3307 ROCKHILL PLACE ABBOTSFORD

Abbotsford West, V2T 5J7

				Abbotsford West,				
Depth/Size (ft)):	98.40	Bedrooms:	5		Approx. Year Bu	uilt: 199	92
rontage (ft):		43.93	Bathrooms:	4		Age:	32	
ot Area: (sq.	ft.)	6,450.00	Full Baths:	3		Zoning:	RS	
ood Plain:	-	No	Half Baths:	1		Gross Taxes:	\$5,	,228.43
ear Yard Exp):					For Tax Year:	202	23
/iew:		No				P.I.D.:		7-178-487
Style of Home	:	2 Storey w/Bsmt.		Pa	ırking:	Total: 4 - Covered	d: 2	
Construction:		Frame - Wood			overed Parking:	2		
xterior:		Mixed			rking Access:	-		
oundation:					irking:	Garage; Double		
ain Screen:					ocker:	5.4.490, 200010		
lenovations:		Partly			nits in Dev:			
of Fireplaces	s:	3 - Fuel: Electric, Natural	Gas		stance to:			
ater Supply:		City/Municipal			tle to Land:	Freehold NonStra	ata	
uel/Heating:	•	Forced Air,Natural Gas			operty Disc:	Yes		
uel/neating. Outdoor Area:		Patio(s)			Disc.	160		
ype of Roof:		Asphalt			xtures Leased:	No		
Floor Finish:		Hardwood, Mixed, Wall/Wa	all/Mixed		xtures Rmvd:	No		
/iew·		No						
-		No						
Mgmt. Compa	-	No						
Mgmt. Compa Complex / Sul	bdiv:		orm Sewer Water					
Mgmt. Compa Complex / Sul Services Com	bdiv: nected:	Electricity,Natural Gas,St					CT	
Mgmt. Compa Complex / Sul Services Com Legal:	bdiv: nected:			TION 25, TOWNSI	HIP 13, NEW WESTM	IINSTER LAND DISTRI	СТ	
Mgmt. Compa Complex / Sul Services Com Legal: Amenities:	bdiv: nected:	Electricity,Natural Gas,St LOT 89, PLAN NWP8833	37, PART SE1/4, SEC		HIP 13, NEW WESTM	IINSTER LAND DISTRI	ст	
View: Mgmt. Compa Complex / Sul Services Com Legal: Amenities: Site Influence	bdiv: nected:	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat	37, PART SE1/4, SEC	Nearby				
Mgmt. Compa Complex / Sul Services Com Legal: Amenities: Site Influence Features:	bdiv: nected: s:	Electricity,Natural Gas,St LOT 89, PLAN NWP8833	37, PART SE1/4, SEC	Nearby				
Mgmt. Compa Complex / Sul Services Com Legal: Amenities: Site Influence Features: Bylaw Restric	bdiv: nected: s:	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh	37, PART SE1/4, SEC	Nearby				
Agmt. Compa Complex / Sul Services Com Legal: Amenities: Site Influence Features: Bylaw Restric	bdiv: nected: s:	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat	37, PART SE1/4, SEC	Nearby				
Igmt. Compa Complex / Sul Gervices Com Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broker	bdiv: nected: s: r(s): Type	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions	37, PART SE1/4, SEC	Nearby letted Bathtub,Micr Type		Storage Shed, Vaulted	Ceiling Type	Dimensions
Agmt. Compa Complex / Sul Gervices Com Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broket Floor	bdiv: nected: :: r(s): Type Living Room	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2	37, PART SE1/4, SEC tion Nearby,Shopping //Dryr/Frdg/Stve/DW,J	Nearby letted Bathtub,Micr Type Primary	rowave,Oven - Built In,	Storage Shed, Vaulted	Ceiling Type Living Room	20'2 x 12'3
Igmt. Compa complex / Sul Gervices Com legal: menities: Gite Influence deatures: Bylaw Restric Listing Broket loor lain lain	bdiv: nected: ss: r(s): Type Living Room Dining Room	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0	37, PART SE1/4, SEC tion Nearby,Shopping h/Dryr/Frdg/Stve/DW,J Floor Above	Nearby letted Bathtub,Micr Type Primary Bedroom	rowave,Oven - Built In, Dimensions 14'6 x 14'5	Storage Shed, Vaulted Floor Bsmt Bsmt	Ceiling Type Living Room Kitchen	20'2 x 12'3 14'0 x 12'3
Igmt. Compa complex / Sul cervices Com egal: menities: tite Influence eatures: cylaw Restric isting Broket loor lain lain	bdiv: nected: ss: r(s): Type Living Room Dining Room Kitchen	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8	37, PART SE1/4, SEC tion Nearby,Shopping h/Dryr/Frdg/Stve/DW,J Floor Above Above	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet	rowave,Oven - Built In, Dimensions 14'6 x 14'5 8'9 x 4'9	Storage Shed, Vaulted Floor Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11
Igmt. Compa complex / Sul ervices Com egal: menities: ite Influence eatures: cylaw Restric isting Broket loor lain lain lain	bdiv: nected: ss: r(s): Type Living Room Dining Room Kitchen Family Room	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8	37, PART SE1/4, SEC tion Nearby,Shopping h/Dryr/Frdg/Stve/DW,J Floor Above Above Above	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet Bedroom	rowave,Oven - Built In, Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0	Storage Shed, Vaulted Floor Bsmt Bsmt Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom Bedroom	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11 12'6 x 11'10
