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www.mitten-realty-services.com**



69 1450 McCallum Road, Abbotsford

\$575,000.00

1694 Square Foot Rancher Townhome Desirable Gated Community

1694 square foot, two bedroom, two bathroom, end unit townhome in desirable Crown Point Villas - an adult oriented (55+) gated community with excellent access to freeway, university and arena in Abbotsford. Offering the ultimate in one level living the unit boasts spacious plan with entertainment sized living room with gas fireplace and door to spacious patio, formal dining room with wet bar, kitchen with lots of cabinets, and eating area. Spacious primary bedroom with three piece ensuite with soaker tub, large second bedroom and three piece bath. Very spacious laundry room. Single garage with large storage area for workshop ???

Recreation building with lounge, games area and exercise area is added value and facilitates social activities for you and the Crown Point Villas community.

Imagine, the freedom to spend weekends and evenings pursuing the interests you desire without the burdens of maintaining a single family home and yard. You'll discover that the good life gets even better as professional maintenance frees you from outside chores & the gated community provides the security to allow you to travel in the knowledge that your home is safe & secure in your absence.



Doug, Bonnie & David Mitten

604-290-5480

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

Main Floor: 1,694 Square Feet

Entrance Hall: 11'3 x 5'6



Living Room: 19'11 x 16'1



Dining Room: 13'4 x 10'4



Kitchen: 13'1 x 10'5



Eating Area: 11'2 x 10'2



Primary Bedroom: 19'5 x 12' With Twin Closets



Three Piece Ensuite



Bedroom: 15'4 x 12'6



3 Piece Main Bathroom:



Storage Room

Laundry: 11'7 x 11'4



Features Of This Home:

- 🔞 **1694 Square Foot, Two Bedroom, Two Bathroom, End Unit Townhome In Desirable Crown Point Villas - An Adult Oriented (55+) Gated Community With Excellent Access To Freeway, University And Arena In Abbotsford.**
- 🔞 **Offering The Ultimate In One Level Living The Unit Boasts Spacious Plan With Entertainment Sized Living Room With Gas Fireplace And Door To Spacious Patio, Formal Dining Room With Wet Bar, Kitchen With Lots Of Cabinets, And Eating Area.**
- 🔞 **Spacious Primary Bedroom With Three Piece Ensuite With Soaker Tub, Large Second Bedroom And Three Piece Bath.**
- 🔞 **. Single Garage With Large Storage Area For Workshop ???**
- 🔞 **Recreation Building With Lounge, Games Area And Exercise Area Is Added Value And Facilitates Social Activities For You And The Crown Point Villas Community.**
- 🔞 **Imagine, The Freedom To Spend Weekends And Evenings Pursuing The Interests You Desire Without The Burdens Of Maintaining A Single Family Home And Yard. You'll Discover That The Good Life Gets Even Better As Professional Maintenance Frees You From Outside Chores & The Gated Community Provides The Security To Allow You To Travel In The Knowledge That Your Home Is Safe & Secure In Your Absence.**
- 🔞 **Strata Fee: \$390.25**
- 🔞 **Annual Taxes: \$2,316.34 (2023)**

Front Patio



Rear Patio



Rear Patio



Rear Patio



CLUBHOUSE



CLUBHOUSE



The Good Life Gets Even Better When You Make This Rancher Townhome Your Own.



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Imagine, The Freedom To Spend Weekends And Evenings Pursuing The Interests You Desire Without The Burdens Of Maintaining A Single Family Home And Yard. You'll Discover That The Good Life Gets Even Better As Professional Maintenance Frees You From Outside Chores & The Gated Community Provides The Security To Allow You To Travel In The Knowledge That Your Home Is Safe & Secure In Your Absence.



The Mitten
REAL ESTATE TEAM

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Totals**

Main Level: 1,694 sq. ft.

