

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2013
Frontage (ft):	42.60	Bathrooms:	4	Age:	11
Lot Area: (sq.ft.)	4,747.00	Full Baths:	3	Zoning:	RS5-A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,780.19
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	028-349-296

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 21, PLAN BCP45986, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 17'11	Above	Bedroom	10'5 x 14'4
Main	Dining Room	10'6 x 15'8	Above	Bedroom	10'7 x 13'8
Main	Kitchen	9'7 x 12'	Above	Walk-In Closet	9'9 x 5'
Main	Bedroom	10'5 x 9'	Above	Laundry	6'4 x 5'
Main	Foyer	7'4 x 7'1	Below	Family Room	32'5 x 15'3
Main	Storage	6'11 x 5'11	Below	Storage	12'1 x 9'2
Above	Primary Bedroom	13'9 x 15'11	Below	Walk-In Closet	4'8 x 5'11

Finished Floor (Main):	995 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,008 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	850 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,853 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	123 sqft	Basement:	Full			
Grand Total:	2,976 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Check out this gorgeous, 2-storey with basement home located in East Abbotsford! With a modern, upscale design and close to 3000sf of living space, this home features soaring ceilings, tall windows, and a stunning stone fireplace in the living room. Additional features of this open concept design include, gourmet kitchen with ample cabinetry & large island with bar seating, central AC, vaulted ceiling in the primary bedroom, large walk-in closet, laundry room up, entertainment-sized 32'x15' basement, 220 charging for electric car, covered patio and fenced yard. Conveniently located on a peaceful and private Cul-de-sac, this home is a short walk to the Clayburn shopping Plaza, all levels of some of the best schools in Abbotsford, quick drive to parks, and #1 HWY.