

Depth/Size (ft):	97.6	Bedrooms:	9	Approx. Year Built:	2017
Frontage (ft):	66.37	Bathrooms:	7	Age:	7
Lot Area: (sq.ft.)	6,468.00	Full Baths:	6	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,218.54
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	006-816-126

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	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 NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	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

Legal: LOT 13 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 19281

Amenities: Air Cond./Central,In Suite Laundry,Shared Laundry

Site Influences: Central Location,Paved Road,Private Yard,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford), Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	14' x 18'6"	Main	Kitchen	16' x 14'	Main	Bedroom	11'6" x 11'16"
Above	Walk-In Closet	10' x 6'4"	Main	Kitchen	7' x 14'	Main	Laundry	8'11" x 5'10"
Above	Other	9' x 7'6"	Main	Nook	8'2" x 14'	Bsmt	Bedroom	13'6" x 10'6"
Above	Bedroom	11' x 13'	Main	Family Room	15'4" x 14'	Bsmt	Kitchen	13'6" x 11'
Above	Bedroom	12'4" x 16'	Main	Dining Room	13'6" x 10'	Bsmt	Living Room	13'6" x 10'
Above	Walk-In Closet	8' x 10'	Main	Living Room	13'6" x 14'1"	Bsmt	Bedroom	11'4" x 13'6"
Above	Bedroom	14' x 12'4"	Main	Foyer	9' x 18'6"	Bsmt	Kitchen	11' x 14'

Finished Floor (Main):	1,595 sqft	# Of Rooms:	25	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,489 sqft	# Of Kitchens:	4	Above	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	4	Yes
Finished Floor (Bsmt):	1,743 sqft		Legal	Bsmt	4	No
Finished Floor (Total):	4,827 sqft	Suite:	Suite,Unauthorized Suite	Above	4	Yes
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Main	2	No
Grand Total:	4,827 sqft	Basement:	Full,Fully Finished,Separate Entry			
		Beds In Bsmt:	4 / 9			
		# Of Pets:				

Quiet street, fully fenced, just steps away from Sevenoaks Mall, churches, and Dormick Park Elementary. Easy freeway access at Clearbrook Road. A great place to raise a family. This custom-built 3-storey home in West Abbotsford, built in 2017, features 9 bedrooms and 7 bathrooms, including a spice kitchen and a prayer room. Enjoy the convenience of a mortgage helper, 2 balconies, and a fenced yard. The basement also provides an additional bedroom for the owners. Contact us today for more information and to schedule a viewing.