



**RE/MAX**  
Jim Dyck  
RE/MAX Little Oak  
Realty



**JimDyck.com**

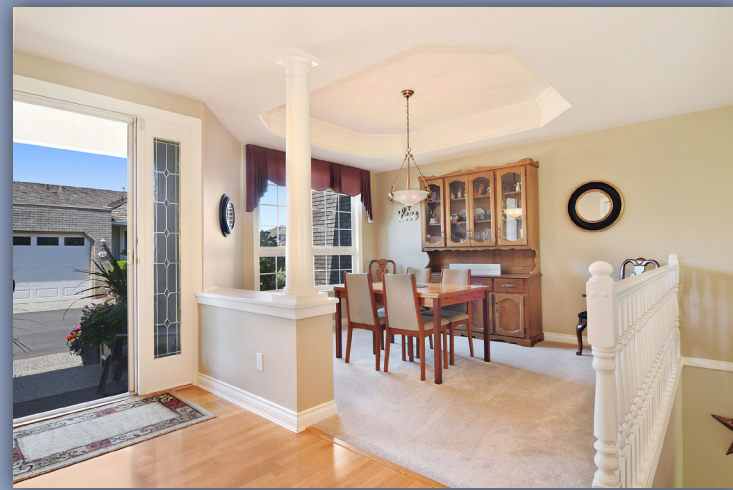


**37 - 31450 Spur Avenue, Abbotsford**

This version of the floorplan is for marketing purposes only. Please contact Jim Dyck for specifications: 604-859-2341

This communication is not intended to cause or induce breach of an existing agency agreement.





**37 - 31450 Spur Avenue, Abbotsford**

Come home to LakePointe Villas. This 3 bedroom, 3 bathroom, 3300 sq. ft. executive rancher with walkout basement is in beautiful condition throughout. Enjoy greenbelt privacy and backing onto the lake and walking trails of Ponderosa Park. On the main floor you will find the living room, dining room, kitchen with maple cabinets, eating area, family room, patio access, two gas fireplaces, master bedroom with 5 pc ensuite with jetted soaker tub & shower, laundry, and second bedroom. Downstairs you will find the 3rd bedroom, spacious recroom with wetbar, gas fireplace, and den. Other features include hardwood flooring, crown moulding, 9' ceilings, vaulted ceilings, double garage, pet friendly, clubhouse and RV parking.

Strata Maint Fee	\$351.28
Type	Townhouse
Age	1992
Style	Rancher w/Bsmt
Bedrooms	3
Bathrooms	3
Size	3,229 ft <sup>2</sup>

For more photos and a virtual tour, please visit: [www.jimdyck.com](http://www.jimdyck.com)



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