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#130 – 3080 Townline Road, Abbotsford

\$254,800.00

THE GOOD LIFE JUST KEEPS GETTING BETTER Very Spacious 1566 Sq. Ft. Townhome In “The Gables” Two Bedroom, Two Baths In In Desirable Community

Two bedroom, two bath upper floor, end unit in quiet location at the rear of "The Gables" boasts; spacious open plan, tasteful decor, two spacious decks, two parking spots including garage and apron parking and more in desirable complex with lots of green space. Entertainment sized living room with cozy gas fireplace and patio door to spacious rear deck with view of Mt. Baker. Spacious dining room will accommodate your special occasions and formal dining entertaining. Gourmet kitchen with scads of oak cabinets, breakfast bar and spacious eating area with patio door to huge patio, two spacious bedrooms including master bedroom with his and her closets, three piece ensuite and patio door to spacious rear deck. Second bedroom with adjoining four piece bath. Attractive, tasteful decor, spacious unit with lots of windows is a must see. The good life just keeps getting better in this fantastic unit.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at



Prudential

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Realty

604-533-3231

Features Of This Home...

Main Level: 1566 Square Feet

Entrance Hall -6' x 6' - Greet your guests in the foyer with hardwood floors.

Living Room - 17' x 13' - Entertaining is easy in the spacious room with cozy gas fireplace and door to private patio with view of Mt. Baker.



Dining Room - 12' x 11' - Spacious dining room will accommodate all of your fine dining occasions.



Kitchen – 19.5' x 12.5' - Gourmet kitchen with scads of oak cabinets, breakfast bar and spacious eating area with patio door to huge patio.



Master Bedroom – 14' x 11' - Spacious master pampers you with **3 piece ensuite** and his and her closets.



Bedroom – 10.58' x 10'



Bathroom: 4 Piece



- ★ **Neat & Clean 1566 Square Foot Upper Level Unit With 2 Large Patios In The "Gables", A Very Desirable Community Centrally Located Close To All Amenities In West Abbotsford & With Lots Of Green Space.**



- ★ **Attractive Entry And Foyer With Hardwood Floors Allows You To Greet Guests Out Of The Weather.**
- ★ **Attractive Decor Accented By Spacious Open Layout With Spacious Dining Room And Living Room With Cozy Gas Fireplace And Door To Rear Patio With View Of Mt. Baker.**
- ★ **Gourmet Kitchen With Scads Of Oak Cabinets, Breakfast Bar And Spacious Eating Area With Patio Door To Huge Patio**



- ★ **Spacious Second Bedroom Adjoining 4 Piece Bath**
- ★ **Spacious Master Bedroom With His And Her Closets And Three Piece Ensuite.**
- ★ **Four Piece Main Bath.**
- ★ **In Suite Laundry And Storage.**
- ★ **Two Parking Spots Including Garage & Apron.**

Strata Fees: \$188.07

Taxes: \$1700

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