Igmt. Compa Complex / Sul Services Com Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broker Lioor Iain Iain Iain Iain	bdiv: nected: s: r(s): Type Living Room Dining Room Kitchen Family Room Eating Area	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8 14'9 x 9'9	37, PART SE1/4, SEC tion Nearby,Shopping h/Dryr/Frdg/Stve/DW,J Floor Above Above Above Above Above	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet Bedroom Bedroom	rowave,Oven - Built In, Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0 11'8 x 11'0	Storage Shed, Vaulted Floor Bsmt Bsmt Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11
Agmt. Compa Complex / Sul Services Com Legal: Amenities: Site Influence Teatures: Bylaw Restric Listing Broker Cloor Aain Main Main Main Main	bdiv: nected: s: r(s): Type Living Room Dining Room Kitchen Family Room Eating Area Laundry	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8 14'9 x 9'9 13'8 x 11'9	37, PART SE1/4, SEC tion Nearby,Shopping h/Dryr/Frdg/Stve/DW,J Floor Above Above Above	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet Bedroom	rowave,Oven - Built In, Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0	Storage Shed, Vaulted Floor Bsmt Bsmt Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom Bedroom	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11 12'6 x 11'10
Igmt. Compa Complex / Sul Gervices Com Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broken Ioor Iain Iain Iain Iain Iain	bdiv: nected: s: r(s): Type Living Room Dining Room Kitchen Family Room Eating Area	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8 14'9 x 9'9	37, PART SE1/4, SEC tion Nearby,Shopping h/Dryr/Frdg/Stve/DW,J Floor Above Above Above Above Above	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet Bedroom Bedroom	rowave,Oven - Built In, Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0 11'8 x 11'0	Storage Shed, Vaulted Floor Bsmt Bsmt Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom Bedroom	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11 12'6 x 11'10
Igmt. Compa complex / Sul ervices Com egal: menities: ite Influence eatures: cylaw Restric isting Broket loor lain lain lain lain lain lain lain	bdiv: nected: ss: r(s): Type Living Room Dining Room Kitchen Family Room Eating Area Laundry Foyer r (Main):	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8 14'9 x 9'9 13'8 x 11'9 8'10 x 6'1	37, PART SE1/4, SEC tion Nearby,Shopping h/Dryr/Frdg/Stve/DW,J Floor Above Above Above Above Above Above Above Above Above	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet Bedroom Playroom	rowave,Oven - Built In, Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0 11'8 x 11'0 16'9 x 16'0	Storage Shed, Vaulted Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom Bedroom Laundry # of Pieces	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11 12'6 x 11'10 8'4 x 5'4 Ensuite?
Igmt. Compa complex / Sul ervices Com egal: menities: ite Influence eatures: ylaw Restric isting Broket loor ain ain ain ain ain ain ain ain bain ba	bdiv: nected: s: r(s): Type Living Room Dining Room Kitchen Family Room Eating Area Laundry Foyer r (Main): r (Above):	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8 14'9 x 9'9 13'8 x 11'9 8'10 x 6'1 1,355 sqft 1,231 sqft	37, PART SE1/4, SEC tion Nearby,Shopping I/Dryr/Frdg/Stve/DW,J Floor Above Above Above Above Above Above Above # Of Rooms: # Of Kitchens	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet Bedroom Playroom 17 :: 2	rowave,Oven - Built In, Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0 11'8 x 11'0 16'9 x 16'0	Storage Shed, Vaulted (Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom Bedroom Laundry • # of Pieces 5	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11 12'6 x 11'10 8'4 x 5'4 Ensuite? Yes
Igmt. Compa complex / Sul ervices Com egal: menities: ite Influence eatures: ylaw Restric isting Broket loor ain ain ain ain ain ain ain ain ain bain b	bdiv: nected: s: r(s): Type Living Room Dining Room Kitchen Family Room Eating Area Laundry Foyer r (Main): r (Above): r (Below):	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8 14'9 x 9'9 13'8 x 11'9 8'10 x 6'1 1,355 sqft 1,231 sqft 0 sqft	37, PART SE1/4, SEC tion Nearby,Shopping I/Dryr/Frdg/Stve/DW,J Floor Above Above Above Above Above Above # Of Rooms: # Of Kitchens # Of Levels:	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet Bedroom Playroom 17 : 2 3	rowave,Oven - Built In, Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0 11'8 x 11'0 16'9 x 16'0	Storage Shed, Vaulted (Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom Bedroom Laundry • # of Pieces 5 4	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11 12'6 x 11'10 8'4 x 5'4 Ensuite? Yes No
