

Depth/Size (ft):	131	Bedrooms:	7	Approx. Year Built:	2012
Frontage (ft):	65.00	Bathrooms:	4	Age:	12
Lot Area: (sq.ft.)	8,515.00	Full Baths:	4	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,945.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	010-143-980

Style of Home:	Basement Entry	Parking:	Total: 8 - Covered: 8
Construction:	Frame - Wood	Covered Parking:	8
Exterior:	Stone, Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail., 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	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	Fixtures Rmvd:	No

View:	Yes : MOUNT BAKER
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	PL NWP15607 LT 9 LD 36 SEC 16 TWP 16
Amenities:	In Suite Laundry, Pool; Outdoor
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Performance Realty, RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'5 x 11'5	Main	Bedroom	14'9 x 10'4	Below	Study	11'7 x 9'6
Main	Family Room	16'5 x 15'5	Main	Bedroom	12'10 x 13'7	Below	Foyer	8' x 5'7
Main	Dining Room	14'5 x 9'9	Bsmt	Kitchen	10'6 x 8'10	Main	Laundry	10'11 x 7'11
Main	Living Room	13'2 x 10'11	Below	Living Room	15'2 x 11'			
Main	Nook	8' x 7'	Below	Bedroom	13'5 x 9'11			
Main	Primary Bedroom	21'1 x 12'10	Below	Bedroom	13'9 x 9'11			
Main	Bedroom	15'5 x 9'3	Below	Bedroom	11'7 x 12'			

Finished Floor (Main):	1,380 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,238 sqft	# Of Kitchens:	2	Above	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	4	No
Finished Floor (Total):	3,618 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,618 sqft	Beds In Bsmt:	0 / 7			
		# Of Pets:				

Stunning family home in central location of Abbotsford. 7 bedroom and 4 bath over 3600sqft on 2 levels, including a 2 or 3 bed, ground-level suite. 10 foot coffered ceilings, engineered hardwood floors, top end Bosch kitchen, and an open floorplan that brings friends and family together. Built in 2012, the home is efficient and problem-free with HRV, air con and hot water on demand. The 8515sf lot features a huge fenced yard and covered deck with amazing in-ground pool and a hot tub that brings you outdoors any time of year. Three car garage and plenty of parking on driveway and street. Easy access to shopping and highway. Additionally this property is currently zoned for ground level oriented housing (townhouses) so buy, enjoy, and hold for future development.