

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2021
Frontage (ft):	19.32	Bathrooms:	4	Age:	3
Lot Area (sq.ft.):	3,751.62	Full Baths:	3	Zoning:	RS6
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,603.22
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	030-373-760

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 57, PLAN EPP77068, SECTION 31, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Golf Course Nearby,Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Sprinkler - Fire,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'11 x 6'11	Above	Primary Bedroom	12'5 x 11'1
Main	Kitchen	14'9 x 9'	Above	Walk-In Closet	6'3 x 8'11
Main	Dining Room	4' x 10'2	Above	Bedroom	13'3 x 9'10
Main	Living Room	11'1 x 15'6	Above	Patio	17'5 x 8'10
Main	Laundry	11'3 x 6'4	Bsmt	Family Room	14' x 16'2
Main	Patio	16'4 x 8'3	Bsmt	Bedroom	10'7 x 8'9
Above	Bedroom	12'5 x 8'8	Bsmt	Bedroom	10'7 x 11'11

Finished Floor (Main):	808 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	889 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	782 sqft	Suite:	None	Bsmt	4	No
Finished Floor (Total):	2,479 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,479 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to beautiful Sumas Mountain! This stunning 5 bedroom, 4 bathroom corner home is situated in one of East Abbotsford's pristine hillsides. Open kitchen and living room concept including S/S appliances, gas range, large quartz island. Upstairs features a primary bedroom with a large walk-in closet, luxurious ensuite bathroom with double sinks. Two additional bedrooms with 2 patio's! Downstairs features a fully finished basement with two bedrooms, a 4 piece bathroom and a second laundry room, and roughed in for a kitchen. This home is a must see as it is situated in a great family friendly neighborhood in the mountains. Only minutes to Hwy 1 and all amenities.