3307 ROCKHILL PLACE ABBOTSFORD

Abbotsford West, V2T 5J7

Residential Detached \$1,469,900 (LP)

louse/Single Fa	•		7.	botsford West,				
Depth/Size (ft):	ç	98.40	Bedrooms:	5		Approx. Year Bu	uilt: 199	92
Frontage (ft):		13.93	Bathrooms:	4		Age:	32	
ot Area: (sq.ft.		6,450.00	Full Baths:	3		Zoning:	RS	
lood Plain:		No	Half Baths:	- 1		Gross Taxes:		,228.43
Rear Yard Exp:						For Tax Year:	202	
/iew:	Ν	No				P.I.D.:		
							0.1	
Style of Home:		2 Storey w/Bsmt.			arking:	Total: 4 - Covere	d: 2	
Construction:		Frame - Wood			overed Parking:	2		
Exterior:	Ν	Aixed			arking Access:			
oundation:					arking:	Garage; Double		
Rain Screen:					ocker:			
Renovations:		Partly			nits in Dev:			
of Fireplaces:	3	3 - Fuel: Electric, Natural (Jas		stance to:			
ater Supply:	(City/Municipal			tle to Land:	Freehold NonStr	ata	
uel/Heating:	F	Forced Air,Natural Gas		Pr	operty Disc:	Yes		
Outdoor Area:	F	Patio(s)		PA	AD Rental:			
Type of Roof:	A	Asphalt		Fiz	xtures Leased:	No		
loor Finish:	ŀ	Hardwood,Mixed,Wall/Wa	II/Mixed	Fiz	xtures Rmvd:	No		
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Igmt. Company omplex / Subd ervices Conne egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s loor ain	iv: sected: E scted: E	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0	7, PART SE1/4, SECT ion Nearby,Shopping N /Dryr/Frdg/Stve/DW,Je Floor Above	Jearby tited Bathtub,Micr Type Primary Bedroom	rowave,Oven - Built In, Dimensions 14'6 x 14'5	Storage Shed,Vaulted	Ceiling Type Living Room Kitchen	Dimensions 20'2 x 12'3 14'0 x 12'3
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Main Main Main Main	iv: scted: E scted: E f f s): F Type Living Room Dining Room Dining Room Kitchen Family Room Eating Area Laundry Foyer (Main): 1 (Above): 1 (Above): 1 (Below): 0 (Bsmt): 1 (Total): 3 or: 0	LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8 14'9 x 9'9 13'8 x 11'9 8'10 x 6'1 1,355 sqft 1,355 sqft 3,921 sqft 0 sqft	Floor Above Above Above Above Above Above Above Above Above Above Suite: Crawl/Bsmt He	Jearby Hearby Hearby Arted Bathtub,Micr Primary Bedroom Walk-In Closet Bedroom Bedroom Playroom 17 2 3 Ur Pight: Fut Fint	rowave,Oven - Built In, Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0 11'8 x 11'0 16'9 x 16'0 r nauthorized Suite III,Fully nished,Separate ntry	Storage Shed,Vaulted	Ceiling Type Living Room Kitchen Bedroom Laundry T # of Pieces 5 4 2	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11 12'6 x 11'10 8'4 x 5'4 Ensuite? Yes No No

Welcome to your dream family home in West Abbotsford! Boasting almost 4,000 sqft of living space, this three-storey gem on a corner lot offers ample room to grow. With five bedrooms, four baths, and a bonus room, it's tailor-made for modern living. The main level dazzles with a sunlit living room, dining area, gourmet kitchen with granite countertops, and a cozy family room. Upstairs, the master suite delights with a walk-in closet and spa-like en-suite. Plus, a fully-equipped huge basement suite with separate entrance adds incredible value. From hardwood floors to heated bathroom tiles, this home exudes luxury. Don't miss this prime location close to amenities and schools! Come check it out. **Open House May 11th, 2-4pm.**

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.