## 3695 LATIMER STREET ABBOTSFORD

Abbotsford East, V2S 7K4

Depth/Size (f	ft):	102	Bedrooms:		6	Approx. Year Bu	uilt: 199	93
Frontage (ft)	):	59.00	Bathrooms:		3	Age:	31	
Lot Area: (sq	q.ft.)	6,061.00	Full Baths:		3	Zoning:	RS	3
Flood Plain:	1		Half Baths:		0	Gross Taxes:	\$4,	794.02
Rear Yard Ex	хр:	Southwest				For Tax Year:	202	23
View:		Yes				P.I.D.:	018	3-172-130
						·		
Style of Hom		Basement Entry			Parking:	Total: 2 - Covere	d: 2	
Construction	n:	Frame - Wood			Covered Parking:	2		
Exterior:		Vinyl			Parking Access:			
Foundation:					Parking:	Add. Parking Avail., Garage; Double		
Rain Screen:					Locker:			
Renovations					Units in Dev:			
# of Fireplace		1 - Fuel: 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),Sundeck(s)			PAD Rental:			
Type of Roof		Asphalt			Fixtures Leased:	No		
Floor Finish:	:	Laminate, Vinyl/Linoleum,	Wall/Wall/Mixed		Fixtures Rmvd:	Yes		
View: Mgmt. Comp		Yes : North Shore Mtns						
	Gubdiv: onnected: ces: ric:	Yes : North Shore Mtns Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak	STRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW,	ROUP 2, NW DIS		àarage Door Opener,Re	∂frigerator,Securit	y System,Stove
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok	Subdiv: onnected: ces: ric: ker(s):	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty	ROUP 2, NW DIS	apes/Window Coverings,c			
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke	Subdiv: onnected: ces: ric: ker(s): Type	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor	ROUP 2, NW DIS /,Dishwasher,Dra	apes/Window Coverings,0	Floor	Туре	Dimensions
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main	Subdiv: ponnected: ces: ric: ker(s): Type Living Room	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 15' x 12'8	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main	ROUP 2, NW DIS /,Dishwasher,Dra <b>Type</b> Bedroom	apes/Window Coverings,C Dimensions 9'7 x 8'4	Floor Bsmt	<b>Type</b> Eating Area	<b>Dimensions</b> 10'1 x 5'5
Mgmt. Comp Complex / St Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main	Subdiv: ponnected: ces: ric: cer(s): Type Living Room Dining Room	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak <b>Dimensions</b> n 15' x 12'8 m 12'8 x 9'3	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt	ROUP 2, NW DIS /,Dishwasher,Dra / <b>Type</b> Bedroom Bedroom	apes/Window Coverings,C Dimensions 9'7 x 8'4 9'4 x 9'2	Floor Bsmt Bsmt	<b>Type</b> Eating Area Living Room	<b>Dimensions</b> 10'1 x 5'5 13'3 x 12'6
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main	Subdiv: ponnected: ces: ric: cer(s): Type Living Roon Dining Roor Kitchen	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak <b>Dimensions</b> n 15' x 12'8 m 12'8 x 9'3 11'10 x 11'5	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main	ROUP 2, NW DIS /,Dishwasher,Dra <b>Type</b> Bedroom	apes/Window Coverings,C Dimensions 9'7 x 8'4	Floor Bsmt Bsmt Bsmt	<b>Type</b> Eating Area Living Room Bedroom	<b>Dimensions</b> 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3
Mgmt. Comp Complex / St Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main	Subdiv: ponnected: ces: ric: cer(s): Type Living Roon Dining Roor Kitchen Eating Area	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak <b>Dimensions</b> n 15' x 12'8 m 12'8 x 9'3 11'10 x 11'5 10'1 x 7'5	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt	ROUP 2, NW DIS /,Dishwasher,Dra / <b>Type</b> Bedroom Bedroom	apes/Window Coverings,C Dimensions 9'7 x 8'4 9'4 x 9'2	Floor Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Eating Area Living Room Bedroom Bedroom	<b>Dimensions</b> 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3 10'8 x 10'6
