

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	1995
Frontage (ft):	63.00	Bathrooms:	4	Age:	29
Lot Area: (sq.ft.)	7,525.00	Full Baths:	4	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,299.20
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	019-087-608

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	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:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Mt. Baker & Sumas Prairie
Mgmt. Company:	
Complex / Subdiv:	Carrington Estates
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 37 SECTION 19 TOWNSHIP 19 NEW WESTMINSTER DISTRICT PLAN LMP20125
Amenities:	None
Site Influences:	Golf Course Nearby,Private Yard,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Refrigerator,Wet Bar,Wine Cooler
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7' x 10'	Main	Bedroom	10'6 x 9'4	Bsmt	Laundry	3' x 8'
Main	Great Room	25'7 x 24'	Main	Laundry	6' x 11'	Bsmt	Kitchen	10' x 10'
Main	Kitchen	10' x 12'	Bsmt	Kitchen	10' x 10'	Bsmt	Living Room	10' x 10'
Main	Eating Area	11' x 9'	Bsmt	Eating Area	6' x 6'	Bsmt	Bedroom	10' x 10'
Main	Primary Bedroom	14' x 15'5	Bsmt	Living Room	12' x 15'	Bsmt	Bedroom	10' x 10'
Main	Walk-In Closet	10' x 6'	Bsmt	Bedroom	12' x 10'	Bsmt	Laundry	3' x 8'
Main	Bedroom	11'6 x 10'	Bsmt	Bedroom	11' x 13'			

Finished Floor (Main):	1,807 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	3	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,807 sqft	Suite:	Legal Suite,Other	Bsmt	4	No
Finished Floor (Total):	3,614 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,614 sqft	Beds In Bsmt:	4 / 7			
		# Of Pets:				

Awesome Family Home in East Abby with Mt.Baker & Valley Views! Rancher w/ walkout basement featuring over 3600sq.ft. of living space complete w/2Bdrm legal suite plus additional 2Bdrm nanny suite both with laundry. Perfect home for 3 families or someone looking for great rental income(potential rent of \$3500+). This home impresses throughout with updated flooring, lighting & bathrms. New kitchen featuring oversized island w/blt. in microwave, dble ovens, gas stove + wet bar. 3Bedrms up including large Primary Bedrm with updated en-suite w/rain shower & walk-in closet. Open concept dining/family room area w/ fireplace, built-in cabinets & lots of windows that look out to your massive deck w/hot tub. Located on a quiet street w/Lower Sumas Mtn. park close by & HWY#1 just a 5min drive away.