## 5410 ABBEY CRESCENT CHILLIWACK

Promontory, V2R 0J6

Residential Detached \$1,599,888 (LP)

) epth/Size (1	ft):	104.73	Bedrooms:	4		Approx. Year Bu	uilt: 20 <sup>-</sup>	16
rontage (ft)	:	69.27	Bathrooms:	5		Age:	8	
ot Area: (so	q.ft.)	7,070.19	Full Baths:	4		Zoning:	R3	1
lood Plain:		No	Half Baths:	1		Gross Taxes:	\$4,	,761.42
Rear Yard Ex	kp:					For Tax Year:	202	23
/iew:		Yes				P.I.D.:	02	7-145-271
tyle of Hom	ne:	Rancher/Bungalow w/Bs	mt.	P	arking:	Total: 6 - Covere	d: 2	
Construction	n:	Frame - Wood		С	overed Parking:	2		
xterior:		Mixed		Р	arking Access:	Front		
oundation:				P	arking:	Add. Parking Ava	ail.,Garage; Doub	ble
ain Screen	:			L	ocker:			
enovations					nits in Dev:			
of Fireplac		1 - Fuel: Natural Gas			istance to:			
Water Supply:		City/Municipal			itle to Land:	Freehold NonStrata		
uel/Heating		Forced Air,Natural Gas			roperty Disc:	Yes		
Outdoor Are	-	Balcny(s) Patio(s) Dck(s)	Fenced Yard		AD Rental:			
Type of Roof		Asphalt			ixtures Leased:	No		
Floor Finish:	:	Mixed		F	ixtures Rmvd:	No		
		Yes : Green belt and Loc	al Mountaina					
liow		res. Green beil and Loc	ai wountains					
Mgmt. Comp	-							
Mgmt. Comp Complex / Se	ubdiv:	Electricity Natural Gas St	anitary Sewer Storm	Sewer Water				
Mgmt. Comp Complex / S Services Co	ubdiv:	Electricity,Natural Gas,Sa	•					
Mgmt. Comp Complex / Se Services Co Legal:	ubdiv:	Electricity,Natural Gas,Sa LOT 120, PLAN BCP312	•		WESTMINSTER LAND	DISTRICT		
Mgmt. Comp Complex / Si Services Co Legal: Amenities:	ubdiv: nnected:	LOT 120, PLAN BCP312	76, SECTION 6, TOW	VNSHIP 26, NEW		DISTRICT		
Mgmt. Comp Complex / Se Services Co Legal: Amenities: Site Influenc	ubdiv: nnected:	LOT 120, PLAN BCP312 Central Location,Greenb	76, SECTION 6, TOW elt,Private Setting,Pri	VNSHIP 26, NEW vate Yard,Shoppin	g Nearby	DISTRICT		
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influenc Features:	ubdiv: nnected: ces:	LOT 120, PLAN BCP312	76, SECTION 6, TOW elt,Private Setting,Pri	VNSHIP 26, NEW vate Yard,Shoppin	g Nearby	DISTRICT		
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influenc Features: Bylaw Restri	ubdiv: nnected: ces: ic:	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh	76, SECTION 6, TOW elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,0	VNSHIP 26, NEW vate Yard,Shoppin	g Nearby	DISTRICT		
Igmt. Comp Complex / Si Gervices Co Legal: Amenities: Gite Influence Geatures: Bylaw Restri	ubdiv: nnected: ces: ic:	LOT 120, PLAN BCP312 Central Location,Greenb	76, SECTION 6, TOW elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,0	VNSHIP 26, NEW vate Yard,Shoppin	g Nearby	DISTRICT		
Igmt. Comp Complex / Si Gervices Co Legal: Amenities: Site Influence Geatures: Bylaw Restri Listing Brok	ubdiv: nnected: ces: ic: ter(s): Type	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions	76, SECTION 6, TOW elt,Private Setting,Pri //Dryr/Frdg/Stve/DW,0 Realty Floor	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b>	g Nearby ner,Vacuum - Built In Dimensions	Floor	Type	Dimensions
Igmt. Comp Complex / Si Gervices Co Legal: Amenities: Gite Influence Geatures: Bylaw Restri Sylaw Restri Listing Brok	ubdiv: nnected: ces: ic: cer(s): Type Living Room	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 18'11 x 15'8'	76, SECTION 6, TOW elt,Private Setting,Pri //Dryr/Frdg/Stve/DW, Realty Floor Below	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b> Bedroom	g Nearby her,Vacuum - Built In <b>Dimensions</b> 12' x 13'1'	Floor Bsmt	Living Room	17'1' x 11'7'