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main	Subdiv: ponnected: ces: ric: cer(s): Type Living Roon Dining Roor Kitchen Eating Area Family Roor	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak <b>Dimensions</b> n 15' x 12'8 m 12'8 x 9'3 11'10 x 11'5 a 10'1 x 7'5 m 13'1 x 9'7	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt	ROUP 2, NW DIS /,Dishwasher,Dra / <b>Type</b> Bedroom Bedroom	apes/Window Coverings,C Dimensions 9'7 x 8'4 9'4 x 9'2	Floor Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Eating Area Living Room Bedroom Bedroom Laundry	<b>Dimensions</b> 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3 10'8 x 10'6 9'4 x 7'4
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Living Roon Dining Roor Kitchen Eating Area Family Roor Primary Beo	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak <b>Dimensions</b> n 15' x 12'8 m 12'8 x 9'3 11'10 x 11'5 10'1 x 7'5 m 13'1 x 9'7 droom 13'1 x 11'5	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt	ROUP 2, NW DIS /,Dishwasher,Dra / <b>Type</b> Bedroom Bedroom	apes/Window Coverings,C Dimensions 9'7 x 8'4 9'4 x 9'2	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Eating Area Living Room Bedroom Bedroom Laundry Storage	<b>Dimensions</b> 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3 10'8 x 10'6 9'4 x 7'4 9'4 x 5'7
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main	Subdiv: ponnected: ces: ric: cer(s): Type Living Roon Dining Roor Kitchen Eating Area Family Roor	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak <b>Dimensions</b> n 15' x 12'8 m 12'8 x 9'3 11'10 x 11'5 a 10'1 x 7'5 m 13'1 x 9'7	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt	ROUP 2, NW DIS /,Dishwasher,Dra / <b>Type</b> Bedroom Bedroom	apes/Window Coverings,C Dimensions 9'7 x 8'4 9'4 x 9'2	Floor Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Eating Area Living Room Bedroom Bedroom Laundry	<b>Dimensions</b> 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3 10'8 x 10'6 9'4 x 7'4
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main	Subdiv: Sonnected: ces: ric: cer(s): Type Living Roon Dining Roon Dining Roon Kitchen Eating Area Family Roor Primary Beo Bedroom	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak <b>Dimensions</b> n 15' x 12'8 m 12'8 x 9'3 11'10 x 11'5 10'1 x 7'5 m 13'1 x 9'7 droom 13'1 x 11'5	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt	ROUP 2, NW DIS /,Dishwasher,Dra <b>Type</b> Bedroom Bedroom Kitchen	apes/Window Coverings,C Dimensions 9'7 x 8'4 9'4 x 9'2	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Eating Area Living Room Bedroom Bedroom Laundry Storage Foyer	<b>Dimensions</b> 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3 10'8 x 10'6 9'4 x 7'4 9'4 x 5'7
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	Subdiv: Sonnected: ces: ric: cer(s): Type Living Roon Dining Roon Kitchen Eating Area Family Roor Primary Bed Bedroom Dor (Main):	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak <b>Dimensions</b> n 15' x 12'8 m 12'8 x 9'3 11'10 x 11'5 10'1 x 7'5 m 13'1 x 9'7 droom 13'1 x 11'5 10'10 x 8'9	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt Bsmt	ROUP 2, NW DIS /,Dishwasher,Dra <b>Type</b> Bedroom Bedroom Kitchen	apes/Window Coverings,C Dimensions 9'7 x 8'4 9'4 x 9'2 11'7 x 10'1	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Eating Area Living Room Bedroom Bedroom Laundry Storage Foyer	<b>Dimensions</b> 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3 10'8 x 10'6 9'4 x 7'4 9'4 x 5'7 9'6 x 5'1
Mgmt. Comp Complex / St Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	Subdiv: Sonnected: ces: ric: cer(s): Type Living Roon Dining Roon Dining Roon Kitchen Eating Area Family Roor Primary Bed Bedroom Door (Main): por (Above):	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 15' x 12'8 m 12'8 x 9'3 11'10 x 11'5 10'1 x 7'5 m 13'1 x 9'7 droom 13'1 x 11'5 10'10 x 8'9	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt Bsmt Bsmt # Of Rooms:	ROUP 2, NW DIS (,Dishwasher,Dra <b>Type</b> Bedroom Bedroom Kitchen	apes/Window Coverings,C Dimensions 9'7 x 8'4 9'4 x 9'2 11'7 x 10'1 17	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Eating Area Living Room Bedroom Bedroom Laundry Storage Foyer r # of Pieces	Dimensions 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3 10'8 x 10'6 9'4 x 7'4 9'4 x 5'7 9'6 x 5'1 Ensuite?
