

BUILDING BROCHURE

# BRIGHTON AT WESTERLEIGH

30989 Westridge Pl. · Abbotsford, BC V2T 0E7 · Abbotsford West





**4** FOR SALE  
FROM \$599,900

**13** SOLD · 12 MO  
\$570,000–\$690,000



## Unit Mix

### 2 Bedroom

54 units  
1,205 – 1,336 sf  
from \$489,000

### 3 Bedroom

29 units  
1,270 – 1,473 sf  
from \$515,000

### 4 Bedroom

1 unit  
1,765 – 1,765 sf  
from \$755,000

## For Sale in Brighton At Westerleigh & Complex

4 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS            |
|-----------|--------------|---------|-------|---------------------------|
| \$699,000 | 3 / 3        | 1370 sf | \$510 | 109 30989 WESTRIDGE PLACE |
| \$685,900 | 2 / 2        | 1224 sf | \$560 | 67 30989 WESTRIDGE PLACE  |
| \$599,900 | 2 / 3        | 1308 sf | \$459 | 15 30989 WESTRIDGE PLACE  |
| \$599,900 | 2 / 2        | 1334 sf | \$450 | 94 30989 WESTRIDGE PLACE  |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$632,500  | 3 / 3ba | 1388 sf | \$456 | 2026-06-09 |
| \$635,000  | 3 / 3ba | 1389 sf | \$457 | 2026-06-01 |
| \$620,000  | 3 / 3ba | 1292 sf | \$480 | 2026-04-15 |
| \$570,000  | 3 / 2ba | 1290 sf | \$442 | 2026-04-03 |

## Value & Financing

### Price Positioning

**\$495** /sq ft

Active listings here average \$495/sf vs \$443/sf across Abbotsford West.

12% above area average

### Mortgage Snapshot

**\$2,873** /mo

Entry price (from) \$599,900

20% down payment \$119,980

Rate / amortization 5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>2015</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>82</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Brick</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS2080</b> |                                     |

## Overview

Brighton At Westerleighis - 30989 Westridge Place, Abbotsford, BC, V2T 0E7. Estimated completion Winter 2015. Polygon's newest collection of family townhomes at the landmark master-planned community of Westerleigh in Abbotsford West.

These two & three bedroom townhomes showcases welcoming Tudor style architecture with charming window boxes & brick cladding. Interiors feature a flexible open plan layout, with a main floor entry, gourmet kitchen featuring granite countertops, flat panel cabinetry & sleek stainless steel appliances.

Brighton is minutes away from education, recreation and urban amenities. And, every Brighton resident can take advantage of membership to Club West, Westerleigh's resort-style private clubhouse with outdoor pool, fitness studio, fireside lounge, hockey room, theatre.

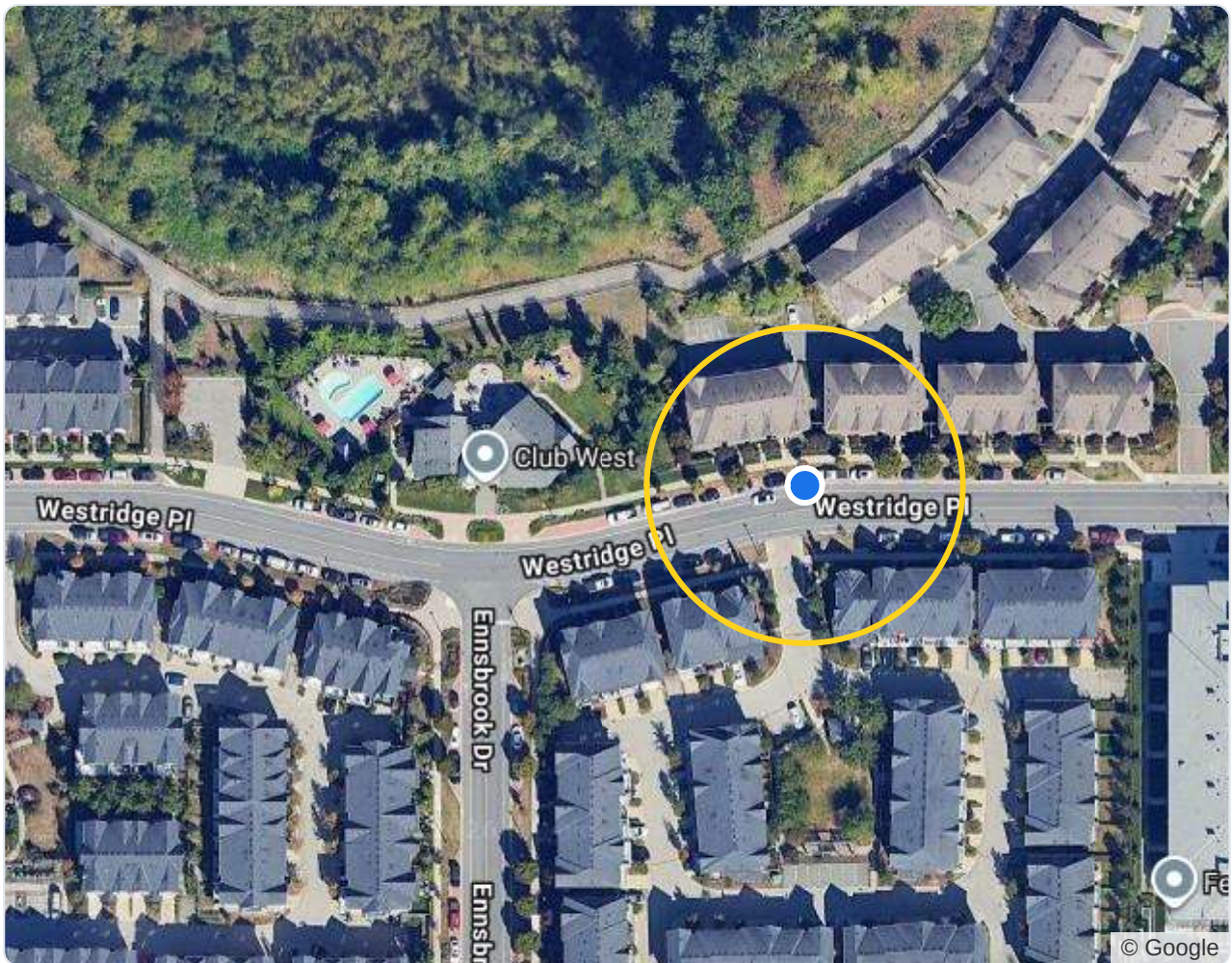
## Amenities & Features

- ✓ Clubhouse
- ✓ Pool; Outdoor
- ✓ Exercise Centre

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Snow Removal
- ✓ Gardening
- ✓ Recreation Facility

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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