Igmt. Comp Complex / Si Gervices Co Legal: Amenities: Gite Influence Features: Bylaw Restri Gylaw Restri Sylaw Restri Sylaw Restri Ioor Loor Ioor Iain	ubdiv: nnected: ces: ic: cer(s): Type Living Room Dining Room	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 18'11 x 15'8' 17'3' x 11'1'	76, SECTION 6, TOW elt,Private Setting,Pri //Dryr/Frdg/Stve/DW, Realty Floor Below Below	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b> Bedroom Laundry	g Nearby her,Vacuum - Built In <b>Dimensions</b> 12' x 13'1' 9'1' x 7'6'	Floor Bsmt Bsmt	Living Room Den	17'1' x 11'7' 11' x 10'7'
Igmt. Comp complex / Si Gervices Co Legal: Amenities: Site Influence features: Bylaw Restri Loar Loor Ioor Iain Iain	ubdiv: nnected: ces: ic: cer(s): Type Living Room Dining Room Kitchen	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 18'11 x 15'8' 17'3' x 11'1' 17'10 x 11'1'	76, SECTION 6, TOW elt,Private Setting,Pri /Dryr/Frdg/Stve/DW, Realty Floor Below Below Below	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b> Bedroom Laundry Media Room	ng Nearby her,Vacuum - Built In <b>Dimensions</b> 12' x 13'1' 9'1' x 7'6' 20'11 x 19'6'	Floor Bsmt	Living Room	17'1' x 11'7'
Igmt. Comp Complex / Si Services Co .egal: Amenities: Site Influenc Features: Bylaw Restri Coor Lain Bain Iain Iain	ubdiv: nnected: ces: ic: cer(s): Type Living Room Dining Room Kitchen Primary Bed	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 18'11 x 15'8' 17'3' x 11'1' 17'10 x 11'1' Iroom 19'1' x 15'2'	76, SECTION 6, TOW elt,Private Setting,Pri /Dryr/Frdg/Stve/DW, Realty Floor Below Below Below Below	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b> Bedroom Laundry Media Room Bedroom	Dimensions 12' x 13'1' 9'1' x 7'6' 20'11 x 19'6' 19'1' x 14'	Floor Bsmt Bsmt	Living Room Den	17'1' x 11'7' 11' x 10'7'
Igmt. Comp Complex / Si Complex	ubdiv: nnected: ces: ic: cer(s): Type Living Room Dining Room Kitchen	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 18'11 x 15'8' 17'3' x 11'1' 17'10 x 11'1'	76, SECTION 6, TOW elt,Private Setting,Pri /Dryr/Frdg/Stve/DW, Realty Floor Below Below Below	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b> Bedroom Laundry Media Room	ng Nearby her,Vacuum - Built In <b>Dimensions</b> 12' x 13'1' 9'1' x 7'6' 20'11 x 19'6'	Floor Bsmt Bsmt	Living Room Den	17'1' x 11'7' 11' x 10'7'
Igmt. Comp complex / Si ervices Co egal: menities: ite Influenc eatures: rylaw Restri isting Brok loor lain lain lain lain elow	ubdiv: nnected: ces: ic: cer(s): Type Living Room Dining Room Kitchen Primary Bed Foyer Bedroom	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 18'11 x 15'8' 17'3' x 11'1' 17'10 x 11'1' Iroom 19'1' x 15'2' 12'6' x 7'9' 12'10 x 10'	76, SECTION 6, TOW elt,Private Setting,Pri //Dryr/Frdg/Stve/DW,0 Realty Floor Below Below Below Bsmt Bsmt	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b> Bedroom Laundry Media Room Bedroom Dining Room	g Nearby her,Vacuum - Built In <b>Dimensions</b> 12' x 13'1' 9'1' x 7'6' 20'11 x 19'6' 19'1' x 14' 11'1' x 10'9'	Floor Bsmt Bsmt Bsmt	Living Room Den Kitchen	17'1' x 11'7' 11' x 10'7' 10'8' x 5'1'
Igmt. Comp complex / Si cervices Co egal: menities: ite Influenc ceatures: cylaw Restri 	ubdiv: nnected: 	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 18'11 x 15'8' 17'3' x 11'1' 17'10 x 11'1' 17'10 x 11'1' lroom 19'1' x 15'2' 12'6' x 7'9' 12'10 x 10'	76, SECTION 6, TOW elt,Private Setting,Pri //Dryr/Frdg/Stve/DW,0 Realty Floor Below Below Below Bsmt Bsmt # Of Rooms:	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b> Bedroom Laundry Media Room Bedroom Dining Room	g Nearby her, Vacuum - Built In Dimensions 12' x 13'1' 9'1' x 7'6' 20'11 x 19'6' 19'1' x 14' 11'1' x 10'9'	Floor Bsmt Bsmt Bsmt Bsmt	Living Room Den Kitchen	17'1' x 11'7' 11' x 10'7' 10'8' x 5'1' Ensuite?
