FRASER CRESCENT

Mission
 Mission BC
 V2V 1C5

Residential Attached
\$569,000 (LP)



Sold Date: Frontage (feet): Original Price: **\$569,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**
 Depth / Size (ft.): Bedrooms: **3** Age: **13**
 Lot Area (sq.ft.): Bathrooms: **3** Zoning: **MD465**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,826.16**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$315.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-736-415**
 Mgmt. Co's Name: **Teamwork Property Management**
 Mgmt. Co's Phone: **604-854-1734**
 View: **No**
 Complex / Subdiv: **FRASER LANDING**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey** Total Parking: **2** Covered Parking: **1** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Single, Open**
 Exterior: **Vinyl** Locker:
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit:
 Rain Screen: R.I. Plumbing: Units in Development:
 Renovations: R.I. Fireplaces: Title to Land: **Freehold Strata** Dist. to School Bus:
 Water Supply: **City/Municipal** # of Fireplaces: **1** Total Units in Strata: **26**
 Fireplace Fuel: **Electric** Property Disc.: **Yes**
 Fuel/Heating: **Baseboard, Electric** Fixtures Leased: **No**
 Outdoor Area: **Patio(s) & Deck(s)** Fixtures Rmvd: **No**
 Type of Roof: **Asphalt** Floor Finish: **Laminate, Wall/Wall/Mixed**
 Maint Fee Inc: **Recreation Facility**
 Legal: **STRATA LOT 24, PLAN BCS3216, DISTRICT LOT 165, SECTION 20, TOWNSHIP 17, GROUP 3, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**
 Amenities: **Club House, In Suite Laundry, Storage**

Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Kitchen | 11'3 x 10'10 | | | x | | | x |
| Main | Living Room | 10'4 x 10'10 | | | x | | | x |
| Main | Dining Room | 9'8 x 10'10 | | | x | | | x |
| Main | Den | 7'1 x 7'8 | | | x | | | x |
| Above | Master Bedroom | 10'10 x 11'8 | | | x | | | x |
| Above | Bedroom | 8'7 x 9' | | | x | | | x |
| Above | Bedroom | 8'7 x 9' | | | x | | | x |
| Below | Recreation | 14'1 x 17'7 | | | x | | | x |
| | | | | | x | | | |
| | | | | | x | | | |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 581 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 3 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 606 | Crawl/Bsmt. Height: | | | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 332 | Restricted Age: | | | 2 | Above | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: Yes | Dogs: Yes | 3 | Above | 4 | No | Pool: |
| Finished Floor (Total): | 1,519 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | No | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Not Allowed | | | 5 | | | No | Door Height: |
| Unfinished Floor: | 0 | | | | 6 | | | No | |
| Grand Total: | 1,519 sq. ft. | Basement: Partly Finished | | | 7 | | | No | |
| | | | | | 8 | | | No | |

Listing Broker(s): **RE/MAX Treeland Realty** **RE/MAX Treeland Realty**

REA Full Public (Blank) The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

elevation

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