2750 BRISTOL DRIVE ABBOTSFORD

Abbotsford East, V2S 0B6

House/Single	ranny			Abbotsford Eas	.,			
Depth/Size (f	t):		Bedrooms:		5	Approx. Year Bui	ilt: 201	2
Frontage (ft):	-		Bathrooms:		5	Age:	12	-
Lot Area: (sq		,219.00	Full Baths:		4	Zoning:	RS	3
Flood Plain:		,210.00	Half Baths:		1	Gross Taxes:		280.47
Rear Yard Ex	n .		Hall Datits.		1	For Tax Year:	ψ0,4 202	
View:		′es				P.I.D.:		 7-748-227
view:	T	es				P.I.D.:	027	-/40-22/
Style of Hom		Basement Entry			Parking:	Total: 8 - Covered	1: 2	
Construction		rame - Wood			Covered Parking:	2		
Exterior:	S	Stone, Vinyl			Parking Access:	Front,Lane		
Foundation:					Parking:	Add. Parking Avai	il.	
Rain Screen:	Ν	lo			Locker:			
Renovations:	:				Units in Dev:			
# of Fireplace	es: 1	- Fuel: Electric			Distance to:			
Water Supply	<i>ı</i> : C	City/Municipal			Title to Land:	Freehold NonStra	ita	
Fuel/Heating:	: E	Baseboard,Forced Air			Property Disc:	Yes		
Outdoor Area	a: E	Balcny(s) Patio(s) Dck(s)			PAD Rental:			
Type of Roof	: A	sphalt			Fixtures Leased:	No		
Floor Finish:	F	lardwood			Fixtures Rmvd:	No		
	Ň	/es : Mt. Baker						
View:								
View: Mgmt. Comp								
-	any: ıbdiv:							
Mgmt. Comp	any: ıbdiv: nnected: E	Electricity,Natural Gas,Sa						
Mgmt. Comp Complex / Su	any: ıbdiv: nnected: E	Electricity,Natural Gas,Sa OT 71, PLAN BCP3910			V WESTMINSTER LANE	DISTRICT		
Mgmt. Comp Complex / Su Services Cor	any: ıbdiv: nnected: E				V WESTMINSTER LANE	DISTRICT		
Mgmt. Comp Complex / Su Services Cor Legal:	any: Jbdiv: nnected: E L es: C	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access	5, SECTION 23, TOV	VNSHIP 16, NEW				
Mgmt. Comp Complex / Su Services Cor Legal: Amenities:	any: Jbdiv: nnected: E L es: ()	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access	5, SECTION 23, TOV DW,Disposal - Waste	VNSHIP 16, NEW		DISTRICT sert,Intercom,Microwave,	,Security - Rougl	hed In,Storage
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence	any: ubdiv: nnected: E L es: C C	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access CithWsh/Dryr/Frdg/Stve/	5, SECTION 23, TOV DW,Disposal - Waste	VNSHIP 16, NEW			Security - Rougi	hed In,Storage
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri	any: Ibdiv: Innected: E L es: C C c:	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access CithWsh/Dryr/Frdg/Stve/	5, SECTION 23, TOV DW,Disposal - Waste	VNSHIP 16, NEW			,Security - Rougl	hed In,Storage
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke	any: Ibdiv: Innected: E L es: C C c:	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughec	5, SECTION 23, TOV DW,Disposal - Waste	VNSHIP 16, NEW		sert,Intercom,Microwave,	,Security - Rougl Type	hed In,Storage Dimensions
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke	any: ubdiv: nnected: E L es: C c: er(s): C Type	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughec Dneflatfee.ca	5, SECTION 23, TOV DW,Disposal - Waste I In,Wine Cooler	VNSHIP 16, NEV	Coverings,Fireplace Ins	sert,Intercom,Microwave,		
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Above	any: ubdiv: nnected: E L es: C c: er(s): C Type	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Oneflatfee.ca Dimensions	5, SECTION 23, TOV DW,Disposal - Waste I In,Wine Cooler Floor	VNSHIP 16, NEW ,Drapes/Window Type	Coverings,Fireplace Ins	sert,Intercom,Microwave,	Туре	Dimensions
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Above Above	any: ubdiv: nnected: E L es: C c: er(s): C Type Primary Bedro	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Dneflatfee.ca Dimensions pom 10'13 x 10'	5, SECTION 23, TOV DW,Disposal - Waste I In,Wine Cooler Floor Above	VNSHIP 16, NEW p.Drapes/Window Type Patio	Coverings,Fireplace Ins Dimensions 16' x 16'	sert,Intercom,Microwave,	Туре	Dimensions
