

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2021
Frontage (ft):	43.75	Bathrooms:	4	Age:	3
Lot Area: (sq.ft.)	3,235.00	Full Baths:	3	Zoning:	RS-6
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,174.21
Rear Yard Exp:		Maint. Fee:	183.66	For Tax Year:	2023
View:	No			P.I.D.:	030-891-167

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Metal	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	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	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Sunset Ridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 33 SECTION 35 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5388 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central
Site Influences:	Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	21'6 x 13'	Above	Laundry	5'4 x 5'10
Main	Kitchen	12' x 15'	Bsmt	Recreation Room	11'11 x 16'6
Main	Dining Room	8' x 11'6	Bsmt	Bedroom	10' x 11'6
Above	Primary Bedroom	13'4 x 13'	Bsmt	Bedroom	9'4 x 9'6
Above	Walk-In Closet	6'4 x 5'10			
Above	Bedroom	10' x 9'10			
Above	Bedroom	10' x 9'10			

Finished Floor (Main):	897 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	812 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	5	No
Finished Floor (Bsmt):	833 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,542 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,542 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Your new home search stops here at this sought after gated community in East Abbotsford, Sunset Ridge! Beautiful kitchen with a large island, quartz countertops, solid wood cabinetry with under cabinet lighting. Open living space throughout the home, with 9' ceilings. Wood accents on ceiling & fireplace. This home is incredibly efficient in every way with tankless water heater, digital thermostats & car charger in the garage. It also has A/C. Fantastic location, close to shopping, recreation & walking distance to all levels of schools, private & public. Only minutes to Hwy 11 for quick & easy commuting. 2/5/10 Warranty still applies to this new home. A must see!