Igmt. Comp omplex / Si ervices Co egal: menities: ite Influence eatures: ylaw Restri isting Brok loor lain lain lain lain elow inished Flo	ubdiv: nnected: ces: ic: ter(s): Type Living Room Dining Room Kitchen Primary Bed Foyer Bedroom er (Main): or (Above):	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 18'11 × 15'8' n 17'3' × 11'1' 17'10 × 11'1' Iroom 19'1' × 15'2' 12'6' × 7'9' 12'10 × 10' 1,815 sqft 0 sqft	76, SECTION 6, TOW elt,Private Setting,Pri //Dryr/Frdg/Stve/DW, Realty Floor Below Below Below Bsmt Bsmt # Of Rooms: # Of Kitchens	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b> Bedroom Laundry Media Room Bedroom Dining Room	g Nearby her, Vacuum - Built In <b>Dimensions</b> 12' x 13'1' 9'1' x 7'6' 20'11 x 19'6' 19'1' x 14' 11'1' x 10'9'	Floor Bsmt Bsmt Bsmt Bsmt Bsmt	Living Room Den Kitchen	17'1' x 11'7' 11' x 10'7' 10'8' x 5'1' <b>Ensuite?</b> No
Igmt. Comp omplex / Si ervices Co egal: menities: ite Influence eatures: ylaw Restri isting Brok loor lain lain lain lain elow inished Flo inished Flo	ubdiv: nnected: ces: ic: cer(s): Type Living Room Dining Room Kitchen Primary Bed Foyer Bedroom for (Main): for (Above): or (Below):	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 18'11 × 15'8' 17'3' × 11'1' 17'10 × 11'1' 17'10 × 11'1' 12'6' × 7'9' 12'10 × 10' 1,815 sqft 0 sqft 1,280 sqft	76, SECTION 6, TOW elt,Private Setting,Pri //Dryr/Frdg/Stve/DW,9 Realty Floor Below Below Below Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels:	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b> Bedroom Laundry Media Room Bedroom Dining Room	g Nearby her, Vacuum - Built In <b>Dimensions</b> 12' x 13'1' 9'1' x 7'6' 20'11 x 19'6' 19'1' x 14' 11'1' x 10'9'	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Main Main	Living Room Den Kitchen <b># of Pieces</b> 2 5	17'1' x 11'7' 11' x 10'7' 10'8' x 5'1' <b>Ensuite?</b> No Yes
Igmt. Comp Complex / Si Services Co .egal: Amenities: Site Influence Features: Bylaw Restri- isting Brok Voor Iain Iain Iain Iain Iain Iain Iain Iain	ubdiv: nnected: ces: ic: cer(s): Type Living Room Dining Room Kitchen Primary Bed Foyer Bedroom or (Main): for (Above): or (Below): or (Bsmt):	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific <b>Dimensions</b> 18'11 x 15'8' n 17'3' x 11'1' 17'10 x 11'1' Iroom 19'1' x 15'2' 12'6' x 7'9' 12'10 x 10' 1,815 sqft 0 sqft 1,280 sqft 1,127 sqft	76, SECTION 6, TOW elt,Private Setting,Pri //Dryr/Frdg/Stve/DW,9 Realty Floor Below Below Below Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite:	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b> Bedroom Laundry Media Room Bedroom Dining Room 1. s: 2 3 U	g Nearby her, Vacuum - Built In <b>Dimensions</b> 12' x 13'1' 9'1' x 7'6' 20'11 x 19'6' 19'1' x 14' 11'1' x 10'9'	Floor Bsmt Bsmt Bsmt Bsmt Bathroom Floor Main Main Below	Living Room Den Kitchen 7 <b># of Pieces</b> 2 5 4	17'1' x 11'7' 11' x 10'7' 10'8' x 5'1' <b>Ensuite?</b> No Yes No
Igmt. Comp Complex / Si Services Co .egal: Amenities: Site Influence Features: Bylaw Restri- isting Brok ioor Iain Iain Iain Iain Iain Iain Iain Iain	ubdiv: nnected: ces: ic: cer(s): Type Living Room Dining Room Kitchen Primary Bed Foyer Bedroom or (Main): or (Above): or (Below): or (Bent): or (Total):	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific <b>Dimensions</b> 18'11 x 15'8' 17'3' x 11'1' 17'10 x 11'1' Iroom 19'1' x 15'2' 12'6' x 7'9' 12'10 x 10' 1,815 sqft 0 sqft 1,280 sqft 1,127 sqft 4,222 sqft	76, SECTION 6, TOW elt,Private Setting,Pri //Dryr/Frdg/Stve/DW,9 Realty Floor Below Below Below Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels:	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper <b>Type</b> Bedroom Laundry Media Room Bedroom Dining Room 1. s: 2 3 U Height:	g Nearby her, Vacuum - Built In <b>Dimensions</b> 12' x 13'1' 9'1' x 7'6' 20'11 x 19'6' 19'1' x 14' 11'1' x 10'9' 4	Floor Bsmt Bsmt Bsmt Bsmt Bathroom Floor Main Main Below Bsmt	Living Room Den Kitchen 7 <b># of Pieces</b> 2 5 4 4 4	17'1' x 11'7' 11' x 10'7' 10'8' x 5'1' <b>Ensuite?</b> No Yes No No
