

<b>Depth/Size (ft):</b>	613	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1976
<b>Frontage (ft):</b>	351.00	<b>Bathrooms:</b>	5	<b>Age:</b>	48
<b>Lot Area: (Acres)</b>	5.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	A1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$7,820.10
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	006-274-170

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 11 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Carport; Single,RV Parking Avail.
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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>	Baseboard,Electric,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mount Baker
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic
<b>Legal:</b>	LOT 12 SECTION 35 TOWNSHIP 13 PLAN NWP41859 NWD PART SW 1/4.
<b>Amenities:</b>	Barn,Garden,Pool; Outdoor,Workshop Detached
<b>Site Influences:</b>	Cul-de-Sac,Private Setting,Private Yard,Rural Setting
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Oven - Built In,Storage Shed,Swimming Pool Equip.,Vaulted Ceiling
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'11 x 13'5	Main	Laundry	6'2 x 9'7	Above	Bedroom	10'4 x 10'0
Main	Foyer	6'4 x 5'10	Main	Kitchen	11'8 x 6'11	Bsmt	Family Room	14'5 x 13'4
Main	Kitchen	17'1 x 18'11	Main	Eating Area	11'8 x 11'4	Bsmt	Bedroom	15'3 x 10'4
Main	Eating Area	8'5 x 7'3	Main	Family Room	17'2 x 17'11	Bsmt	Storage	9'10 x 3'10
Main	Dining Room	12'1 x 11'4	Main	Storage	4'2 x 6'3			
Main	Family Room	13'6 x 27'1	Above	Primary Bedroom	14'0 x 13'3			
Main	Bedroom	9'4 x 10'4	Above	Bedroom	10'2 x 10'0			

<b>Finished Floor (Main):</b>	2,287 sqft	<b># Of Rooms:</b>	18	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	681 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	3	No
<b>Finished Floor (Bsmt):</b>	675 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	3,643 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	3,643 sqft	<b>Beds In Bsmt:</b>	1 / 5			
		<b># Of Pets:</b>				

Experience the ultimate horse enthusiasts dream on a 5 acre property in Bradner and on one of Abbotsford's most desirable streets. Long winding, fence lined drive leads up to the very welcoming 5 bdrm home with an attached 1 bdrm in-law suite. Spacious kitchen that is flooded with natural light, vaulted ceilings, built-in high end appliances and loads of room to find a quiet corner to enjoy alone. If your passion is horses, this property is perfect for you. Professionally finished outdoor arena with solid sand footing, 4 stall barn with shavings and good sized tack room, 4 separate paddocks each with shelter and fully fenced fields to be grazed and hayed. Additional covered equipment area and second shop/barn all connected. Solar heated salt water pool and stunning gardens, water fountain.