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www.mitten-realty-services.com



#312 31771 Peardonville Road, Abbotsford

\$159,800.00

THE GOOD LIFE JUST KEEPS GETTING BETTER

900 Square Foot Attractively Updated 2 Bedrooms, 2 Bath

Super two bedroom, two bath, third floor suite in great building with elevator and central location with easy freeway access. Entertaining is easy in the spacious living room with patio door to very private balcony. Attractive kitchen with scads of cabinets and breakfast bar will delight the serious gourmet. Two bedrooms including master bedroom with three piece ensuite and walk-in closet. Spacious ensuite laundry room with storage. This neat & clean unit with great kitchen, spacious living room and two bedroom, two baths and very private balcony is a super opportunity for the discerning buyer looking for affordable living in comfort.

Imagine the carefree lifestyle you will enjoy here with your weekends and evenings, free from yard work, to spend doing the things you enjoy. Secure underground parking, and an elevator are just a few of the things that make living in Breckenridge Estates a treat to enjoy. The good life just keeps getting better when you make this super apartment your own.

Doug or Bonnie Mitten

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**Power Play
Realty**

604-533-3231

Livable Floor Area: 900 Square Feet

Living Room – 21' x 12' – Entertaining is easy in the spacious living room with door to spacious balcony.



Kitchen - 13' x 8.33' – Attractive and spacious kitchen with lots of cabinets and built in dishwasher, small eating area and breakfast bar.



Master Bedroom – 12.25' x 10' - Spacious master pampers you with 3 piece ensuite.



Bedroom – 11' x 8.3'



4 Piece Main Bathroom



Laundry Room – 8.5'x 5' – Spacious laundry with lots of storage.



- ★ **Attractively Updated Two Bedroom Boasts Tasteful Decor, Spacious Open Plan With Bedrooms Separated By The Living Area.**
- ★ **Entertainment Sized Living Room Door To Balcony.**
- ★ **Spacious Kitchen With Lots Of Cabinets, Built-In Dishwasher, Small Eating Area & Breakfast Bar.**
- ★ **Insuite Laundry And Storage Room.**
- ★ **Two Bedrooms Including Spacious Master With Three Piece Ensuite.**
- ★ **Four Piece Second Bath.**
- ★ **Desirable Building With Secure Underground Parking, And An Elevator .**
- ★ **Imagine The Carefree Lifestyle You Will Enjoy Here With Your Weekends And Evenings, Free From Yard Work, To Spend Doing The Things You Enjoy. The Good Life Just Keeps Getting Better When You Make This Super Apartment Your Own.**
- ★ **Strata Fees: \$197.80/month**
- ★ **Taxes: \$1,171.31 (2009)**

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