## 2490 HYATT PLACE ABBOTSFORD

Abbotsford East, V2S 5C7

<b>Residential Detached</b>
\$1,398,000 (LP)

		Abbotsford East, V2S 5C7				ψ1,550,000 (El	
Depth/Size (ft):	112.00	Bedrooms:	3	Approx. Year Built	<b>t:</b> 1976	3	
Frontage (ft):	72.00	Bathrooms:	2	Age:	48		
ot Area: (sq.ft.)	8,064.00	Full Baths:	2	Zoning:	RS2		
lood Plain:	No	Half Baths:	0	Gross Taxes:		05.97	
ear Yard Exp:	-		-	For Tax Year:	2023		
/iew:	No			P.I.D.:		, 315-658	
-							
tyle of Home:	2 Storey w/Bsmt.		Parking:	Total: 4 - Covered:	1		
onstruction:	Frame - Wood		Covered Parking:	1			
xterior:	Wood		Parking Access:	Front			
oundation:			Parking:	Garage; Single,Op	en,RV Parking A	wail.	
ain Screen:			Locker:				
enovations:			Units in Dev:				
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:				
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrata	а		
el/Heating:	Electric		Property Disc:	Yes			
utdoor Area:	Patio(s) & Deck(s),Ro	oftop Deck	PAD Rental:				
ype of Roof:	Wood		Fixtures Leased:	No			
loor Finish:	Tile,Wall/Wall/Mixed		Fixtures Rmvd:	No			
lgmt. Company: omplex / Subdiv:	No						
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	Electricity,Natural Gas LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-o ClthWsh/Dryr/Frdg/St	,Sanitary Sewer,Storm Sewer,Wa ? TOWNSHIP 16 NEW WESTMIN de-Sac,Private Setting,Private Yar ve/DW,Garage Door Opener,Hot <sup>-</sup>	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping		dows - Thermo		
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric:	Electricity,Natural Gas LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-o ClthWsh/Dryr/Frdg/St	P. TOWNSHIP 16 NEW WESTMIN	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping		dows - Thermo		
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s):	Electricity,Natural Gas LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-o ClthWsh/Dryr/Frdg/St Sutton Group-West Co	P. TOWNSHIP 16 NEW WESTMIN de-Sac,Private Setting,Private Yar ve/DW,Garage Door Opener,Hot past Realty (Abbotsford) Dimensions	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping	uilt In,Vaulted Ceiling,Wind	Dimen		
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):	Electricity,Natural Gas LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul- ClthWsh/Dryr/Frdg/St Sutton Group-West Co <b>Type</b> Living Room	P. TOWNSHIP 16 NEW WESTMIN de-Sac,Private Setting,Private Yar ve/DW,Garage Door Opener,Hot past Realty (Abbotsford)	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Fub Spa/Swirlpool,Vacuum - Bu	uilt In, Vaulted Ceiling, Wind	<b>Dimen</b> 15'7 x 3	24'8	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):	Electricity,Natural Gas LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-o ClthWsh/Dryr/Frdg/St Sutton Group-West Co	P. TOWNSHIP 16 NEW WESTMIN de-Sac,Private Setting,Private Yar ve/DW,Garage Door Opener,Hot past Realty (Abbotsford) Dimensions	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Tub Spa/Swirlpool,Vacuum - Bu	uilt In,Vaulted Ceiling,Wind <b>Type</b> Recreation Room Gym	Dimen	24'8	
gmt. Company: omplex / Subdiv: ervices Connected: gal: nenities: te Influences: eatures: //aw Restric: sting Broker(s): oor	Electricity,Natural Gas LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul- ClthWsh/Dryr/Frdg/St Sutton Group-West Co <b>Type</b> Living Room	Provide Setting, Private Yar de-Sac, Private Setting, Private Yar ve/DW, Garage Door Opener, Hot bast Realty (Abbotsford) Dimensions 15'8 x 16'10	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Tub Spa/Swirlpool,Vacuum - Bu Floor Bsmt	uilt In,Vaulted Ceiling,Wind <b>Type</b> Recreation Room	<b>Dimen</b> 15'7 x 3	24'8 10'5	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: /law Restric: sting Broker(s): oor ain ain	Electricity,Natural Gas LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-c ClthWsh/Dryr/Frdg/St Sutton Group-West Co <b>Type</b> Living Room Dining Room	Provinsions Provinsions Private Setting, Private Yar Ve/DW, Garage Door Opener, Hot Doast Realty (Abbotsford) Dimensions 15'8 x 16'10 10'9 x 10'3	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Fub Spa/Swirlpool,Vacuum - Bu Floor Bsmt Bsmt	uilt In,Vaulted Ceiling,Wind <b>Type</b> Recreation Room Gym	<b>Dimen</b> 15'7 x 3 10'4 x	24'8 10'5	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain	Electricity,Natural Gas LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-c ClthWsh/Dryr/Frdg/St Sutton Group-West Co <b>Type</b> Living Room Dining Room Kitchen	P. TOWNSHIP 16 NEW WESTMIN de-Sac,Private Setting,Private Yar ve/DW,Garage Door Opener,Hot bast Realty (Abbotsford) Dimensions 15'8 x 16'10 10'9 x 10'3 10'3 x 10'6	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Fub Spa/Swirlpool,Vacuum - Bu Floor Bsmt Bsmt	uilt In,Vaulted Ceiling,Wind <b>Type</b> Recreation Room Gym	<b>Dimen</b> 15'7 x 3 10'4 x	24'8 10'5	