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Below Finished Flo Finished Flo Finished Flo Finished Flo	ubdiv: nnected: ces: ic: ter(s): Type Living Room Dining Room Kitchen Primary Bed Foyer Bedroom or (Main): or (Above): or (Below): or (Bsmt): or (Total): Floor:	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific <b>Dimensions</b> 18'11 x 15'8' n 17'3' x 11'1' 17'10 x 11'1' Iroom 19'1' x 15'2' 12'6' x 7'9' 12'10 x 10' 1,815 sqft 0 sqft 1,280 sqft 1,127 sqft	76, SECTION 6, TOW elt,Private Setting,Pri //Dryr/Frdg/Stve/DW,9 Realty Floor Below Below Below Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite:	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper Bedroom Laundry Media Room Bedroom Dining Room s: 2 3 4 4 4 4 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5	g Nearby her, Vacuum - Built In <b>Dimensions</b> 12' x 13'1' 9'1' x 7'6' 20'11 x 19'6' 19'1' x 14' 11'1' x 10'9'	Floor Bsmt Bsmt Bsmt Bsmt Bathroom Floor Main Main Below	Living Room Den Kitchen 7 <b># of Pieces</b> 2 5 4	17'1' x 11'7' 11' x 10'7' 10'8' x 5'1' <b>Ensuite?</b> No Yes No
View: Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Below Finished Flo Finished Flo	ubdiv: nnected: ces: ic: ter(s): Type Living Room Dining Room Kitchen Primary Bed Foyer Bedroom or (Main): or (Above): or (Below): or (Bsmt): or (Total): Floor:	LOT 120, PLAN BCP312 Central Location,Greenb Air Conditioning,ClthWsh RE/MAX Colonial Pacific <b>Dimensions</b> 18'11 x 15'8' n 17'3' x 11'1' 17'10 x 11'1' froom 19'1' x 15'2' 12'6' x 7'9' 12'10 x 10' 1,815 sqft 0 sqft 1,280 sqft 1,127 sqft 4,222 sqft 0 sqft	76, SECTION 6, TOW elt,Private Setting,Pri //Dryr/Frdg/Stve/DW,G Realty Floor Below Below Below Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt H	VNSHIP 26, NEW vate Yard,Shoppin Garage Door Oper Bedroom Laundry Media Room Bedroom Dining Room s: 2 3 4 Height: F E	g Nearby her, Vacuum - Built In Dimensions 12' x 13'1' 9'1' x 7'6' 20'11 x 19'6' 19'1' x 14' 11'1' x 10'9' 4 Inauthorized Suite ull, Fully inished, Separate	Floor Bsmt Bsmt Bsmt Bsmt Bathroom Floor Main Main Below Bsmt	Living Room Den Kitchen 7 <b># of Pieces</b> 2 5 4 4 4	17'1' x 11'7' 11' x 10'7' 10'8' x 5'1' <b>Ensuite?</b> No Yes No No

Nestled within the prestigious and elite neighborhood of Promontory, this captivating residence stands as a testament to refined living and absolute luxury. Promontory, renowned for as an elite neighborhood, characterized by spacious lots and upscale homes, offers a serene and secure environment. Upon entering the residence, the grandeur of the master bedroom on the main floor immediately captures attention, high ceilings ,Two spacious bedrooms are thoughtfully positioned offering a retreat-like ambiance away from the main living areas, inclusion of a soundproof media room, fully finished separate entry lower level unveils a self-contained living area featuring two bedrooms and two bathrooms. Seize the opportunity to experience the epitome of luxury living.Call to view .....



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