

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   |          | <b>Bedrooms:</b>   | 4 | <b>Approx. Year Built:</b> | 1978        |
| <b>Frontage (ft):</b>     | 57.22    | <b>Bathrooms:</b>  | 3 | <b>Age:</b>                | 46          |
| <b>Lot Area: (sq.ft.)</b> | 7,618.00 | <b>Full Baths:</b> | 2 | <b>Zoning:</b>             | RS3         |
| <b>Flood Plain:</b>       | No       | <b>Half Baths:</b> | 1 | <b>Gross Taxes:</b>        | \$4,298.48  |
| <b>Rear Yard Exp:</b>     |          |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>              | Yes      |                    |   | <b>P.I.D.:</b>             | 005-000-980 |

|                         |                                |                         |                                      |
|-------------------------|--------------------------------|-------------------------|--------------------------------------|
| <b>Style of Home:</b>   | Basement Entry                 | <b>Parking:</b>         | Total: 8 - Covered: 2                |
| <b>Construction:</b>    | Frame - Wood                   | <b>Covered Parking:</b> | 2                                    |
| <b>Exterior:</b>        | Stucco,Wood                    | <b>Parking Access:</b>  | Front                                |
| <b>Foundation:</b>      |                                | <b>Parking:</b>         | Grge/Double Tandem,RV Parking Avail. |
| <b>Rain Screen:</b>     |                                | <b>Locker:</b>          |                                      |
| <b>Renovations:</b>     |                                | <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>    | Fenced Yard,Patio(s) & Deck(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                                   |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | Yes : Mt. Baker   |
| <b>Mgmt. Company:</b>      |   |
| <b>Complex / Subdiv:</b>   |   |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water                        |
| <b>Legal:</b>              | LOT 478 SECTION 26 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 52240              |
| <b>Amenities:</b>          | None  |
| <b>Site Influences:</b>    | Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby                 |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed,Windows - Thermo |
| <b>Bylaw Restrict:</b>     |   |
| <b>Listing Broker(s):</b>  | Sutton Group-West Coast Realty (Abbotsford)                                     |

| Floor | Type            | Dimensions   | Floor | Type    | Dimensions  |
|-------|-----------------|--------------|-------|---------|-------------|
| Main  | Living Room     | 14' x 17'    | Bsmt  | Laundry | 10'10 x 8'3 |
| Main  | Dining Room     | 11'4 x 8'6   | Bsmt  | Bedroom | 11'6 x 9'6  |
| Main  | Kitchen         | 12' x 11'3   |       |         |             |
| Main  | Primary Bedroom | 12'10 x 11'4 |       |         |             |
| Main  | Bedroom         | 10' x 9'5    |       |         |             |
| Main  | Bedroom         | 10' x 9'5    |       |         |             |
| Bsmt  | Recreation Room | 12'9 x 16'2  |       |         |             |

|                                |            |                           |                |                       |                    |                 |
|--------------------------------|------------|---------------------------|----------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,220 sqft | <b># Of Rooms:</b>        | 9              | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>     | 1              | Main                  | 4                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 2              | Main                  | 2                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 882 sqft   | <b>Suite:</b>             | None           | Bsmt                  | 3                  | No              |
| <b>Finished Floor (Total):</b> | 2,102 sqft | <b>Crawl/Bsmt Height:</b> |                |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Fully Finished |                       |                    |                 |
| <b>Grand Total:</b>            | 2,102 sqft | <b>Beds In Bsmt:</b>      | 1 / 4          |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |                |                       |                    |                 |

Well cared for East Abbotsford home located on a quiet cul-de-sac. Great south views with unobstructed views of Mt.Baker from the 12'x20' covered deck! Gorgeous solid oak kitchen with plenty of cupboard space & an eating bar. 3 bedrooms up & 4th bedroom, rec room & 3 pc bathroom with double sized shower down. Gas fireplace, laminate floors & thermo windows. Flat, fenced backyard. Large 13'x30' tandem garage & lots of parking space including RV parking along the side of the house. Great location, within walking distance to all levels of schooling, parks, recreation, and shopping. 2-minute drive to the Hwy 11 connector & Hwy 1 for easy commuting!