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Above Above Above	any: ubdiv: nnected: E L es: C c: er(s): C Type Primary Bedro Bedroom	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Dneflatfee.ca Dimensions bom 10'13 x 10' 12' x 10' 10' x 11'6	5, SECTION 23, TOV DW,Disposal - Waste I In,Wine Cooler Floor Above Main	VNSHIP 16, NEW p,Drapes/Window Type Patio Bedroom	Coverings,Fireplace Ins Dimensions 16' x 16' 10' x 11'8	sert,Intercom,Microwave,	Туре	Dimensions
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri- Listing Broke Floor Above Above Above Above	any: ubdiv: nnected: E L es: C c: er(s): C Type Primary Bedro Bedroom Bedroom Walk-In Close	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Dneflatfee.ca Dimensions oom 10'13 x 10' 12' x 10' 10' x 11'6	5, SECTION 23, TOV DW,Disposal - Waste I In,Wine Cooler Floor Above Main Main	VNSHIP 16, NEW p,Drapes/Window Type Patio Bedroom Bedroom Office	Coverings,Fireplace Ins Dimensions 16' x 16' 10' x 11'8 9'8 x 11'8	sert,Intercom,Microwave,	Туре	Dimensions
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Above Above Above Above Above	any: ubdiv: nnected: E L es: C c: er(s): C Type Primary Bedroom Bedroom Bedroom Walk-In Close Dining Room	COT 71, PLAN BCP3910 Cul-de-Sac,Lane Access CithWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Oneflatfee.ca Dimensions from $10'13 \times 10'$ $12' \times 10'$ $10' \times 11'6$ t $10' \times 8'$ $12'4 \times 14'$	5, SECTION 23, TOV DW,Disposal - Waste In,Wine Cooler Floor Above Main Main Main Main Main	VNSHIP 16, NEW prapes/Window Type Patio Bedroom Bedroom Office Living Room	Coverings,Fireplace Ins Dimensions 16' × 16' 10' × 11'8 9'8 × 11'8 9'6 × 9'8 10'4 × 22'2	sert,Intercom,Microwave,	Туре	Dimensions
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restrict Listing Broke Listing Broke Above Above Above Above Above Above Above	any: ubdiv: nnected: E L es: C c: er(s): C Type Primary Bedroom Bedroom Bedroom Walk-In Close Dining Room Kitchen	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Dneflatfee.ca Dimensions bom 10'13 x 10' 12' x 10' 10' x 11'6 t 10' x 8' 12'4 x 14' 10' x 15'10	5, SECTION 23, TOV DW,Disposal - Waste I In,Wine Cooler Floor Above Main Main Main Main Main Main	VNSHIP 16, NEW prapes/Window Type Patio Bedroom Office Living Room Laundry	Coverings,Fireplace Ins Dimensions 16' × 16' 10' × 11'8 9'8 × 11'8 9'6 × 9'8 10'4 × 22'2 7'8 × 8'11	sert,Intercom,Microwave,	Туре	Dimensions
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restrict Listing Broke Listing Broke Above Above Above Above Above Above	any: ubdiv: nnected: E L es: C c: er(s): C Type Primary Bedroom Bedroom Bedroom Walk-In Close Dining Room	COT 71, PLAN BCP3910 Cul-de-Sac,Lane Access CithWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Oneflatfee.ca Dimensions from $10'13 \times 10'$ $12' \times 10'$ $10' \times 11'6$ t $10' \times 8'$ $12'4 \times 14'$	5, SECTION 23, TOV DW,Disposal - Waste In,Wine Cooler Floor Above Main Main Main Main Main	VNSHIP 16, NEW prapes/Window Type Patio Bedroom Bedroom Office Living Room	Coverings,Fireplace Ins Dimensions 16' × 16' 10' × 11'8 9'8 × 11'8 9'6 × 9'8 10'4 × 22'2	sert,Intercom,Microwave,	Туре	Dimensions
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri- Listing Broke Floor Above Above Above Above Above Above Above Above Above	any: ubdiv: nnected: E L es: C es: C er(s): C Type Primary Bedro Bedroom Bedroom Walk-In Close Dining Room Kitchen Living Room	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Dneflatfee.ca Dimensions form 10'13 x 10' 12' x 10' 10' x 11'6 t 10' x 8' 12'4 x 14' 10' x 15'10 14' x 15'8	5, SECTION 23, TOV DW,Disposal - Waste In,Wine Cooler Floor Above Main Main Main Main Main Main Main Main	VNSHIP 16, NEW p,Drapes/Window Type Patio Bedroom Bedroom Office Living Room Laundry Foyer	Coverings,Fireplace Ins Dimensions 16' x 16' 10' x 11'8 9'8 x 11'8 9'6 x 9'8 10'4 x 22'2 7'8 x 8'11 7' x 5'8 15	sert,Intercom,Microwave,	Type Storage # of Pieces	Dimensions 7'6 x 3'4 Ensuite?
