

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	4	Age:	0
Lot Area:		Full Baths:	3	Zoning:	N83
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,847.00
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	031-072-798

Style of Home:	4 Level Split	Parking:	Total: 1 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : mt baker
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 2, PLAN EPP93766, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER LANDDISTRICT
Amenities:	None
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 14'4	Above	Bedroom	8'4 x 8'10
Main	Kitchen	16'11 x 18'	Above	Bedroom	8'3 x 10'4
Above	Primary Bedroom	11'6 x 12'1	Above	Walk-In Closet	5'1 x 6'7
			Bsmt	Recreation Room	16'10 x 12'1

Finished Floor (Main):	621 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	621 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	4	No
Finished Floor (Bsmt):	414 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	1,656 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	1,656 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to your dream home nestled on Sunnyside Street, where luxury intertwines with comfort and breathtaking views of Mount Baker await you. This exquisite 1/2 duplex not only boasts a premium location but also offers an array of desirable features meticulously crafted to elevate your lifestyle. Step into the heart of the home, where an extensive kitchen island redefines culinary experiences. Equipped with premium appliances, tasteful finishings, and modern conveniences like furnace and hot water on demand. The home's modern design and layout seamlessly blend style with functionality, offering a basement area with a separate entry and a full washroom for for nanny suite . Huge attic space with full height. Walking distance to Ten-broek elementary, shops, and rec.