

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	2022
Frontage (ft):	1,378.46	Bathrooms:	6	Age:	2
Lot Area (sq.ft.):	4,522.56	Full Baths:	5	Zoning:	RS5
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,296.40
Rear Yard Exp:		Maint. Fee:	80.67	For Tax Year:	2023
View:	Yes			P.I.D.:	030-400-040

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	10 - Total Units in Strata: 10
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains, Fraser Valley
Mgmt. Company:	Davin Managment
Complex / Subdiv:	Maclure Point
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 3, PLAN EPS4473, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Garage Door Opener,Microwave,Pantry,Range Top,Smoke Alarm,Sprinkler - Inground
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'11 x 10'4	Above	Walk-In Closet	10'2 x 9'1	Below	Bedroom	11'10 x 12'0
Main	Pantry	8'10 x 8'10	Above	Patio	10'9 x 6'3	Below	Den	9'14 x 11'6
Main	Living Room	11'10 x 10'2	Above	Bedroom	12'10 x 10'9			
Main	Dining Room	11'10 x 9'2	Above	Bedroom	14'8 x 12'6			
Main	Family Room	15'10 x 10'9	Above	Bedroom	10'2 x 9'1			
Main	Bedroom	10'2 x 8'10	Below	Flex Room	16'10 x 10'11			
Above	Primary Bedroom	16'10 x 15'10	Below	Bedroom	11'4 x 11'1			

Finished Floor (Main):	1,632 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,236 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,257 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmt Height:		Above	5	Yes
Finished Floor (Total):	4,125 sqft	Basement:	Fully Finished,Separate Entry	Above	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	N/A	Above	4	Yes
Grand Total:	4,125 sqft	# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes	Below	4	No

Your perfect family home nestled on a quiet hillside with all amenities nearby. Offering West Abbotsford's most breathtaking views. With high end finishings and imported tile throughout, the open plan style allows natural light to fill the modern interiors. Gourmet Chef's Kitchen with Quartz Counter tops, ample storage & Designer Stainless Steel Appliances with separate spice kitchen. Large covered deck leads down to the fully fenced private backyard. 4 bedrooms up including spacious Master Bedroom complete with a 5pce ensuite, large walk-in closet and private patio. Downstairs includes 2 additional bedrooms with a massive rec room. Two Separate basement nanny suite and in law configurations possible. GST included.