

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	3	Age:	34
Lot Area: (sq.ft.)	7,567.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,042.64
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	001-627-724

Style of Home:	3 Level Split,Other	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mt. Baker
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 51 DISTRICT LOT 246"A" GROUP 2 NEW WESTMINSTER DISTRICT PLAN 62702
Amenities:	Air Cond./Central
Site Influences:	Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	10' x 9'	Bsmt	Storage	26' x 11'5
Main	Dining Room	13' x 10'	Bsmt	Flex Room	20'1 x 8'4
Main	Kitchen	14' x 9'	Bsmt	Media Room	20'5 x 19'3
Main	Family Room	16' x 12'	Below	Living Room	17' x 13'
Main	Primary Bedroom	15' x 12'	Bsmt	Bedroom	10' x 10'
Main	Bedroom	10' x 10'			
Main	Bedroom	12' x 10'			

Finished Floor (Main):	1,700 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	375 sqft	# Of Levels:	3	Below	4	No
Finished Floor (Bsmt):	700 sqft	Suite:	None	Bsmt	3	No
Finished Floor (Total):	2,775 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	2,775 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Great family home with bright & open floorplan! Located on a quiet dead-end street, where kids can play. This beautiful East Abbotsford home feat. amazing Mt. Baker views. A grand entryway w/ vaulted ceilings leads up to the fully renovated open concept kitchen & living space. Enjoy the deck off the primary suite to take in the views. Walk out to private patio/sitting area with nice, flat upper backyard. Custom shed in the backyard for extra storage. Basement has good sized media room w/ sound deadening construction. Renovated bathrooms w/ quartz countertops from master mason. Central AC, gas bbq hookup & convenient main floor laundry. Fantastic location, just 3 min drive to Hwy 1 & minutes to 2 golf courses, walking & hiking trails, all levels of schooling, recreation shopping & more!