

R2472893
House/Single Family

36743 CARL CREEK CRESCENT
Abbotsford
Sumas Mountain
V3G 0H4

Residential Detached
\$978,000 (LP)



Depth/Size (ft.): **75.79** Frontage (ft.): **42.65** Approx. Yr Built: **2020**
 Lot Area (sq.ft.): **3,232.00** Bedrooms: **5** Age: **0**
 Flood Plain: **No** Bathrooms: **4** Zoning: **RS6**
 Rear Yard Exp: Full Baths: **3** Gross Taxes: **\$2,108.06**
 Half Baths: **1** For Tax Year: **2019**
 P.I.D.: **030-373-310**

View: **Yes: Sumas Mountain**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Storm Sewer,Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete,Frame - Wood**
 Exterior: **Concrete,Glass,Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric,Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Metal**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood,Mixed,Tile**

Legal: **LOT 12 SECTION 31 TOWNSHIP 19 PLAN EPP77068 NWD**
 Amenities: **None**
 Site Influences: **Golf Course Nearby,Greenbelt,Paved Road,Private Setting,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security - Roughed In,Smoke Alarm,Vacuum - Roughed In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7' x 11'11"	Below	Recreation Room	15' x 44'			x
Main	Kitchen	14' x 18'	Below	Laundry	4' x 7'2"			x
Main	Great Room	15' x 22'2"	Below	Walk-In Closet	9'6" x 5'9"			x
Main	Master Bedroom	12' x 12'6"			x			x
Main	Walk-In Closet	10'9" x 6'			x			x
Above	Bedroom	9'8" x 12'5"			x			x
Above	Bedroom	9'9" x 12'5"			x			x
Above	Laundry	6'5" x 4'			x			x
Below	Bedroom	14'2" x 11'9"			x			
Below	Bedroom	12'5" x 11'10"			x			

Finished Floor (Main):	1,032	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	596	# of Kitchens:	1	1	Main	5	Yes
Finished Floor (Below):	1,045	# of Levels:	3	2	Main	2	No
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No
Finished Floor (Total):	2,673 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	No
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 5	5			No
Grand Total:	2,673 sq. ft.	Basement:	Fully Finished	6			No
				7			No
				8			No

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

This Beautifully designed home was built with perfection in mind from the moment you walk in you will feel at home as your greeted by a large entrance and spacious feeling. The Kitchen boasts a clean look with quartz countertops and plenty of storage solution cabinets. Entering the great room high the vaulted ceiling gives a great atmosphere to enjoy family and friends. Decks & Patios are great outdoor spaces to relax and Barbeque. There is a 2nd gas hook-up to add a fire pit or heaters. Bathrooms and Laundry room match the high quality of the Kitchen. Below is a 2 bedrooms with separate ent. Bring your ideas for the suite or extended family use. Ready to move in this fall, book your own private tour today.