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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 98.32 | Bedrooms: | 4 | Approx. Year Built: | 1991 |
| Frontage (ft): | 59.02 | Bathrooms: | 3 | Age: | 33 |
| Lot Area: (sq.ft.) | 5,802.84 | Full Baths: | 3 | Zoning: | RS3 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$4,332.61 |
| Rear Yard Exp: | North | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 016-669-711 |

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|-------------------------|---------------------------------------|-------------------------|-----------------------|
| Style of Home: | Basement Entry | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Wood | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| 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: | Forced Air,Natural Gas | Property Disc: | No |
| 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 |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Water |
| Legal: | LOT 125, PLAN NWP87342, PART NW1/4, SECTION 25, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | In Suite Laundry |
| Site Influences: | Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby |
| Features: | Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Microwave,Refrigerator,Storage Shed,Stove,Vacuum - Built In,Windows - Thermo |
| Bylaw Restrict: | |
| Listing Broker(s): | RE/MAX Truepeak Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|-------------|
| Main | Living Room | 17'10 x 15'1 | Bsmt | Bedroom | 17'2 x 10'1 |
| Main | Dining Room | 11'5 x 10'3 | Bsmt | Kitchen | 12'2 x 11'0 |
| Main | Kitchen | 14'0 x 12'8 | Bsmt | Laundry | 8'5 x 5'9 |
| Main | Primary Bedroom | 12'8 x 11'0 | Bsmt | Foyer | 9'2 x 7'4 |
| Main | Bedroom | 13'11 x 8'9 | | | |
| Main | Bedroom | 10'5 x 8'10 | | | |
| Bsmt | Family Room | 18'7 x 14'11 | | | |

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|--------------------------------|------------|---------------------------|--------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,289 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 2 | Main | 4 | No |
| Finished Floor (Below): | 969 sqft | # Of Levels: | 2 | Main | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | Unauthorized Suite | Bsmt | 3 | No |
| Finished Floor (Total): | 2,258 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished | | | |
| Grand Total: | 2,258 sqft | Beds In Bsmt: | 1 / 4 | | | |
| | | # Of Pets: | | | | |

Located in a highly sought-after East Abbotsford neighbourhood, this is a spacious 4 bed, 3 bath home. The kitchen boasts sleek S/S appliances & offers ample cupboard & counter space with easy access to a wrap around sundeck. Crown moldings throughout the living area add an elegant touch to the home's design. For those seeking versatility, there's an in-law suite that can serve multiple purposes, whether it's for extended family, or rental income potential. The private fenced yard, includes a lrg stamped concrete area & beautiful pergola, perfect for outdoor activities & gatherings. One of the highlights of this property is its proximity to recreation options, shopping centers, & schools within a short distance, ensuring convenience for your daily needs & activities. Book a viewing today