gmt. Company: omplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): oor ain ain ain	Electricity,Natural Gass LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-c ClthWsh/Dryr/Frdg/St Sutton Group-West Co <b>Type</b> Living Room Dining Room Kitchen Bedroom	P. TOWNSHIP 16 NEW WESTMIN de-Sac,Private Setting,Private Yar ve/DW,Garage Door Opener,Hot bast Realty (Abbotsford) Dimensions 15'8 x 16'10 10'9 x 10'3 10'3 x 10'6 11'2 x 14'3	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Fub Spa/Swirlpool,Vacuum - Bu Floor Bsmt Bsmt	uilt In,Vaulted Ceiling,Wind <b>Type</b> Recreation Room Gym	<b>Dimen</b> 15'7 x 3 10'4 x	24'8 10'5	
gmt. Company: pmplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): poor ain ain ain ain bove	Electricity,Natural Gas LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-c ClthWsh/Dryr/Frdg/St Sutton Group-West Co <b>Type</b> Living Room Dining Room Kitchen Bedroom Eating Area	Provinsional to the terms of terms of the terms of te	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Fub Spa/Swirlpool,Vacuum - Bu Floor Bsmt Bsmt	uilt In,Vaulted Ceiling,Wind <b>Type</b> Recreation Room Gym	<b>Dimen</b> 15'7 x 3 10'4 x	24'8 10'5	
gmt. Company: pmplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: /law Restric: sting Broker(s): poor ain ain ain ain ain bove pove	Electricity,Natural Gass LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-c ClthWsh/Dryr/Frdg/St Sutton Group-West Co <b>Type</b> Living Room Dining Room Kitchen Bedroom Eating Area Primary Bedroom Bedroom	2 TOWNSHIP 16 NEW WESTMIN de-Sac,Private Setting,Private Yar ve/DW,Garage Door Opener,Hot bast Realty (Abbotsford) <b>Dimensions</b> 15'8 x 16'10 10'9 x 10'3 10'3 x 10'6 11'2 x 14'3 7'9 x 10'3 11'2 x 15'3 10'2 x 11'11	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Tub Spa/Swirlpool,Vacuum - Bu Floor Bsmt Bsmt Bsmt	uilt In,Vaulted Ceiling,Wind Type Recreation Room Gym Storage	<b>Dimen</b> 15'7 x 3 10'4 x 8'2 x 14	24'8 10'5	
gmt. Company: omplex / Subdiv: rvices Connected: gal: nenities: atures: atures: atures: atures: atures: atures: atures: atures: or or in in in in in ove ove ove	Electricity,Natural Gass LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-c ClthWsh/Dryr/Frdg/St Sutton Group-West Co <b>Type</b> Living Room Dining Room Kitchen Bedroom Eating Area Primary Bedroom Bedroom Bedroom	2 TOWNSHIP 16 NEW WESTMIN de-Sac,Private Setting,Private Yar ve/DW,Garage Door Opener,Hot bast Realty (Abbotsford) Dimensions 15'8 x 16'10 10'9 x 10'3 10'3 x 10'6 11'2 x 14'3 7'9 x 10'3 11'2 x 15'3 10'2 x 11'11 # Of Rooms:	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Fub Spa/Swirlpool,Vacuum - Bu Floor Bsmt Bsmt Bsmt 10	uilt In,Vaulted Ceiling,Wind Type Recreation Room Gym Storage Bathroom Floor	Dimen 15'7 x 3 10'4 x 8'2 x 14 # of Pieces	24'8 10'5 4'2 Ensuite?	
gmt. Company: pmplex / Subdiv: ervices Connected: gal: nenities: te Influences: eatures: /law Restric: sting Broker(s): por ain ain ain ain bin bove pove pove pove pove pose nished Floor (Main):	Electricity,Natural Gass LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-c ClthWsh/Dryr/Frdg/St Sutton Group-West Co <b>Type</b> Living Room Dining Room Kitchen Bedroom Eating Area Primary Bedroom Bedroom 1,021 sqft 615 sqft	Province and the setting of the setting and th	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Fub Spa/Swirlpool,Vacuum - Bu Floor Bsmt Bsmt Bsmt 10 1	uilt In,Vaulted Ceiling,Wind Type Recreation Room Gym Storage Bathroom Floor Main	Dimen 15'7 x 3 10'4 x 8'2 x 1 8'2 x 1 <b># of Pieces</b> 3	24'8 10'5 4'2 <b>Ensuite?</b> No	
