

HARTWELL

31098 Westridge Pl. · Abbotsford, BC V2T 0C2 · Abbotsford West



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1 FOR SALE
FROM \$679,900

1 SOLD · 12 MO
\$530,000–\$530,000



Unit Mix

2 Bedroom
24 units
990 – 1,343 sf
from \$450,000

3 Bedroom
14 units
1,216 – 1,603 sf
from \$476,000

4 Bedroom
1 unit
1,538 – 1,538 sf
from \$757,000

For Sale in Hartwell & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$679,900	3 / 2	1295 sf	\$525	56 31098 WESTRIDGE PLACE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$530,000	2 / 1ba	1022 sf	\$519	2026-07-17
\$685,000	3 / 2ba	1275 sf	\$537	2025-07-23
\$680,000	3 / 3ba	1248 sf	\$545	2025-06-29
\$592,500	2 / 1ba	1088 sf	\$545	2025-03-14

Value & Financing

Price Positioning

\$525 /sq ft

Active listings here average **\$525/sf** vs **\$442/sf** across Abbotsford West.

19% above area average

Mortgage Snapshot

\$3,256 /mo

Entry price (from) **\$679,900**

20% down payment **\$135,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2012	LEVELS 3	SUITES 64	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4394	DEVELOPER Polygon
ARCHITECT Robert Ciccozzi Architecture Inc		MANAGEMENT Nai Goddard & Smith	

Overview

Hartwell at Westerleigh - 31098 Westridge Place, Abbotsford, BC V2T 0C2, 3 Levels, 64 townhouses, estimated completion winter 2013, Crossing roads: Townline Road & Blueridge Drive. Developed by Polygon Homes, Hartwell is a stylishly inspired community in West Abbotsford's Westerleigh neighborhood.

Designed by Robert Ciccozzi Architecture Inc, this limited collection of two and three bedroom

townhomes showcases welcoming Arts and Crafts architecture and evokes a storybook feeling with distinctive stonework, dramatic pitched roofs, charming gables, and large windows with decorative window shelves. The professionally landscaped courtyard and spacious outdoor space create homes that are fresh and urban. Contemporary interiors feature open-plan layouts, warm laminate flooring, and gourmet kitchens with granite countertops, ceramic tile backsplash, flat-panel cabinetry, and sleek stainless steel appliances. Plus every home comes with an attached garage.

Hartwell residents will also benefit from membership to the Club West at Westleigh – an impressive residents-only clubhouse with resort-style amenities including an outdoor pool & whirlpool spa, a fitness centre, a theatre room, a fireside lounge, a hockey room, and guest suites for out-of-town visitor.

Nothing is far away. Hartwell is close to High Street with the over 600,000 sq. ft. retail center, many big box retailers, boutique stores and fine dining options. Discovery Trail, Mill Lake, and Valley Golf Center offer opportunities for little exploration. Next door at Clearbrook Library, Future Shop, Abbotsford City Hall, and Sheffield Express await. If you need to commute to downtown Vancouver, the [West Coast Express](#) is just minutes away as is the [Abbotsford International Airport](#).

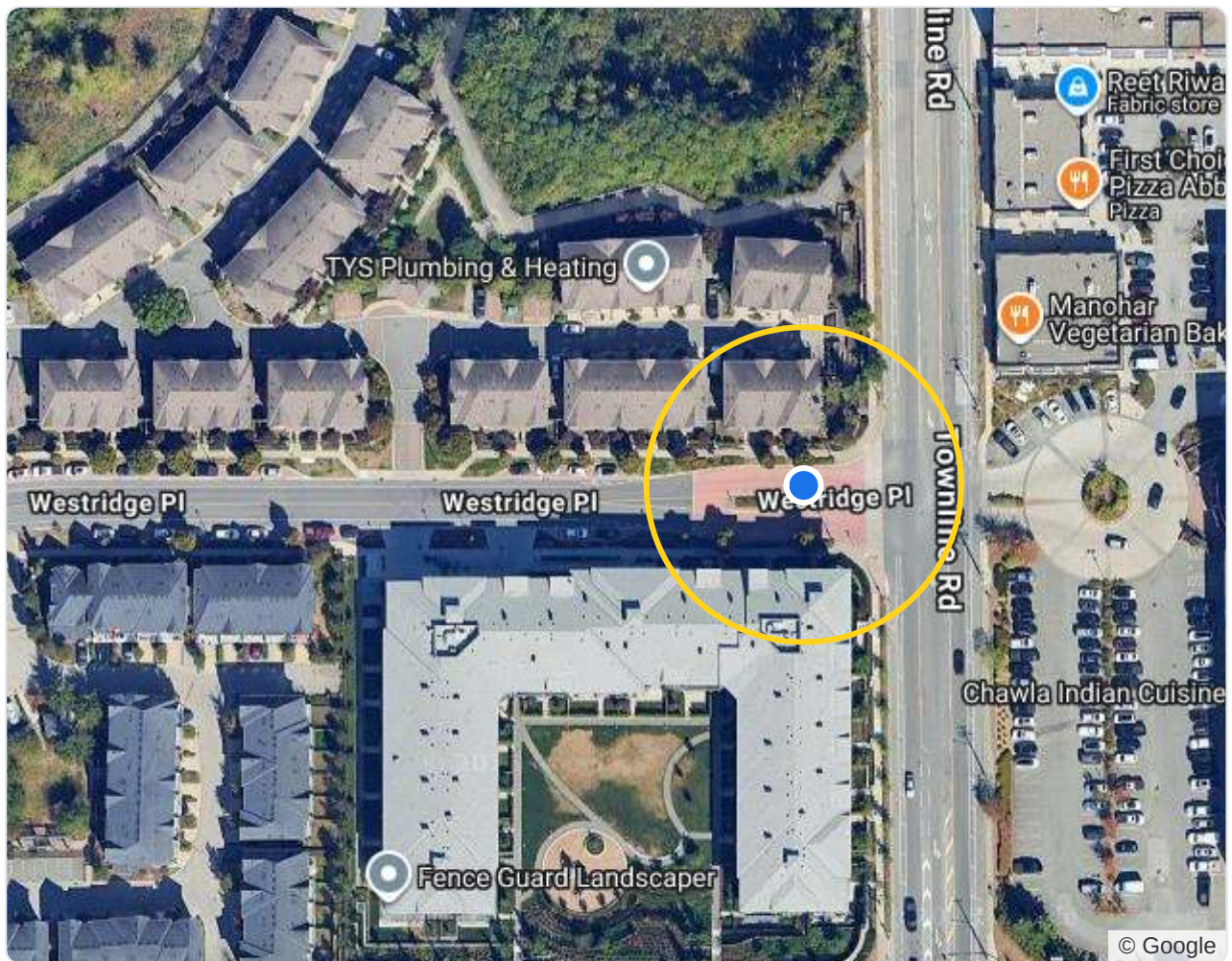
Amenities & Features

- | | |
|--------------|-----------------|
| ✓ Club House | ✓ Guest Suite |
| ✓ Playground | ✓ Pool; Outdoor |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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