

Depth/Size (ft):	112.00	Bedrooms:	3	Approx. Year Built:	1976
Frontage (ft):	72.00	Bathrooms:	2	Age:	48
Lot Area: (sq.ft.)	8,064.00	Full Baths:	2	Zoning:	RS2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,605.97
Rear Yard Exp:	No			For Tax Year:	2023
View:	No			P.I.D.:	006-315-658

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 442 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 48640
Amenities:	Tennis Court(s)
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Vacuum - Built In,Vaulted Ceiling,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 16'10	Bsmt	Recreation Room	15'7 x 24'8
Main	Dining Room	10'9 x 10'3	Bsmt	Gym	10'4 x 10'5
Main	Kitchen	10'3 x 10'6	Bsmt	Storage	8'2 x 14'2
Main	Bedroom	11'2 x 14'3			
Main	Eating Area	7'9 x 10'3			
Above	Primary Bedroom	11'2 x 15'3			
Above	Bedroom	10'2 x 11'11			

Finished Floor (Main):	1,021 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	615 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	850 sqft	Suite:	None			
Finished Floor (Total):	2,486 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,486 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Custom, West Coast contemporary home on a quiet boulevard cul-de-sac! Sharing a private 2.5 acre park w/ tennis & games court. This home features an open floor plan w/expansive cedar lined vaulted ceilings & walls. Lots of renovations from kitchen & bathrooms to new windows & back patio. 3 bedrooms/ 2 bathrooms. Downstairs could have a 4th bedroom if desired. Primary bedroom upstairs has vaulted ceilings, his & hers walk-in closets & private deck. 2nd upstairs bedroom has an even larger private deck. Beautiful mature landscaping in the front & fully fenced backyard to be enjoyed year-round from the large sundeck & patio areas. Garage is drive through for easy access to the backyard. Fantastic location in East Abbotsford, close to all levels of school, recreation, shopping & more!