gmt. Company: pomplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): por ain ain ain ain bove pove pove pove pove pove pove pove p	Electricity,Natural Gass LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-c ClthWsh/Dryr/Frdg/St Sutton Group-West Cu Sutton Group-West Cu Living Room Dining Room Kitchen Bedroom Eating Area Primary Bedroom Bedroom 1,021 sqft 615 sqft 0 sqft	Province and the setting of the setting and th	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Fub Spa/Swirlpool,Vacuum - Bu Floor Bsmt Bsmt Bsmt 10 1 3	uilt In,Vaulted Ceiling,Wind Type Recreation Room Gym Storage Bathroom Floor	Dimen 15'7 x 3 10'4 x 8'2 x 14 # of Pieces	24'8 10'5 4'2 Ensuite?	
gmt. Company: pmplex / Subdiv: ervices Connected: ggal: nenities: te Influences: eatures: /law Restric: sting Broker(s): por ain ain ain ain bove pove pove pove pove bished Floor (Main): nished Floor (Below): nished Floor (Bsmt):	Electricity,Natural Gass LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-c ClthWsh/Dryr/Frdg/St Sutton Group-West Cd Sutton Group-West Cd Living Room Dining Room Kitchen Bedroom Eating Area Primary Bedroom Bedroom 1,021 sqft 615 sqft 0 sqft 850 sqft	2 TOWNSHIP 16 NEW WESTMIN de-Sac,Private Setting,Private Yar ve/DW,Garage Door Opener,Hot bast Realty (Abbotsford) Dimensions 15'8 x 16'10 10'9 x 10'3 10'3 x 10'6 11'2 x 14'3 7'9 x 10'3 11'2 x 15'3 10'2 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Fub Spa/Swirlpool,Vacuum - Bu Floor Bsmt Bsmt Bsmt 10 1	uilt In,Vaulted Ceiling,Wind Type Recreation Room Gym Storage Bathroom Floor Main	Dimen 15'7 x 3 10'4 x 8'2 x 1 8'2 x 1 <b># of Pieces</b> 3	24'8 10'5 4'2 <b>Ensuite?</b> No	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain bove bove bove bove bove bove bove bove	Electricity,Natural Gass LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-c ClthWsh/Dryr/Frdg/St Sutton Group-West Co Sutton Group-West Co Living Room Dining Room Dining Room Eating Area Primary Bedroom Bedroom 1,021 sqft 615 sqft 0 sqft 850 sqft 2,486 sqft	Provide Setting, Private Yar ve/DW, Garage Door Opener, Hot bast Realty (Abbotsford) Dimensions 15'8 × 16'10 10'9 × 10'3 10'3 × 10'6 11'2 × 14'3 7'9 × 10'3 11'2 × 15'3 10'2 × 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Tub Spa/Swirlpool,Vacuum - Bu Floor Bsmt Bsmt Bsmt 10 1 3 None	uilt In,Vaulted Ceiling,Wind Type Recreation Room Gym Storage Bathroom Floor Main	Dimen 15'7 x 3 10'4 x 8'2 x 1 8'2 x 1 <b># of Pieces</b> 3	24'8 10'5 4'2 <b>Ensuite?</b> No	
iew: Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain bove bove bove inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Cotal): nfinished Floor: rand Total:	Electricity,Natural Gass LOT 442 SECTION 22 Tennis Court(s) Central Location,Cul-c ClthWsh/Dryr/Frdg/St Sutton Group-West Cd Sutton Group-West Cd Living Room Dining Room Kitchen Bedroom Eating Area Primary Bedroom Bedroom 1,021 sqft 615 sqft 0 sqft 850 sqft	2 TOWNSHIP 16 NEW WESTMIN de-Sac,Private Setting,Private Yar ve/DW,Garage Door Opener,Hot bast Realty (Abbotsford) Dimensions 15'8 x 16'10 10'9 x 10'3 10'3 x 10'6 11'2 x 14'3 7'9 x 10'3 11'2 x 15'3 10'2 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	STER DISTRICT PLAN 48640 d,Recreation Nearby,Shopping Fub Spa/Swirlpool,Vacuum - Bu Floor Bsmt Bsmt Bsmt 10 1 3	uilt In,Vaulted Ceiling,Wind Type Recreation Room Gym Storage Bathroom Floor Main	Dimen 15'7 x 3 10'4 x 8'2 x 1 8'2 x 1 <b># of Pieces</b> 3	24'8 10'5 4'2 <b>Ensuite?</b> No	

Custom, West Coast contemporary home on a quiet boulevard cul-de-sac! Sharing a private 2.5 acre park w/ tennis & games court. This home features an open floor plan w/expansive cedar lined vaulted ceilings & walls. Lots of renovations from kitchen & bathrooms to new windows & back patio. 3 bedrooms/ 2 bathrooms. Downstairs could have a 4th bedroom if desired. Primary bedroom upstairs has vaulted ceilings, his & hers walk-in closets & private deck. 2nd upstairs bedroom has an even larger private deck. Beautiful mature landscaping in the front & fully fenced backyard to be enjoyed year-round from the large sundeck & patio areas. Garage is drive through for easy access to the backyard. Fantastic location close to all levels of school, recreation, shopping & more!



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