

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2002
Frontage (ft):	44.20	Bathrooms:	4	Age:	21
Lot Area: (sq.ft.)	5,813.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,729.49
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	024-199-788

Style of Home:	3 Storey w/Bsmt	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Addition, Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Laminate, Carpet	Fixtures Rmvd:	No

View:	Yes : North Shore Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	LOT 66 SECTION 25 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN LMP38307
Amenities:	In Suite Laundry, Storage
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Refrigerator, Smoke Alarm
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Little Oak Realty, Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Kitchen	12'3 x 8'3	Main	Kitchen	10'7 x 11'1	Above	Bedroom	9'3 x 11'1
Bsmt	Living Room	14'1 x 14'4	Main	Den	11'5 x 11'1	Above	Bedroom	9'3 x 11'1
Bsmt	Bedroom	16'4 x 11'7	Main	Dining Room	12'10 x 7'11			
Bsmt	Bedroom	10'6 x 10'5	Main	Family Room	14'11 x 15'5			
Bsmt	Laundry	3'7 x 8'8	Main	Foyer	12'3 x 4'9			
Bsmt	Foyer	9'10 x 3'2	Main	Patio	10'9 x 8'1			
Main	Laundry	8'5 x 5'1	Above	Primary Bedroom	12'8 x 13'1			

Finished Floor (Main):	1,075 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	568 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,075 sqft	# Of Levels:	3	Bsmt	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	2,718 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished, Separate Entry			
Grand Total:	2,718 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This is a beautiful 3 storey home in a west Abbotsford cul-de-sac conveniently located minutes from Highstreet shopping centre, Hwy 1, and many more amenities. Entry has a den for office space and a powder room across it. Newly renovated kitchen with brand new quarts and tile for backsplash gives the kitchen more of a modern feel. As you step out onto the back deck, you'll see farmland with berry rows and the north shore mountains in the distance, a perfect view to enjoy the natural beauty of the area. Upstairs has 3 bed 2 full bath, the basement includes its own entry and is a spacious 2 bed 1 full bath newly renovated mortgage helper. Both main floor and basement have separate laundry for ease and convenience.