

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1984
<b>Frontage (ft):</b>	77.00	<b>Bathrooms:</b>	3	<b>Age:</b>	40
<b>Lot Area: (sq.ft.)</b>	7,339.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$4,119.56
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	005-000-751

<b>Style of Home:</b>	3 Level Split	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.,Tandem Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 469, PLAN NWP52240, PART SW1/4, SECTION 26, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Garden,Green House,Storage

**Site Influences:** Private Yard

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 8'5	Below	Recreation Room	19'8 x 12'1
Main	Dining Room	13'1 x 14'9	Below	Recreation Room	10'4 x 11'8
Main	Living Room	15'7 x 10'	Below	Laundry	11'1 x 15'
Main	Foyer	8'5 x 4'7			
Above	Primary Bedroom	11'7 x 11'8			
Above	Bedroom	10'3 x 10'9			
Above	Bedroom	9'5 x 10'9			

<b>Finished Floor (Main):</b>	0 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	638 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	599 sqft	<b># Of Levels:</b>	3	Above	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	2	No
<b>Finished Floor (Total):</b>	1,843 sqft	<b>Crawl/Bsmt Height:</b>	4'	Below		No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,843 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome to this meticulously maintained three-bedroom family home nestled on a quiet cul-de-sac. You will love the inviting open-concept living space and the beautiful private backyard with established gardens and a charming greenhouse. Convenient backyard access offers hassle-free RV parking, while the garage and oversized crawl space provide ample storage solutions. Enjoy this peaceful neighborhood while still being within walking distance to schools of all levels, picturesque Stoney Creek trails, and the Clayburn Shopping Centre offering an array of groceries and dining options. Located just a short drive from both Highway 1 and the Abbotsford-Mission Highway, this home is ideal for families seeking a central location, a private yard and a great neighborhood.