

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1984
Frontage (ft):	77.00	Bathrooms:	3	Age:	40
Lot Area: (sq.ft.)	7,339.00	Full Baths:	1	Zoning:	RS3
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$4,119.56
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	005-000-751

Style of Home:	3 Level Split	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double,RV Parking Avail.,Tandem Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 469 SECTION 26 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 52240

Amenities: Garden,Green House,Storage

Site Influences: Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

Bylaw Restrict:

Listing Broker(s): RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 8'5	Below	Recreation Room	19'8 x 12'1
Main	Dining Room	13'1 x 14'9	Below	Recreation Room	10'4 x 11'8
Main	Living Room	15'7 x 10'	Below	Laundry	11'1 x 15'
Main	Foyer	8'5 x 4'7			
Above	Primary Bedroom	11'7 x 11'8			
Above	Bedroom	10'3 x 10'9			
Above	Bedroom	9'5 x 10'9			

Finished Floor (Main):	0 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	638 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	599 sqft	# Of Levels:	3	Above	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	2	No
Finished Floor (Total):	1,843 sqft	Crawl/Bsmt Height:	4'	Below		No
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,843 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This immaculately kept three-bedroom home is quietly tucked away in a desirable cul-de-sac. You'll love the seamless flow of the open-concept living area, perfectly complemented by a lush private backyard with mature gardens and a delightful greenhouse. You can effortlessly park your RV with the convenient backyard access, while the garage and expansive crawl space cater to all your storage needs. This central neighborhood has easy access to the best schools, the Stoney Creek trails, and the diverse amenities of the Clayburn Shopping Centre. Situated within easy reach of both Highway 1 and the Abbotsford-Mission Highway, this home will appeal to anyone seeking a meticulously maintained home with a private yard in a great neighborhood.