

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2003
Frontage (ft):	45.00	Bathrooms:	3	Age:	21
Lot Area: (sq.ft.)	8,243.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,601.54
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	024-130-605

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Brick,Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View: Yes : PARK

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 35 SECTION 30 TOWNSHIP 16 PLAN LMP37618 NWD PART SE1/4.

Amenities: In Suite Laundry

Site Influences: Central Location,Cleared,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Royal LePage Global Force Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'2 x 15'9	Main	Walk-In Closet	6'2 x 6'0	Below	Laundry	7'7 x 5'11
Main	Dining Room	14'10 x 13'3	Below	Recreation Room	9'5 x 11'10	Below	Utility	7'5 x 5'6
Main	Living Room	17'7 x 13'11	Below	Foyer	7'8 x 9'1	Below	Bedroom	13'7 x 16'9
Main	Pantry	4'4 x 4'1	Below	Storage	8'10 x 7'7			
Main	Bedroom	9'0 x 11'5	Below	Kitchen	9'1 x 8'3			
Main	Bedroom	13'0 x 11'1	Below	Eating Area	13'9 x 6'5			
Main	Primary Bedroom	13'3 x 13'6	Below	Family Room	13'1 x 12'5			

Finished Floor (Main):	1,538 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,177 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Below	4	No
Finished Floor (Total):	2,715 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,715 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsmt:	0 / 4			
		# Of Pets:				

Unlock the doors to your dream home in West Abbotsford! This fully renovated Gem offers a generous 2700+ sqft of living space, nestled on an expansive lot spanning over 8200 sqft. Enjoy the luxury of central A/C, ensuring year-round comfort, while a LEGAL suite stands ready to serve as a lucrative mortgage helper. Positioned near all levels of Schools, Shopping, parks, Trails, Churches, Gurdwaras and with effortless access to highway #1 exits, convenience is at your doorstep. You'll find high ceilings throughout this home. Whether you're entertaining guests or seeking solace, this home effortlessly accommodates your lifestyle needs. Don't just drive by; come view this remarkable property. Schedule your personal viewing! OPEN HOUSE MAY 04 2PM-4PM & MAY 05: 2PM-4PM!