

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1999
<b>Frontage (ft):</b>	34.00	<b>Bathrooms:</b>	4	<b>Age:</b>	25
<b>Lot Area: (sq.ft.)</b>	3,348.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS6
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$4,150.76
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	024-449-407

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone, Vinyl, Wood	<b>Parking Access:</b>	Front, Lane
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport, Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - 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>	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 : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	AUGUSTON
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	LOT 44, PLAN LMP41263, SECTION 31, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 10'5"	Above	Bedroom	11'6" x 10'6"	Bsmt	Foyer	6'10" x 5'1"
Main	Kitchen	10'10" x 10'8"	Above	Bedroom	11'7" x 10'4"	Bsmt	Laundry	8'0" x 9'8"
Main	Eating Area	8'2" x 6'11"	Bsmt	Family Room	15'5" x 14'1"			
Main	Family Room	15'5" x 14'1"	Bsmt	Bedroom	9'11" x 9'1"			
Above	Primary Bedroom	11'7" x 13'1"						

<b>Finished Floor (Main):</b>	747 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	684 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Below	2	No
<b>Finished Floor (Bsmt):</b>	740 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	2,171 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished, Separate Entry			
<b>Grand Total:</b>	2,171 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

AUGUSTON - EAST ABBOTSFORD 2 storey 4 bdrm 4 bath FAMILY HOME w/walk out basement & SEPARATE entrance. Great room layout with family room, kitchen and eating area that steps out onto the above ground deck with MOUNTAIN VIEWS. Main floor has flex room that is perfect for living room, dining or home office to match your needs. 3 bedrooms up with one bdrm down next to large family room. Upgraded appliances, newer vinyl plank flrs, counter tops, lighting and deck vinyl. ROOF is only 4 YRS old!! Double garage, fenced, landscaped rear yard with lane access. All of this and just a short walk to elementary school, multiple parks, walking trails and even a water spray park for hot summer days!!