

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2015
Frontage (ft):	36.09	Bathrooms:	4	Age:	9
Lot Area: (sq.ft.)	3,384.00	Full Baths:	3	Zoning:	RS6
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,536.72
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	029-374-324

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Log	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	AUGUSTON
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 444 SECTION 31 TOWNSHIP 19 NEW WESTMINSTER DISTRICT PLAN EPP33259
Amenities:	
Site Influences:	Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	12' x 17'	Above	Bedroom	12'6 x 10'6
Main	Kitchen	17' x 12'	Bsmt	Bedroom	12' x 12'
Main	Dining Room	12' x 7'8	Bsmt	Bedroom	12' x 13'
Main	Den	15'4 x 11'6	Bsmt	Recreation Room	24' x 14'6
Above	Primary Bedroom	14' x 13'6			
Above	Walk-In Closet	10'6 x 7'2			
Above	Bedroom	13' x 11'6			

Finished Floor (Main):	944 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	872 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	944 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,760 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,760 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

FANTASTIC 5 bdrm, 4 bath - 2 Storey w/bsmt home w/detached double garage & lane access in popular AUGUSTON neighbourhood. Great room layout, 10 ft ceilings, separate dining area, gourmet kitchen w/New stainless appliances, gas range & oversized island perfect for entertaining and central A/C. Quartz counters throughout, upgraded lighting, 2" faux wood blinds, large closets in all bedrooms and a spa like master bdrm with a 10x7 walk-in with custom organizers. Auguston is one of the best family areas in Abby, walking distance to highly rated Traditional Elementary, walking trails, park space and the grass picnic area with water park right across the street.....BASEMENT has 2 Bdrms 4 piece bath separate entrance & is SUITE READY if needed!!