

Presented by:  
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Abbotsford, Central Abbotsford Residential Attached  
**# 4 33903 MARSHALL RD, V2S 1L6** MLS# F1129536 **Active**



List Price: \$229,900 Previous Price:  
 Subdiv/Complex: MARSHALL VILLA  
 Frontage: Approx Yr Blt: 1985 PID: 001-946-561  
 Depth/Size: Type: Townhouse  
 Lot SqFt: 0 Age at List Date: 26 Zoning: RM30  
 Exposure: Bedrooms: 3 Taxes: \$1,677 (2011)  
 Stories in Bldg: 2 Bathrooms: 3 If New GST/HST Incl:  
 Flood Plain: Full Baths: 2 Tax Incl Utilities:  
 Meas. Type: Half Baths: 1 Apprvl Reqd:  
 Fixtures Lsd:  
 Fixt Removed:  
 View: N

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single	
Exterior: Stucco		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: 1 BLK	Dist to School/Bus:
Renovations:	Units in Development: 6	Total Units in Strata:
Flooring: Wall/Wall/Mixed	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Patio(s), Sundeck(s)	Property Disclosure: N - ELDERLY SELLER	
Mngmt Co: SELF MANAGED	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed	
Mngmt Ph: 604-852-6296	Maint Fee: \$133.33	

Maint Charge Incl: Garbage Pickup, Management, Snow removal

Legal: PL NWS1771 LT 4 LD 36 SEC 15 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1  
 Amenities: None  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Freezer, Security System

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	9' X 8'						
Main F.	Dining	11'9 X 8'6						
Main F.	Eating Area	9' X 8'						
Main F.	Laundry	6'3 X 5'11						
Above	Master Bedroom	12' X 10'6						
Above	Bedroom	12' X 11'						
Above	Bedroom	11' X 11'						
Above	Walk-In Closet	5'8 X 6'6						

<b>Floor Area (SqFt):</b>	Total # Rooms: 9	<b>Bathrooms</b>
Finished Floor Area Main: 740	Finished Levels: 2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 773	Basement Area: None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0		3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 1,513	Restricted Age: 5	
Unfinished Floor Area: 0	# Pets / Cats; Dogs: 6	
Grand Total Floor Area: 1,513	# or % Rentals: 7	
		8

Listing Broker(s): (1) RE/MAX Little Oak Realty, (2) RE/MAX Little Oak Realty

First time buyers alert! This centrally located home in Marshall Villa is the perfect place to start. Clean and ready to move into. Features include newer appliances and carpets plus a gas fireplace. The upstairs has 3 bedroom for the growing family, with vaulted ceiling and skylights plus access to patio from each bedroom. Bring your family or start your family here in this spacious town home.