

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):	40.00	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	8,160.00	Full Baths:	2	Zoning:	RS3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,541.20
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	003-645-240

Style of Home:	Split Entry	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Tandem Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity
Legal:	LOT 418 SECTION 26 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 46786
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Cul-de-Sac
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 10'3	Below	Kitchen	14'8 x 11'
Main	Dining Room	13'8 x 8'11	Below	Bedroom	9'2 x 10'9
Main	Kitchen	12'2 x 10'7	Below	Laundry	5' x 6'
Main	Primary Bedroom	12'10 x 10'3			
Main	Bedroom	13'4 x 9'2			
Main	Bedroom	10'4 x 9'11			
Below	Living Room	12' x 10'4			

Finished Floor (Main):	1,085 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	703 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Other	Below	3	No
Finished Floor (Total):	1,788 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,788 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

East Abby Gem, great street appeal, located on a fantastic family friendly Cul-de-Sac. 4 Bedrooms, 3 Baths. Large fully fenced backyard, perfect for letting the kids play, entertaining or BBQing on Sundeck off kitchen. Separate fenced Dog run. Many upgrades include; Newer Roof & Gutters (2022), New Superior Garage Door, Newer Furnace with A/C, Newer Sliding glass door to Sundeck, Exterior of house painted plus shutters added, Newer Stove, exterior panel for pool heater or Hot Tub, etc.. Downstairs is setup for a 1 bedroom suite with separate entrance. RV or Boat parking. Close to schools, parks, Highway.