

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1979
Frontage (ft):	35.00	Bathrooms:	4	Age:	45
Lot Area (sq.ft.):	11,892.00	Full Baths:	4	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,109.70
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	003-862-437

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - 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),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	
Complex / Subdiv:	Sandy Hill
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 60, PLAN NWP56476, SECTION 25, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Cul-de-Sac,Greenbelt,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Storage Shed,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	21' x 17'	Main	Mud Room	9'6 x 6'6	Bsmt	Laundry	13'10 x 9'10
Main	Dining Room	12'6 x 10'8	Bsmt	Recreation Room	24' x 14'			
Main	Kitchen	13'4 x 12'9	Bsmt	Kitchen	13'6 x 12'6			
Main	Primary Bedroom	14' x 11'1	Bsmt	Dining Room	13'6 x 11'8			
Main	Bedroom	13'10 x 12'7	Bsmt	Games Room	18'9 x 13'			
Main	Bedroom	10'6 x 10'5	Bsmt	Bedroom	16'1 x 13'10			
Main	Bedroom	11'4 x 10'3	Bsmt	Bedroom	12'5 x 9'4			

Finished Floor (Main):	1,880 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,674 sqft	Suite:	Unauthorized Suite	Main	3	Yes
Finished Floor (Total):	3,554 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	3,554 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Sandy Hill!! Cul-de-sac! Backs onto greenbelt! 1/4 acre lot! RV & boat parking (both)! Completely renovated! 2nd kitchen down! 3554 sq ft rancher w/ walk-out bsmt, 6 bdrms, 4 baths. Updates & features include - windows, roof, gutters, Hardie Board siding, plumbing, electrical, insulation (attic & walls), deluxe custom kitchen, granite countertops, open 'great room' plan, recessed lighting, laminate floors & tile thru-out, int & ext doors, mouldings/trim, light fixtures, primary bdrm w/ his/hers walk-in closets, vaulted ceiling, ensuite w/ 6' shower & heated floor, all 4 full baths redone, massive deck w/ composite railings, new concrete driveway/RV parking & patio, hot tub plug & gas on deck, raised pool deck overlooking protected creek, fully fenced & private yard. Request 'features list'.