

**R2507023**  
House/Single Family

**9 35259 STRAITON ROAD**  
Abbotsford  
Abbotsford East  
V3G 1L5

Residential Detached



Depth/Size (ft.): Frontage (ft.): **177.62** Approx. Yr Built: **2015**  
 Lot Area (sq.ft.): **4,890.00** Bedrooms: **3** Age: **5**  
 Flood Plain: **No** Bathrooms: **3** Zoning: **RS-3**  
 Rear Yard Exp: Full Baths: **3** Gross Taxes: **\$3,902.28**  
 Half Baths: **0** For Tax Year: **2019**  
 Maint. Fee: **\$95.00** P.I.D.: **029-238-579**  
 View: **No**  
 Complex / Subdiv:  
 Services Connected: **Electricity,Natural Gas,Storm Sewer,Water**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board,Mixed,Vinyl**  
 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: **Fenced Yard,Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Garage; Triple,Open**  
 Dist. to Transit: Dist to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood,Mixed,Tile**

Maint Fee Inc: **Garbage Pickup,Snow removal**  
 Legal: **PL EPS1149 LT9 LD 36 SEC 35 TWP 16 & SEC 36 TOGETHER WITH AN INTEREST IN THE CO**  
 Amenities: **None**  
 Site Influences:  
 Features: **Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Microwav e,Pantry,Security System,Smoke Alarm,Vacuum - Built In,Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	23' x 11'7			x			x
Main	Great Room	14'10 x 18'			x			x
Main	Master Bedroom	13'4 x 14'			x			x
Main	Bedroom	10' x 10'9			x			x
Main	Bedroom	10' x 14'			x			x
Bsmt	Foyer	14' x 9'2			x			x
Bsmt	Office	11'5 x 11'5			x			x
Bsmt	Laundry	7'11 x 6'7			x			x
Bsmt	Flex Room	29' x 15'8			x			x
		x			x			

Finished Floor (Main):	<b>1,487</b>	# of Rooms:	<b>9</b>	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>
Finished Floor (Below):	<b>1,055</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>5</b>	<b>Yes</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Bsmt</b>	<b>4</b>	<b>No</b>
Finished Floor (Total):	<b>2,542 sq. ft.</b>	Crawl/Bsmt. Height:		4			<b>No</b>
Unfinished Floor:	<b>0</b>	Beds in Bsmt.:	<b>0</b>	5			<b>No</b>
Grand Total:	<b>2,542 sq. ft.</b>	Basement:	<b>Fully Finished</b>	6			<b>No</b>
				7			<b>No</b>
				8			<b>No</b>

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

This GORGEOUS CUSTOM BUILT 2500 sq ft. bsmt entry home on GREENBELT in the QUIET CUL DE SAC of Abbotsford BC! OPEN PLAN MAIN FLR feat. 9 ft ceilings & crown molding throughout, BRIGHT WHITE GOURMET KITCHEN w/QUARTZ COUNTERTOPS & ISLAND SPACIOUS DINING AREA & GREAT RM w/FP & doors to patio where you can watch deer in your private backyard! Enjoy the amazing custom design ROCK WALL. Added WORKOUT ROOM on the main floor. 4 pce bath & 3 BDRMS incl on main. IMPRESSIVE MASTER SUITE w/custom ceiling accent lighting & ENSUITE w/SOAKER TUB & SEP. SHOWER. BSMT has OFFICE off foyer, laundry rm & HUGE FLEX RM w/4 pce bath. Extra door added to flex room downstairs to have ADDED AN EXTRA BDRM. TRIPLE CAR GARAGE; one being tandem, which can be used for 3rd car or boats/trailer/wkshp etc.

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