

<b>Depth/Size (ft):</b>	irregular	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>	311.00	<b>Bathrooms:</b>	3	<b>Age:</b>	33
<b>Lot Area: (Acres)</b>	2.16	<b>Full Baths:</b>	3	<b>Zoning:</b>	A2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,130.65
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-778-378

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - 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>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : N Shore Mtns & Matsqui Prairie
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	LOT 1, PLAN BCP24950, DISTRICT LOT 65, SECTION 32, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Cul-de-Sac,Private Setting,Rural Setting
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
<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	Living Room	12'7 x 17'8	Main	Bedroom	12'9 x 9'8	Bsmt	Dining Room	7'9 x 9'9
Main	Kitchen	11'8 x 9'11	Main	Walk-In Closet	5' x 8'9	Bsmt	Family Room	12'7 x 17'8
Main	Dining Room	8'3 x 10'9	Main	Bedroom	12'9 x 9'9	Bsmt	Bedroom	15' x 14'
Main	Family Room	14'5 x 14'5	Main	Laundry	8'5 x 8'8	Bsmt	Walk-In Closet	6'10 x 8'4
Main	Den	14'4 x 9'10	Main	Foyer	10'9 x 4'2	Bsmt	Bedroom	12'3 x 11'4
Main	Primary Bedroom	15'6 x 11'11	Bsmt	Living Room	14'5 x 21'7	Bsmt	Storage	8'4 x 7'4
Main	Walk-In Closet	5' x 5'11	Bsmt	Kitchen	14'3 x 12'11	Bsmt	Storage	12'7 x 6'1

<b>Finished Floor (Main):</b>	1,873 sqft	<b># Of Rooms:</b>	22	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	1,796 sqft	<b>Suite:</b>	Unauthorized Suite	Bsmt	4	No
<b>Finished Floor (Total):</b>	3,669 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	3,669 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Custom built rancher w/bsmt situated in extraordinary location at the end of a quiet cul-de-sac w/ an unobstructed view of N Shore Mtns & Matsqui Prairie. 2x6 construction family home w/ classic beauty awaits a possible pool in the backyard! The grand entry leads to open concept, fam room, kitchen, formal dining and classic living room, all overlooking the view! The large deck overlooking incredible rolling fields & mature landscaping is paradise. A country feeling in town, 5 bdrms, 3 baths, ensuite w/ jetted tub. The recently constructed bright open concept bsmt suite has a gas range, gas F/P, eating nook island, pantry & all the modern details plus so much storage. Heat pump, tile roof, 10,000 in gutter system improvements, long grand driveway plus 2 car garage! OPEN HOUSE MAY 25th 1-3.