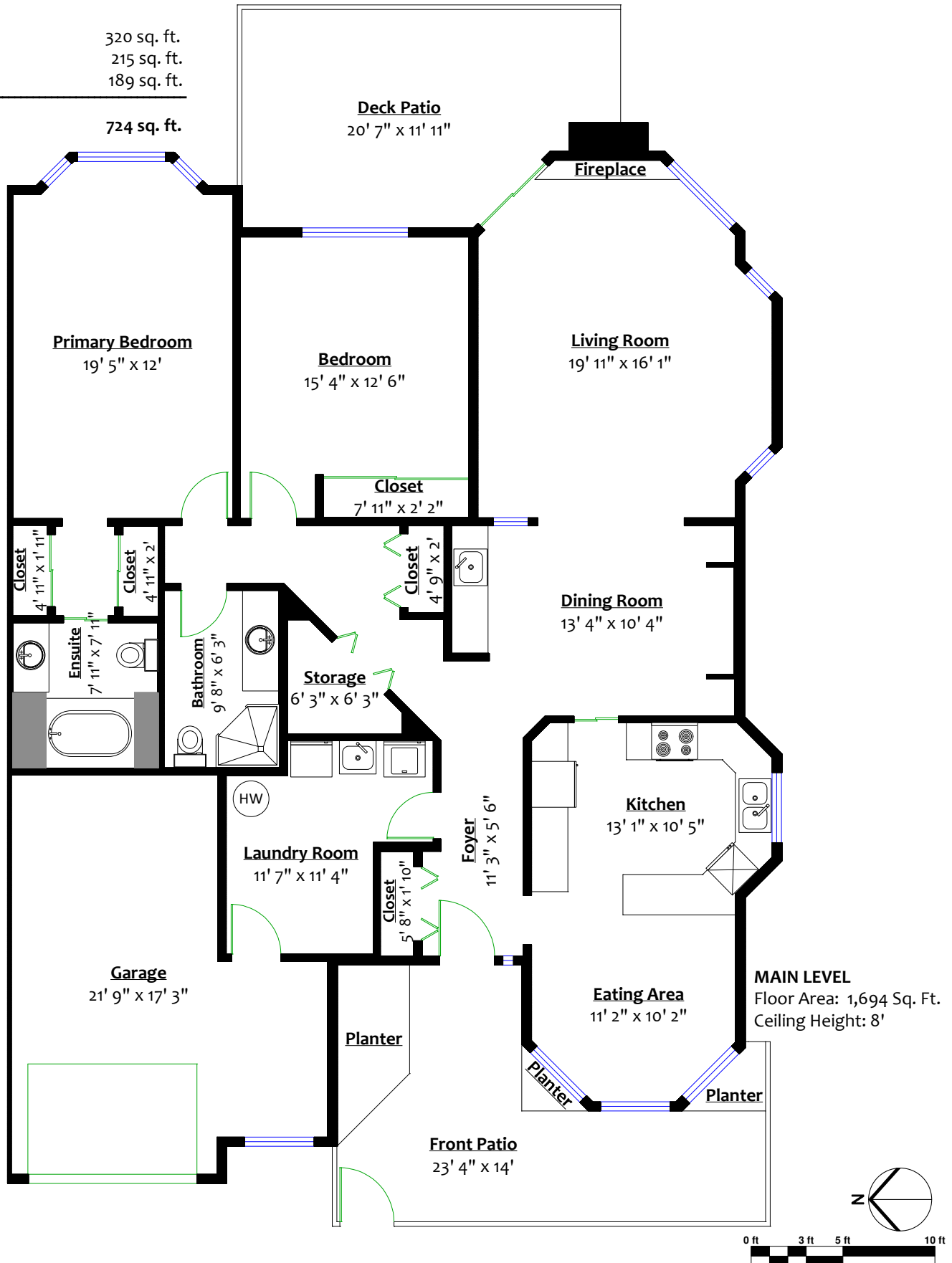
Other Areas**

Garage: 320 sq. ft.

Back Patio: 215 sq. ft.

Front Patio: 189 sq. ft.

Total: 724 sq. ft.



** 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