

Depth/Size (ft):	105	Bedrooms:	4	Approx. Year Built:	2011
Frontage (ft):	45.96	Bathrooms:	3	Age:	13
Lot Area: (sq.ft.)	4,828.00	Full Baths:	3	Zoning:	RS5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,580.37
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	026-832-364

Style of Home:	Basement Entry	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail., Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric, Natural Gas	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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mt. Baker
Mgmt. Company:	
Complex / Subdiv:	The Quarry
Services Connected:	Electricity, Natural Gas
Legal:	LOT 28 SECTION 23 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP26293
Amenities:	
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Security - Roughed In, Storage Shed, Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	13'8 x 14'10	Bsmt	Living Room	14'10 x 13'1	Bsmt	Foyer	7'8 x 5'4
Main	Eating Area	12'8 x 11'6	Bsmt	Kitchen	12'9 x 8'10			
Main	Kitchen	13'11 x 13'4	Bsmt	Eating Area	6' x 6'			
Main	Primary Bedroom	14'2 x 13'1	Bsmt	Bedroom	11'11 x 10'			
Main	Walk-In Closet	11'9 x 4'10	Bsmt	Den	10'11 x 10'			
Main	Bedroom	12'2 x 10'1	Bsmt	Laundry	14'9 x 6'4			
Main	Bedroom	13'11 x 10'	Bsmt	Utility	6'11 x 4'6			

Finished Floor (Main):	1,540 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,067 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	2,607 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full, Fully			
Grand Total:	2,607 sqft	Basement:	Finished, Separate Entry			
		Beds In Bsmt:	1 / 4			
		# Of Pets:				

Amazing location situated in Abbotsford's prestigious "The Quarry" neighborhood. This stunning home boasts a spectacular great room with vaulted ceilings, large dream kitchen with island, pantry, stainless appliances & granite counters. 3 bedrooms upstairs, stunning primary bedroom with 5 piece ensuite & a large walk in closet. Downstairs offers an amazing ground level 1 bedroom suite with a separate entrance. Bonus flex room for upstairs use (could make a second bed/den for the suite) 9' ceilings throughout & tons of large windows. Double car garage + huge three car wide driveway. Relax in the beautiful backyard complete with covered decks on both levels, a fenced yard with a hot tub & gazebo. This home is in impeccable like new condition, nothing left to do but move in and enjoy!