

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2021
Frontage (ft):	40.32	Bathrooms:	4	Age:	2
Lot Area: (sq.ft.)	3,359.00	Full Baths:	3	Zoning:	RS6
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,581.83
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	030-373-689

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 49 SECTION 31 TOWNSHIP 19 NEW WESTMINSTER DISTRICT PLAN EPP77068
Amenities:	
Site Influences:	Golf Course Nearby,Paved Road,Rural Setting,Shopping Nearby
Features:	Sprinkler - Fire
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'8 x 4'8	Below	Kitchen	6'10 x 10'10	Above	Bedroom	13'5 x 11'6
Main	Kitchen	19'9 x 9'8	Below	Eating Area	8'10 x 5'4	Above	Laundry	5'10 x 4'11
Main	Pantry	2'9 x 3'4	Below	Bedroom	10'0 x 11'9			
Main	Living Room	13'7 x 13'7	Below	Bedroom	10'0 x 12'0			
Main	Den	10'1 x 11'2	Above	Primary Bedroom	13'2 x 11'11			
Below	Utility	9'9 x 3'10	Above	Walk-In Closet	7'8 x 5'2			
Below	Family Room	11'3 x 14'10	Above	Bedroom	12'8 x 9'5			

Finished Floor (Main):	956 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	946 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	956 sqft	# Of Levels:	3	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	3	No
Finished Floor (Total):	2,858 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,858 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Gorgeous home with high end finishing. Great location on the East Side of Abbotsford on Dianne Brook Avenue! Welcome to this Sumas Mountain executive Subdivision! This home has a rare floor plan, which includes a main floor den, large great room with massive high ceilings, dining area and kitchen, Above you have a good size Master bedroom with a walk-in closet and beautiful ensuite, plus another full bath, and 2 bedrooms. Double garage with two more parking in the driveway. Back deck is perfect for entertaining. Upgraded turf in the front and back, beautiful landscaping. The basement is fully finished including 2 bedrooms and a full bath and a separate entrance. Call for private viewing!