

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2023
Frontage (ft):	33.43	Bathrooms:	4	Age:	1
Lot Area: (sq.ft.)	3,498.00	Full Baths:	3	Zoning:	RS7
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,594.86
Rear Yard Exp:				For Tax Year:	2022
View:	No			P.I.D.:	031-504-469

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Single,Tandem Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Water
Legal:	LOT 2, PLAN EPP111718, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'2 x 4'7	Above	Bedroom	9'9 x 10'4
Main	Laundry	9'0 x 5'1	Above	Bedroom	9'10 x 12'10
Main	Kitchen	9'0 x 18'3	Below	Kitchen	12'11 x 8'0
Main	Dining Room	10'7 x 7'0	Below	Bedroom	13'5 x 10'0
Main	Living Room	14'5 x 10'5	Below	Storage	3'1 x 8'0
Above	Primary Bedroom	11'5 x 12'0	Below	Family Room	12'11 x 9'1
Above	Walk-In Closet	4'4 x 5'3	Below	Utility	2'9 x 9'5

Finished Floor (Main):	745 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	682 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	745 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	2,172 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	2,172 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Perfect for the family! This brand new 4 Bedroom, 4 Bath home located on a 3,498 Sq.Ft. lot in Central Abbotsford features stunning modern finishings throughout with a beautiful luxury kitchen, quality flooring and window coverings, plus an option for an unauthorized rental suite with separate entrance. Just a 5 minute drive from Highway 1, and even closer to the Abbotsford Hospital and more