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Above Above Above Above Above Above Above Above Finished Floo Finished Floo	any: Jbdiv: Innected: E L es: C es: C er(s): C Type Primary Bedro Bedroom Bedroom Walk-In Close Dining Room Kitchen Living Room Frimary Bedro Dining Room Kitchen Living Room	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Oneflatfee.ca Dimensions form 10'13 x 10' 12' x 10' 10' x 11'6 t 10' x 8' 12'4 x 14' 10' x 15'10 14' x 15'8 ,170 sqft ,539 sqft	5, SECTION 23, TOV DW,Disposal - Waste In,Wine Cooler Floor Above Main Main Main Main Main Main Main Main	VNSHIP 16, NEW p,Drapes/Window Type Patio Bedroom Office Living Room Laundry Foyer s:	Coverings,Fireplace Ins Dimensions 16' × 16' 10' × 11'8 9'8 × 11'8 9'6 × 9'8 10'4 × 22'2 7'8 × 8'11 7' × 5'8 15 1	sert,Intercom,Microwave,	Type Storage # of Pieces 5	Dimensions 7'6 x 3'4 Ensuite? Yes
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Above Above Above Above Above Above Above Above Finished Floo Finished Floo	any: Jbdiv: Innected: E L es: C es: C er(s): C Type Primary Bedro Bedroom Bedroom Walk-In Close Dining Room Kitchen Living Room Frimary Bedro Dining Room Kitchen Living Room	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Dneflatfee.ca Dimensions form 10'13 x 10' 12' x 10' 10' x 11'6 t 10' x 8' 12'4 x 14' 10' x 15'10 14' x 15'8	5, SECTION 23, TOV DW,Disposal - Waste In,Wine Cooler Floor Above Main Main Main Main Main Main Main Main	VNSHIP 16, NEW p,Drapes/Window Type Patio Bedroom Office Living Room Laundry Foyer s:	Coverings,Fireplace Ins Dimensions 16' × 16' 10' × 11'8 9'8 × 11'8 9'6 × 9'8 10'4 × 22'2 7'8 × 8'11 7' × 5'8 15 1 2	sert,Intercom,Microwave,	Type Storage # of Pieces	Dimensions 7'6 x 3'4 Ensuite?
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Above Above Above Above Above Above Above Finished Floo Finished Floo	any: ubdiv: nnected: E L es: C c: er(s): C Type Primary Bedroom Bedroom Bedroom Walk-In Close Dining Room Kitchen Living Room Kitchen Living Room Kitchen Living Room	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Oneflatfee.ca Dimensions form 10'13 x 10' 12' x 10' 10' x 11'6 t 10' x 8' 12'4 x 14' 10' x 15'10 14' x 15'8 ,170 sqft ,539 sqft	5, SECTION 23, TOV DW,Disposal - Waste In,Wine Cooler Floor Above Main Main Main Main Main Main Main Main	VNSHIP 16, NEW p,Drapes/Window Type Patio Bedroom Office Living Room Laundry Foyer s:	Coverings,Fireplace Ins Dimensions 16' × 16' 10' × 11'8 9'8 × 11'8 9'6 × 9'8 10'4 × 22'2 7'8 × 8'11 7' × 5'8 15 1	Sert,Intercom,Microwave,	Type Storage # of Pieces 5	Dimensions 7'6 x 3'4 Ensuite? Yes
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restrict Listing Broke Listing Broke Above Above Above Above Above Above Above Finished Floo Finished Floo Finished Floo Finished Floo	any: ubdiv: nnected: E L es: C c: er(s): C Type Primary Bedroom Bedroom Bedroom Walk-In Close Dining Room Kitchen Living Room cr (Main): 1 pr (Above): 1 pr (Below): 0 pr (Bsmt): 0	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access DithWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Dneflatfee.ca Dimensions form 10'13 x 10' 12' x 10' 10' x 11'6 t 10' x 8' 12'4 x 14' 10' x 15'10 14' x 15'8 ,170 sqft ,539 sqft	5, SECTION 23, TOV DW,Disposal - Waste In,Wine Cooler Floor Above Main Main Main Main Main Main Main Main	VNSHIP 16, NEW p,Drapes/Window Type Patio Bedroom Bedroom Office Living Room Laundry Foyer s:	Coverings,Fireplace Ins Dimensions 16' × 16' 10' × 11'8 9'8 × 11'8 9'6 × 9'8 10'4 × 22'2 7'8 × 8'11 7' × 5'8 15 1 2	Sert,Intercom,Microwave, Floor Main Bathroom Floor Above Above	Type Storage # of Pieces 5 3	Dimensions 7'6 x 3'4 Ensuite? Yes No
