

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	4	<b>Age:</b>	19
<b>Lot Area: (sq.ft.)</b>	5,953.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,453.72
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-915-304

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 8 - Covered: 3
<b>Construction:</b>	Brick,Concrete Block,Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Fibre Cement Board,Stone,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 30, PLAN BCP10496, SECTION 25, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	19' x 15'	Above	Bedroom	15' x 11'	Bsmt	Eating Area	8' x 8'
Main	Kitchen	12' x 11'	Above	Bedroom	11' x 10'	Bsmt	Bedroom	10' x 10'
Main	Dining Room	12' x 11'	Bsmt	Kitchen	13' x 10'	Bsmt	Bedroom	10' x 10'
Main	Office	11' x 10'	Bsmt	Family Room	13' x 10'			
Main	Bedroom	10' x 10'						
Main	Laundry	9' x 7'						
Above	Primary Bedroom	17' x 12'						

<b>Finished Floor (Main):</b>	1,289 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,004 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,448 sqft	<b>Suite:</b>	Unauthorized Suite	Above	3	No
<b>Finished Floor (Total):</b>	3,741 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	3,741 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Welcome to this beautiful home with a breath taking view of mountains in the Highlands! This home features 6 Bedrooms, 4 Baths, triple Car Garage and extra wide driveway. It also has hardwood floor, crown mouldings, custom laundry, heat pump, powered awning, Hickory kitchen cabinets and a custom built in entertainment center in the Family room & a built in sound system throughout the home & garage! Full private walk out basement 2 bedroom basement suite. Please call for a private tour today!