

R2528653
House/Single Family

30922 SANDPIPER PLACE
Abbotsford
Abbotsford West
V2T 5L5

Residential Detached
\$999,900 (LP)



Depth/Size (ft.): **IRREG** Frontage (ft.): **22.00** Approx. Yr Built: **1992**
 Lot Area (sq.ft.): **15,150.00** Bedrooms: **5** Age: **29**
 Flood Plain: **No** Bathrooms: **3** Zoning: **RS3**
 Rear Yard Exp: **East** Full Baths: **3** Gross Taxes: **\$5,579.86**
 Half Baths: **0** For Tax Year: **2020**
 P.I.D.: **016-584-546**

View:
Complex / Subdiv:
Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl,Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air,Natural Gas**
 Outdoor Area: **Fenced Yard,Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **8** 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: **Wall/Wall/Mixed**

Legal: **LOT 48, PLAN NWP86985, PART NE1/4, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND**

Amenities: **Air Cond./Central,Pool; Outdoor**
 Site Influences: **Cul-de-Sac,Private Setting,Private Yard**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 18'	Bsmt	Bedroom	13'2 x 13'7			x
Main	Dining Room	11'4 x 10'11	Bsmt	Bedroom	11'5 x 13'1			x
Main	Kitchen	15'6 x 10'6	Bsmt	Recreation Room	11'2 x 14'8			x
Main	Eating Area	10'8 x 15'8			x			x
Main	Master Bedroom	14'9 x 12'1			x			x
Main	Bedroom	11'3 x 11'5			x			x
Main	Bedroom	14'11 x 11'9			x			x
Bsmt	Living Room	18'6 x 13'5			x			x
Bsmt	Dining Room	11'9 x 8'3			x			
Bsmt	Kitchen	11'9 x 5'1			x			

Finished Floor (Main):	1,707	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	3	Yes
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No
Finished Floor (Basement):	1,525	Suite:	Legal Suite	3	Bsmt	4	No
Finished Floor (Total):	3,232 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	2 Beds not in Bsmt.: 3	5			
Grand Total:	3,232 sq. ft.	Basement:	Fully Finished,Part	6			
				7			
				8			

Listing Broker(s): **Royal LePage - Brookside Realty, Royal LePage - Brookside Realty**

HONEY STOP THE CAR!! This is it, the perfect family home in Prime West Abbotsford location where streets Wynd and nerves Unwynd! Spotless 3200+ sq. ft. Basement Entry home with ONE BEDROOM LEGAL SUITE on a MASSIVE 1/3 Acre Cul-de-sac lot. This is an uphill plan which offers a walkout from the upstairs directly to the Spectacular back deck with built in Swimming Pool. 3 Bedrooms up with additional bedroom and large family room downstairs which are not part of the suite. Lots of recent upgrades (Paint, flooring, bathroom update and Central Air Conditioning for your comfort) . Great location, close to shopping, schools, parks, and easy access to Highway 1 for commuters. Shown by appointment only.