

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2001
Frontage (ft):	43.00	Bathrooms:	3	Age:	23
Lot Area (sq.ft.):	4,949.00	Full Baths:	3	Zoning:	RS5-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$4,218.50
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	024-655-678

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Front,Lane
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 2 SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN LMP44387
Amenities:	
Site Influences:	Central Location,Rural Setting,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 11'	Below	Bedroom	12'8 x 11'10
Main	Eating Area	9'5 x 15'	Below	Laundry	6' x 7'2
Main	Family Room	13' x 16'8	Below	Kitchen	10' x 10'
Main	Primary Bedroom	16'10 x 11'7	Below	Bedroom	12'8 x 11'8
Main	Bedroom	16'7 x 10'			
Main	Bedroom	13' x 9'4			
Below	Living Room	16'4 x 20'9			

Finished Floor (Main):	979 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,347 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None,Unauthorized Suite	Below	4	No
Finished Floor (Total):	2,326 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	979 sqft	Basement:	Full,Fully Finished			
Grand Total:	3,305 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome home to this 5 Bedroom and 3 Full Bathroom colonial style house on a quiet no through street. This house has had many updates in the last two years including new flooring, glass railing and new modern kitchen. Open floor plan living with bright kitchen. In the living room spend your time cozier up watching TV or reading a book in front of the fireplace. The Main floor also has 3 very spacious Bedrooms. One Bedroom Basement is added asset and is a great mortgage helper. This home sits on a large 6'2 crawl space easily used as storage. Book your Private showing to view this Beautiful Family home. Open House Saturday April 13, 2024 from 12-3pm.