

Depth/Size (ft):	108	Bedrooms:	5	Approx. Year Built:	2003
Frontage (ft):	53.00	Bathrooms:	4	Age:	21
Lot Area: (sq.ft.)	5,812.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,489.54
Rear Yard Exp:	East			For Tax Year:	2024
View:	No			P.I.D.:	025-113-429

Style of Home:	2 Storey,2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:	Partial	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	BATEMAN
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 90 SECTION 36 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN LMP50960
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Golf Course Nearby,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed,Vacuum - Built In,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 11'11	Above	Primary Bedroom	12'10 x 15'5	Bsmt	Eating Area	11'3 x 8'7
Main	Dining Room	10'3 x 11'1	Above	Bedroom	11'0 x 10'0	Bsmt	Living Room	14'8 x 20'0
Main	Kitchen	9'11 x 12'2	Above	Bedroom	10'2 x 9'11	Bsmt	Bedroom	10'3 x 7'2
Main	Eating Area	10'0 x 9'11	Above	Bedroom	10'3 x 10'0	Bsmt	Laundry	6'10 x 5'0
Main	Family Room	15'4 x 11'11	Bsmt	Flex Room	16'2 x 13'5			
Main	Office	10'0 x 9'6	Below	Kitchen	10'5 x 9'2			
Main	Laundry	11'0 x 7'5						

Finished Floor (Main):	1,259 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,076 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,237 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	3,572 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,572 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Builder's own home and the quality shows. Coffered tall ceilings in the living room, extensive use of custom moldings, oak staircase, custom kitchen cabinetry, and built-in bookcases. Home features 4 bedrooms up, den on the main, formal living room and dining room, bright east facing breakfast eating area, covered sundeck and large patio area. Basement has an extra media or exercise room in the basement for the upstairs use (or potentially could be used as a second bedroom for the legal suite 1 bedroom suite). Suite has its own laundry tucked into the mechanical room. Prime east Abbotsford in the Bateman neighborhood. This is a heritage quality home has been meticulously maintained. The yard is extensively landscaped and has a garden shed.Triple wide driveway. Don't miss this one!