Igmt. Compa complex / Sul ervices Com egal: menities: ite Influence eatures: ylaw Restric isting Broket loor lain lain lain lain lain lain lain lain	bdiv: nected: s: r(s): Type Living Room Dining Room Kitchen Family Room Eating Area Laundry Foyer r (Main): r (Above): r (Below): r (Bsmt):	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8 14'9 x 9'9 13'8 x 11'9 8'10 x 6'1 1,355 sqft 1,231 sqft 0 sqft 1,335 sqft	37, PART SE1/4, SEC tion Nearby,Shopping I/Dryr/Frdg/Stve/DW,J Floor Above Above Above Above Above Above Above # Of Rooms: # Of Kitchens # Of Levels: Suite:	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet Bedroom Playroom 17 : 2 3 Ur	rowave,Oven - Built In, Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0 11'8 x 11'0 16'9 x 16'0	Storage Shed, Vaulted (Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom Bedroom Laundry • # of Pieces 5 4 2	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11 12'6 x 11'10 8'4 x 5'4 Ensuite? Yes No No
Igmt. Compa complex / Sul ervices Com egal: menities: ite Influence eatures: cylaw Restric isting Broker loor lain lain lain lain lain lain lain lain	bdiv: nected: s: r(s): Type Living Room Dining Room Kitchen Family Room Eating Area Laundry Foyer r (Main): r (Above): r (Below): r (Bsmt): r (Total):	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8 14'9 x 9'9 13'8 x 11'9 8'10 x 6'1 1,355 sqft 1,231 sqft 0 sqft 1,335 sqft 3,921 sqft	37, PART SE1/4, SEC tion Nearby,Shopping I/Dryr/Frdg/Stve/DW,J Floor Above Above Above Above Above Above # Of Rooms: # Of Kitchens # Of Levels:	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet Bedroom Playroom Playroom 17 : 2 3 Ur Height:	Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0 11'8 x 11'0 16'9 x 16'0	Storage Shed, Vaulted (Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom Bedroom Laundry • # of Pieces 5 4	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11 12'6 x 11'10 8'4 x 5'4 Ensuite? Yes No
Mgmt. Compa Complex / Sul Services Com Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broket Floor Aain Main Main Main Main Main Main Main Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor	bdiv: nected: ss: r(s): Type Living Room Dining Room Kitchen Family Room Eating Area Laundry Foyer r (Main): r (Above): r (Bemt): r (Bsmt): r (Total): por:	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8 14'9 x 9'9 13'8 x 11'9 8'10 x 6'1 1,355 sqft 1,231 sqft 0 sqft 1,335 sqft	37, PART SE1/4, SEC tion Nearby,Shopping I/Dryr/Frdg/Stve/DW,J Floor Above Above Above Above Above Above Above # Of Rooms: # Of Kitchens # Of Levels: Suite:	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet Bedroom Playroom Playroom 17 : 2 3 Ur leight: Fu	Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0 11'8 x 11'0 16'9 x 16'0	Storage Shed, Vaulted (Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom Bedroom Laundry • # of Pieces 5 4 2	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11 12'6 x 11'10 8'4 x 5'4 Ensuite? Yes No No
Mgmt. Compa Complex / Sul Services Com Legal: Amenities: Site Influence Features:	bdiv: nected: ss: r(s): Type Living Room Dining Room Kitchen Family Room Eating Area Laundry Foyer r (Main): r (Above): r (Bemt): r (Bsmt): r (Total): por:	Electricity,Natural Gas,St LOT 89, PLAN NWP8833 Central Location,Recreat Air Conditioning,ClthWsh RE/MAX City Realty Dimensions 17'3 x 13'2 13'5 x 10'0 13'0 x 11'8 17'0 x 15'8 14'9 x 9'9 13'8 x 11'9 8'10 x 6'1 1,355 sqft 1,231 sqft 0 sqft 1,335 sqft 3,921 sqft 0 sqft	37, PART SE1/4, SEC tion Nearby,Shopping I/Dryr/Frdg/Stve/DW,J Floor Above Above Above Above Above Above Above Bove Above Above Crawl/Bsmt H	Nearby letted Bathtub,Micr Type Primary Bedroom Walk-In Closet Bedroom Playroom Playroom 17 : 2 3 Ur leight: Fu	Dimensions 14'6 x 14'5 8'9 x 4'9 12'1 x 10'0 11'8 x 11'0 16'9 x 16'0	Storage Shed, Vaulted (Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Ceiling Type Living Room Kitchen Bedroom Bedroom Laundry • # of Pieces 5 4 2	20'2 x 12'3 14'0 x 12'3 12'11 x 12'11 12'6 x 11'10 8'4 x 5'4 Ensuite? Yes No No

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.



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