

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

Style of Home:	Basement Entry	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem,RV Parking Avail.
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

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

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

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!