

Depth/Size (ft):	100	Bedrooms:	6	Approx. Year Built:	1977
Frontage (ft):	62.00	Bathrooms:	3	Age:	47
Lot Area: (sq.ft.)	6,200.00	Full Baths:	2	Zoning:	RS3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,764.58
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	006-474-802

Style of Home:	Split Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum,Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 363, PLAN NWP42402, SECTION 17, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,Storage
Site Influences:	Central Location,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Westmont Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 17'7	Main	Bedroom	9' x 11'3	Bsmt	Bedroom	14' x 12'5
Main	Kitchen	8'10 x 9'4	Bsmt	Living Room	12'8 x 13'3			
Main	Eating Area	7'6 x 9'6	Bsmt	Laundry	5' x 7'			
Main	Dining Room	9'10 x 12'	Bsmt	Kitchen	11'9 x 13'10			
Main	Laundry	3' x 5'	Bsmt	Eating Area	7'5 x 10'5			
Main	Primary Bedroom	11' x 13'	Bsmt	Bedroom	8'4 x 11'8			
Main	Bedroom	8'4 x 9'4	Bsmt	Bedroom	8'10 x 11'9			

Finished Floor (Main):	1,255 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	1,222 sqft	Suite:	Legal Suite	Bsmt	4	No
Finished Floor (Total):	2,477 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,477 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

Nice quiet area. Centrally located, great family home! 3 bedroom suite, with full bathroom, laundry, living room and spacious kitchen. Upstairs are 3 bedrooms, a 2 piece en-suite, full bathroom, living room with wood burning fireplace & a laundry closet. The eating area leads to the covered deck and the fenced backyard. Carport, lots of parking, near Mill Lake Park and have easy access to the freeway. Near Abbotsford Regional Hospital and Cancer Center. Do not miss this chance. Come by and see!