

<b>Depth/Size (ft):</b>	101.44	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>	39.37	<b>Bathrooms:</b>	5	<b>Age:</b>	1
<b>Lot Area: (sq.ft.)</b>	3,993.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	R-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,875.76
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-522-455

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air,Natural Gas	<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>	Laminate,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : greenspace
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Silver Valley
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 41, PLAN EPP60118, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Paved Road,Private Yard
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Oven - Built In,Security - Roughed In,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Bedroom	15'6 x 14'6	Main	Kitchen	19'0 x 14'3
Above	Bedroom	10'8 x 11'0	Main	Great Room	19'0 x 14'3
Above	Bedroom	11'6 x 10'10	Main	Dining Room	20'10 x 9'6
Above	Walk-In Closet	11'6 x 6'0	Bsmt	Living Room	9'0 x 8'3
Above	Laundry	6'5 x 8'8	Bsmt	Kitchen	9'0 x 8'3
Main	Bedroom	14'6 x 14'6	Bsmt	Bedroom	11'0 x 11'2
Main	Walk-In Closet	6'4 x 5'10	Bsmt	Bedroom	10'10 x 9'3

<b>Finished Floor (Main):</b>	1,415 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,093 sqft	<b># Of Kitchens:</b>	2	Above	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmt):</b>	992 sqft	<b>Suite:</b>	Legal Suite	Above	3	No
<b>Finished Floor (Total):</b>	3,500 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,500 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

This brand new, 6 bed and 4.5 bath, 2 storey w/ basement home is immaculate & full of upgrades! As you enter the main you are greeted by a bright open concept design featuring large windows bringing in natural light and views of surrounding green space. The beautiful kitchen is the heart of the home, complete with Kitchen Aid stainless steel appliances and modern fixtures. Up are 2 generous beds + 1 bath, closets with custom organizers, laundry room, and Master with large WIC + stunning 5 piece ensuite w/ soaker tub, double sinks & shower. Enjoy the fully fenced private backyard perfect for kids and pets. Equally impressive is the above-ground 2 bed + 1 bath legal suite w/ separate side entrance. This home is perfectly located near parks, trails and amenities.