R2458855
House/Single Family

4 33341 HAWTHORNE AVENUE
Abbotsford
Poplar
V2S 1B7

Residential Detached
$895,000 (LP)

Depth/Size (ft.):		Frontage (ft.):		Approx. Yr Built:	**2010**
Lot Area (sq.ft.):	**6,534.00**	Bedrooms:	**6**	Age:	**10**
Flood Plain:	**No**	Bathrooms:	**5**	Zoning:	**RS3**
Rear Yard Exp:		Full Baths:	**4**	Gross Taxes:	**$4,846.16**
		Half Baths:	**1**	For Tax Year:	**2019**
		Maint. Fee:	**$225.00**	P.I.D.:	**026-710-307**

View: **No**
Complex / Subdiv:
Services Connected: **Community,Electricity,Natural Gas,Storm Sewer,Water**

Style of Home:	**2 Storey w/Bsmt.**
Construction:	**Frame - Wood**
Exterior:	**Stucco,Vinyl**
Foundation:	**Concrete Perimeter**
Rain Screen:	
Renovations:	
# of Fireplaces:	**2**
Fireplace Fuel:	**Natural Gas**
Water Supply:	**City/Municipal**
Fuel/Heating:	**Heat Pump**
Outdoor Area:	**Balcny(s) Patio(s) Dck(s)**
Type of Roof:	**Asphalt**

Total Parking:	**8** Covered Parking: **2** Parking Access: **Front,Side**
Parking:	**Add. Parking Avail.,Garage; Double,Open**
Dist. to Transit:	Dist to School Bus:
Title to Land:	**Freehold Strata**
Property Disc.:	**No**
PAD Rental:	
Fixtures Leased:	**No**
Fixtures Rmvd:	**No**
Floor Finish:	**Laminate,Mixed,Tile**

Maint Fee Inc:	**Garbage Pickup,Snow removal**
Legal:	**PL BCS1894 LT 4 LD 36 SEC 16 TWP 16 STRATA LOT AS SHOWN ON FORM V.**
Amenities:	**Air Cond./Central**
Site Influences:	**Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby**
Features:	**ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In**

Floor	Type	Dimensions
Above	**Living Room**	**12'8 x 21'6**
Above	**Kitchen**	**11'10 x 13'6**
Above	**Dining Room**	**11'10 x 5'**
Above	**Master Bedroom**	**15' x 19'6**
Above	**Bedroom**	**10'4 x 11'8**
Above	**Bedroom**	**12'6 x 14'4**
Above	**Bedroom**	**12'2 x 9'8**
Main	**Recreation Room**	**12'6 x 17'10**
Main	**Living Room**	**13'6 x 14'2**
Main	**Kitchen**	**11'4 x 13'6**

Floor	Type	Dimensions
Main	**Bedroom**	**11'4 x 13'6**
Main	**Bedroom**	**11'4 x 10'2**
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**1,451**
Finished Floor (Above):	**1,706**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**3,157 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,157 sq. ft.**

# of Rooms:	**12**
# of Kitchens:	**2**
# of Levels:	**2**
Suite:	**Legal Suite**
Crawl/Bsmt. Height:	
Beds in Bsmt.:	**0** Beds not in Bsmt.: **6**
Basement:	**Crawl,Fully Finished,Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	**Above**	**4**	**No**
2	**Above**	**4**	**Yes**
3	**Above**	**4**	**Yes**
4	**Main**	**2**	**No**
5	**Main**	**4**	**No**
6			**No**
7			**No**
8			**No**

Listing Broker(s): **Homelife Glenayre Realty Company Ltd.**

A beautiful custom built home in a central cul-de-sac location. This 3100+ sqft home is the perfect size for the family. The main floor boasts a great room plan with a gourmet kitchen, open family, dining, and nook area all with 10 foot ceilings. Also above you will find 4 spacious bedrooms and 3 full baths with 2 being ensuites. Below you have a huge recroom, office area, and powder room. Another bonus is the legal suite below to help you with the mortgage. Lots of parking, big backyard with tons of greenery great for entertaining. The proximity to all amenities including the University of the Fraser Valley, and easy highway access make this a promising area to buy. Call today to make your appointment!

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.