Mgmt. Comp Complex / St Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	Subdiv: Sonnected: ces: ric: cer(s): Type Living Roon Dining Roon Dining Roon Kitchen Eating Area Family Roon Primary Beo Bedroom Door (Main): por (Above): por (Below):	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 15' x 12'8 m 12'8 x 9'3 11'10 x 11'5 10'1 x 7'5 m 13'1 x 9'7 droom 13'1 x 11'5 10'10 x 8'9	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchen	ROUP 2, NW DIS (,Dishwasher,Dra <b>Type</b> Bedroom Bedroom Kitchen	apes/Window Coverings,C Dimensions 9'7 x 8'4 9'4 x 9'2 11'7 x 10'1 17 2	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Eating Area Living Room Bedroom Bedroom Laundry Storage Foyer r <b># of Pieces</b> 3	Dimensions 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3 10'8 x 10'6 9'4 x 7'4 9'4 x 5'7 9'6 x 5'1 Ensuite? Yes
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	Subdiv: Sub	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 15' x 12'8 m 12'8 x 9'3 11'10 x 11'5 10'1 x 7'5 m 13'1 x 9'7 droom 13'1 x 11'5 10'10 x 8'9 1,344 sqft 0 sqft 1,089 sqft	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchen # Of Levels:	ROUP 2, NW DIS (,Dishwasher,Dra Bedroom Bedroom Kitchen	apes/Window Coverings,0 <b>Dimensions</b> 9'7 x 8'4 9'4 x 9'2 11'7 x 10'1 17 2 2	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Eating Area Living Room Bedroom Laundry Storage Foyer r # of Pieces 3 4	Dimensions 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3 10'8 x 10'6 9'4 x 7'4 9'4 x 5'7 9'6 x 5'1 Ensuite? Yes No
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	Subdiv: Subdiv: Sonnected: ces: ric: ker(s): Type Living Roon Dining Roor Kitchen Eating Area Family Roor Primary Beo Bedroom Soor (Main): Soor (Above): Soor (Below): Soor (Bsmt): Soor (Total):	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 15' x 12'8 m 12'8 x 9'3 11'10 x 11'5 10'1 x 7'5 m 13'1 x 9'7 droom 13'1 x 11'5 10'10 x 8'9 1,344 sqft 0 sqft 1,089 sqft 0 sqft	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchen # Of Levels: Suite:	ROUP 2, NW DIS (,Dishwasher,Dra Bedroom Bedroom Kitchen	apes/Window Coverings,0 <b>Dimensions</b> 9'7 x 8'4 9'4 x 9'2 11'7 x 10'1 17 2 2	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Eating Area Living Room Bedroom Laundry Storage Foyer r # of Pieces 3 4	Dimensions 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3 10'8 x 10'6 9'4 x 7'4 9'4 x 5'7 9'6 x 5'1 Ensuite? Yes No
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	Subdiv: Subdiv: Sonnected: ces: ric: ker(s): Type Living Roon Dining Roon Dining Roon Dining Roor Kitchen Eating Area Family Roor Primary Beo Bedroom For (Main): Sor (Above): Sor (Below): Sor (Below): Sor (Total): Floor:	Electricity,Natural Gas,Sa LOT 54, EAST HALF DIS None Greenbelt,Recreation Ne Air Conditioning,ClthWsh Royal LePage Little Oak $\begin{array}{c} \mbox{Dimensions}\\ n & 15' \times 12'8\\ m & 12'8 \times 9'3\\ & 11'10 \times 11'5\\ n & 13'1 \times 9'7\\ droom & 13'1 \times 11'5\\ n & 13'1 \times 9'7\\ droom & 13'1 \times 11'5\\ n & 10'10 \times 8'9\\ \end{array}$	TRICT LOT 205, GR arby /Dryr/Frdg/Stve/DW, Realty Floor Main Bsmt Bsmt Bsmt Bsmt () () () () () () () () () () () () ()	ROUP 2, NW DIS (,Dishwasher,Dra <b>Type</b> Bedroom Bedroom Kitchen : ns: Height:	apes/Window Coverings,C Dimensions 9'7 x 8'4 9'4 x 9'2 11'7 x 10'1 17 2 2 Legal Suite	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Eating Area Living Room Bedroom Laundry Storage Foyer r # of Pieces 3 4	Dimensions 10'1 x 5'5 13'3 x 12'6 13'9 x 9'3 10'8 x 10'6 9'4 x 7'4 9'4 x 5'7 9'6 x 5'1 Ensuite? Yes No

LEGAL SUITE! Beautiful Family Home in a sought after neighbourhood, set against a PRIVATE GREENBELT and park with walking trails and an added bonus of a LEGAL 2 bdrm suite, which can be a great MORTGAGE HELPER. Living Room & Dining Room with VAULTED CEILING giving lots of natural light. Spacious Kitchen w/Island & adjacent Family Room and Eating Area with Bay Window. SWEEPING VIEWS towards the North Shore Mtns. Most windows & fascia boards replaced. Enjoy the cool central A/C come this summer! Gorgeous back backyard with beautiful landscaping and reasied garden beds Great location close to parks and all levels of highly rated public and private schools.

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