## 4076 OLD CLAYBURN ROAD ABBOTSFORD

Abbotsford East, V3G 3A5

<b>Residential Detached</b>
\$1,400,000 (LP)

Depth/Size (ft): Frontage (ft):								
Frontage (ft):	1	08	Bedrooms:		5	Approx. Year B	uilt: 200	)3
	5	3.00	Bathrooms:		4	Age:	21	
Lot Area: (sq.ft.)	) 5	,812.00	Full Baths:		3	Zoning:	RS	3
Flood Plain:	N	lo	Half Baths:		1	Gross Taxes:	\$5,	489.54
Rear Yard Exp:	E	ast				For Tax Year:	202	24
View:	N	10				P.I.D.:	025	5-113-429
Style of Home:	2	Storey,2 Storey w/Bsmt			Parking:	Total: 5 - Covere	ed: 2	
Construction:	F	rame - Wood			Covered Parking:	2		
Exterior:	N	/lixed,Vinyl			Parking Access:	Front		
Foundation:					Parking:	Garage; Double,	,RV Parking Avail.	
Rain Screen:	P	Partial			Locker:			
Renovations:					Units in Dev:			
# of Fireplaces:	1	- Fuel: Natural Gas			Distance to:			
Water Supply:	C	City/Municipal			Title to Land:	Freehold NonStr	rata	
Fuel/Heating:	E	Electric, Forced Air, Natura	al Gas		Property Disc:	Yes		
Outdoor Area:	B	Balcny(s) Patio(s) Dck(s)			PAD Rental:			
Type of Roof:	A	Asphalt			Fixtures Leased:	No		
Floor Finish:	L	.aminate,Carpet			Fixtures Rmvd:	No		
Mgmt. Company								
Services Connec Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s) Floor	cted: E L G G G C C S): S Type Living Room	BATEMAN Electricity,Natural Gas,Sa LOT 90 SECTION 36 TO Garden,In Suite Laundry, Golf Course Nearby,Priva CithWsh/Dryr/Frdg/Stve/I Sutton Group-West Coas Dimensions 15'4 x 11'11	WNSHIP 16 NEW WE Storage ate Yard,Recreation Ne DW,Drapes/Window C	STMINSTER D earby Coverings,Storag <b>Type</b> Primary		In,Vaulted Ceiling Floor Bsmt	<b>Type</b> Eating Area	<b>Dimensions</b> 11'3 x 8'7
Services Connec Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s) Floor	cted: E L G G C C C C C C C C C C C C C C C C C	Electricity,Natural Gas,Sa LOT 90 SECTION 36 TO Garden,In Suite Laundry, Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I Sutton Group-West Coas Dimensions 15'4 x 11'11 10'3 x 11'1	WNSHIP 16 NEW WE Storage ate Yard,Recreation Ne DW,Drapes/Window C at Realty (Abbotsford) Floor Above	STMINSTER D earby Coverings,Storag <b>Type</b> Primary Bedroom	ge Shed,Vacuum - Built Dimensions 12'10 x 15'5	In,Vaulted Ceiling Floor Bsmt Bsmt	Eating Area Living Room	11'3 x 8'7 14'8 x 20'0
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Services Connec Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s) Floor Main L Main L Main E Main E Main E Main E Main E Main E Main E Main E Finished Floor (A Finished Floor (E Finished Floor (E	cted:     E       Living Room       Dining Room       Kitchen       Eating Area       Family Room       Office       Laundry       Main):     1       Above):     1       Below):     0       Bsmt):     1	Electricity,Natural Gas,Sa LOT 90 SECTION 36 TO Garden,In Suite Laundry, Golf Course Nearby,Priva CithWsh/Dryr/Frdg/Stve/I Sutton Group-West Coas Dimensions 15'4 x 11'11 10'3 x 11'1 9'11 x 12'2 10'0 x 9'11 15'4 x 11'11 10'0 x 9'6 11'0 x 7'5 259 sqft ,076 sqft 9 sqft ,237 sqft	WNSHIP 16 NEW WE Storage ate Yard,Recreation Ne DW,Drapes/Window C at Realty (Abbotsford) Floor Above Above Above Bsmt Below # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt H	ESTMINSTER D earby Coverings,Storag Primary Bedroom Bedroom Bedroom Flex Room Kitchen : eight:	ge Shed, Vacuum - Built  Dimensions  12'10 x 15'5  11'0 x 10'0  10'2 x 9'11  10'3 x 10'0  16'2 x 13'5  10'5 x 9'2  17  2  3  Legal Suite	In,Vaulted Ceiling Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Main Above Above	Eating Area Living Room Bedroom Laundry r # of Pieces 2 4 4 4	11'3 x 8'7 14'8 x 20'0 10'3 x 7'2 6'10 x 5'0 <b>Ensuite?</b> No No Yes
Main L Main E Main F Main F Main G	cted:ELiving RoomDining RoomDining RoomKitchenEating AreaFamily RoomOfficeLaundryMain):1Above):1Below):0Bsmt):1Total):3r:0	Electricity,Natural Gas,Sa LOT 90 SECTION 36 TO Garden,In Suite Laundry, Golf Course Nearby,Priva CithWsh/Dryr/Frdg/Stve/I Sutton Group-West Coas Dimensions $15'4 \times 11'11$ $10'3 \times 11'1$ $9'11 \times 12'2$ $10'0 \times 9'11$ $15'4 \times 11'11$ $10'0 \times 9'6$ $11'0 \times 7'5$ 259 sqft ,076 sqft ,237 sqft	WNSHIP 16 NEW WE Storage ate Yard,Recreation Ne DW,Drapes/Window C at Realty (Abbotsford) Floor Above Above Above Above Bsmt Below # Of Rooms: # Of Kitchens # Of Levels: Suite:	ESTMINSTER D earby Coverings,Storag Primary Bedroom Bedroom Bedroom Flex Room Kitchen : eight:	ge Shed, Vacuum - Built <b>Dimensions</b> 12'10 x 15'5 11'0 x 10'0 10'2 x 9'11 10'3 x 10'0 16'2 x 13'5 10'5 x 9'2 17 2 3	In,Vaulted Ceiling Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Main Above Above	Eating Area Living Room Bedroom Laundry r # of Pieces 2 4 4 4	11'3 x 8'7 14'8 x 20'0 10'3 x 7'2 6'10 x 5'0 <b>Ensuite?</b> No No Yes

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!

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