

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2003
<b>Frontage (ft):</b>	45.00	<b>Bathrooms:</b>	3	<b>Age:</b>	21
<b>Lot Area: (sq.ft.)</b>	8,243.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,601.54
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	024-130-605

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Brick,Concrete,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

**View:** Yes : PARK

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 35 SECTION 30 TOWNSHIP 16 PLAN LMP37618 NWD PART SE1/4.

**Amenities:** In Suite Laundry

**Site Influences:** Central Location,Cleared,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage Global Force Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'2 x 15'9	Main	Walk-In Closet	6'2 x 6'0	Below	Laundry	7'7 x 5'11
Main	Dining Room	14'10 x 13'3	Below	Recreation Room	9'5 x 11'10	Below	Utility	7'5 x 5'6
Main	Living Room	17'7 x 13'11	Below	Foyer	7'8 x 9'1	Below	Bedroom	13'7 x 16'9
Main	Pantry	4'4 x 4'1	Below	Storage	8'10 x 7'7			
Main	Bedroom	9'0 x 11'5	Below	Kitchen	9'1 x 8'3			
Main	Bedroom	13'0 x 11'1	Below	Eating Area	13'9 x 6'5			
Main	Primary Bedroom	13'3 x 13'6	Below	Family Room	13'1 x 12'5			

<b>Finished Floor (Main):</b>	1,538 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,177 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Below	4	No
<b>Finished Floor (Total):</b>	2,715 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft		Full,Fully			
<b>Grand Total:</b>	2,715 sqft	<b>Basement:</b>	Finished,Separate			
			Entry			
		<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Unlock the doors to your dream home in West Abbotsford! This fully renovated Gem offers a generous 2700+ sqft of living space, nestled on an expansive lot spanning over 8200 sqft. Enjoy the luxury of central A/C, ensuring year-round comfort, while a LEGAL suite stands ready to serve as a lucrative mortgage helper. Positioned near all levels of Schools, Shopping, parks, Trails, Churches, Gurdwaras and with effortless access to highway #1 exits, convenience is at your doorstep. You'll find high ceilings throughout this home. Whether you're entertaining guests or seeking solace, this home effortlessly accommodates your lifestyle needs. Don't just drive by; come view this remarkable property. Schedule your personal viewing! OPEN HOUSE MAY 04 2PM-4PM & MAY 05: 2PM-4PM!