

R2508453
House/Single Family

35472 MCKINLEY DRIVE
Abbotsford
Abbotsford East
V3G 0A1

Residential Detached
\$1,150,000 (LP)



Depth/Size (ft.): Frontage (ft.): **69.00** Approx. Yr Built: **2006**
 Lot Area (sq.ft.): **7,212.00** Bedrooms: **6** Age: **14**
 Flood Plain: **No** Bathrooms: **4** Zoning: **RS3**
 Rear Yard Exp: Full Baths: **3** Gross Taxes: **\$5,104.72**
 Half Baths: **1** For Tax Year: **2020**
 P.I.D.: **026-245-825**
 View: **No**
 Complex / Subdiv: **Sandy Hill**
 Services Connected: **Natural Gas, Sanitary Sewer**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, RV Parking Avail.**
 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, Tile**

Legal: **PL BCP16545 LT 70 LD 36 SEC 25 TWP 16 PART NW 1/4.**
 Amenities: **Air Cond./Central**
 Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Refrigerator, Sprinkler - Inground, Stove, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'4 x 12'5	Above	Laundry	6' x 5'			x
Main	Great Room	23' x 19'6	Bsmt	Kitchen	15' x 11'			x
Main	Dining Room	12'4 x 11'6	Bsmt	Living Room	15' x 11'			x
Main	Family Room	11' x 11'	Bsmt	Bedroom	13' x 11'			x
Main	Mud Room	17' x 7'4	Bsmt	Bedroom	11' x 10'			x
Above	Master Bedroom	15'8 x 12'	Bsmt	Laundry	8' x 6'			x
Above	Bedroom	14' x 13'3						x
Above	Bedroom	14' x 10'5						x
Above	Bedroom	14' x 11'						x
Above	Other	10' x 9'6						x

Finished Floor (Main):	1,400	# of Rooms:	16	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,400	# of Kitchens:	2	1	Main	2	No
Finished Floor (Below):	1,200	# of Levels:	3	2	Above	5	Yes
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	4	No
Finished Floor (Total):	4,000 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No
Unfinished Floor:	0	Beds in Bsmt.:	2	5			No
Grand Total:	4,000 sq. ft.	Basement:	Full, Fully Finished, Separate Entry	6			No
				7			No
				8			No

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

Gorgeous 6 bed/ 4 bath home in sought after Sandy Hill area!! 2 storey w/bsmt built with quality construction & finishing to match. Gourmet kitchen w/ SS appliances, 6 burner gas stove, built-in oven & microwave. Granite counters & center island. Quality cabinets & built-in wine rack. Central A/C. Entertain in style in the large great room. Hardwood & tile throughout main floor, 9' ceilings & crown mouldings. Good sized master bed above offers 5 piece ensuite plus 3 more beds above & laundry! 1 or 2 bed unauthorized suite below w/separate laundry. Plenty of parking space w/double garage & room for RV parking. Great location in East Abbotsford, close to all levels of schooling, shopping, recreation, parks, trails & close to Whatcom connector to HWY 1 for quick and easy commuting!