

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2001
Frontage (ft):		Bathrooms:	3	Age:	23
Lot Area: (sq.ft.)	10,038.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,150.77
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	024-070-114

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : North Shore Mountains & Valley
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 58 SECTION 25 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN LMP37058
Amenities:	None
Site Influences:	Cul-de-Sac,Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'10	Bsmt	Recreation Room	28' x 13'5
Main	Flex Room	11' x 14'5	Bsmt	Den	9'9 x 13'
Main	Kitchen	12'2 x 14'10	Bsmt	Laundry	8'4 x 6'5
Main	Family Room	11'5 x 14'5	Bsmt	Bedroom	10' x 12'
Main	Primary Bedroom	14'8 x 14'			
Main	Bedroom	10'2 x 11'3			
Main	Bedroom	12' x 10'3			

Finished Floor (Main):	1,594 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	1,159 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,753 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,753 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Fabulous East Abbotsford location close to hwy access, great schools & recreation. Located on a quiet, dead end street with incredible North Shore mountains & valley views! Spacious family home with 1 bedroom unauthorized bachelor style suite with it's own entrance. 3 bedrooms up & 1 down, plus Den. Flex room upstairs could be your dining room, play room, 2nd office, extra bedroom or library! Nice & open updated kitchen with quartz countertops & sit up island with wine cooler. Extra wide driveway. You will love the private backyard to entertain guests, with a covered patio area that backs onto greenbelt space. Climb the stairs to an additional large deck to take in the stunning views & gorgeous sunsets!