

<b>Depth/Size (ft):</b>	98.40	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>	43.93	<b>Bathrooms:</b>	4	<b>Age:</b>	32
<b>Lot Area: (sq.ft.)</b>	6,450.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,228.43
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	017-178-487

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	LOT 89, PLAN NWP88337, PART SE1/4, SECTION 25, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Jetted Bathtub,Microwave,Oven - Built In,Storage Shed,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX City Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 13'2	Above	Primary Bedroom	14'6 x 14'5	Bsmt	Living Room	20'2 x 12'3
Main	Dining Room	13'5 x 10'0	Above	Walk-In Closet	8'9 x 4'9	Bsmt	Kitchen	14'0 x 12'3
Main	Kitchen	13'0 x 11'8	Above	Bedroom	12'1 x 10'0	Bsmt	Bedroom	12'11 x 12'11
Main	Family Room	17'0 x 15'8	Above	Bedroom	11'8 x 11'0	Bsmt	Bedroom	12'6 x 11'10
Main	Eating Area	14'9 x 9'9	Above	Playroom	16'9 x 16'0	Bsmt	Laundry	8'4 x 5'4
Main	Laundry	13'8 x 11'9						
Main	Foyer	8'10 x 6'1						

<b>Finished Floor (Main):</b>	1,355 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,231 sqft	<b># Of Kitchens:</b>	2	Above	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	1,335 sqft	<b>Suite:</b>	Unauthorized Suite	Main	2	No
<b>Finished Floor (Total):</b>	3,921 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,921 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Fabulous family home in West Abbotsford! This stunning three-storey gem on a corner lot offers nearly 4,000 sqft of luxurious living space. With five bedrooms, four baths, and a bonus room, it's perfect for a growing family. The sunlit main level features a living room, dining area, gourmet kitchen with granite countertops, and cozy family room. The master suite upstairs boasts a walk-in closet and spa-like en-suite. The spacious 2-bedroom basement suite, with a separate entrance, could be converted into a 3-bedroom suite. Ample parking and a prime location close to amenities and schools make this home a must-see!\*\*Open House Fri 4-6 pm & Sat 3-5pm\*\* Offers Monday June 17th, 2pm.