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri- Listing Broke Listing Broke Floor Above Above Above Above Above Above Finished Floo Finished Floo Finished Floo Finished Floo	any: ubdiv: nnected: E L es: C c: er(s): C Type Primary Bedroom Bedroom Bedroom Walk-In Close Dining Room Kitchen Living Room Kitchen Living Room for (Main): 1 or (Below): 0 or (Bsmt): 0 or (Total): 2	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access CithWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Oneflatfee.ca Dimensions form 10'13 x 10' 12' x 10' 10' x 11'6 t 10' x 8' 12'4 x 14' 10' x 15'10 14' x 15'8 ,170 sqft ,539 sqft sqft	5, SECTION 23, TOV DW,Disposal - Waste In,Wine Cooler Above Main Main Main Main Main Main Main Main	VNSHIP 16, NEW p,Drapes/Window Type Patio Bedroom Bedroom Office Living Room Laundry Foyer s: Height:	Coverings,Fireplace Ins Dimensions 16' × 16' 10' × 11'8 9'8 × 11'8 9'6 × 9'8 10'4 × 22'2 7'8 × 8'11 7' × 5'8 15 1 2	Sert,Intercom,Microwave,	Type Storage # of Pieces 5 3 3	Dimensions 7'6 x 3'4 Ensuite? Yes No Yes
Mgmt. Comp Complex / Su Services Cor Legal: Amenities: Site Influence Features:	any: ubdiv: nnected: E L es: C c: er(s): C Type Primary Bedroom Bedroom Bedroom Walk-In Close Dining Room Kitchen Living Room Kitchen Living Room or (Main): 1 or (Above): 1 or (Bsmt): 0 or (Total): 2 loor: 0	OT 71, PLAN BCP3910 Cul-de-Sac,Lane Access ClthWsh/Dryr/Frdg/Stve/ Shed,Vacuum - Roughed Dneflatfee.ca Dimensions oom 10'13 x 10' 12' x 10' 10' x 11'6 t 10' x 8' 12'4 x 14' 10' x 15'10 14' x 15'8 ,170 sqft ,539 sqft sqft 2,709 sqft	5, SECTION 23, TOW DW,Disposal - Waste I In,Wine Cooler Floor Above Main Main Main Main Main Main Main Main	VNSHIP 16, NEW p,Drapes/Window Type Patio Bedroom Bedroom Office Living Room Laundry Foyer s: Height:	Coverings,Fireplace Ins Dimensions 16' × 16' 10' × 11'8 9'8 × 11'8 9'6 × 9'8 10'4 × 22'2 7'8 × 8'11 7' × 5'8 15 1 2 Legal Suite	sert,Intercom,Microwave, Floor - Main - S Bathroom Floor Above Above Main Main	Type Storage # of Pieces 5 3 3 3 3	Dimensions 7'6 x 3'4 Ensuite? Yes No Yes Yes Yes

One of the most prestigious neighbourhoods, The Quarry! This quality custom built 2012 home boasts just under 3000 sqft of living space and is in immaculate condition. One of the few homes in the neighbourhood featuring 5 bedrooms plus office and 4.5 bathrooms. Open concept main floor living area with high ceilings that leads you right out to your covered patio and spacious fenced flat backyard. Throughout the house you will find granite counters, hardwood floors, lots of storage, brown maple cabinets & stainless-steel appliances. Legal 2-bedroom/2-bathroom suite with separate laundry and entrance (one bed./one bath rented). There are 8 parking spots: 2 in the garage, 4 on the front driveway and 2 reserved for tenants on the back lane- on the property.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.