

Depth/Size (ft):	98.40	Bedrooms:	5	Approx. Year Built:	1992
Frontage (ft):	43.93	Bathrooms:	4	Age:	32
Lot Area: (sq.ft.)	6,450.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,228.43
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	017-178-487

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 89, PLAN NWP88337, PART SE1/4, SECTION 25, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Jetted Bathtub,Microwave,Oven - Built In,Storage Shed,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	RE/MAX City Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 13'2	Above	Primary Bedroom	14'6 x 14'5	Bsmt	Living Room	20'2 x 12'3
Main	Dining Room	13'5 x 10'0				Bsmt	Kitchen	14'0 x 12'3
Main	Kitchen	13'0 x 11'8	Above	Walk-In Closet	8'9 x 4'9	Bsmt	Bedroom	12'11 x 12'11
Main	Family Room	17'0 x 15'8	Above	Bedroom	12'1 x 10'0	Bsmt	Bedroom	12'6 x 11'10
Main	Eating Area	14'9 x 9'9	Above	Bedroom	11'8 x 11'0	Bsmt	Laundry	8'4 x 5'4
Main	Laundry	13'8 x 11'9	Above	Playroom	16'9 x 16'0			
Main	Foyer	8'10 x 6'1						

Finished Floor (Main):	1,355 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,231 sqft	# Of Kitchens:	2	Above	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,335 sqft	Suite:	Unauthorized Suite	Main	2	No
Finished Floor (Total):	3,921 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	3,921 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	2 / 5			
		# Of Pets:				

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.**