11 3457 WHATCOM ROAD ABBOTSFORD

Abbotsford East, V3G 0B9

Residential Detached \$1,459,000 (LP)

- /		Abbotsi				
Depth/Size (ft):	97	Bedrooms:	3	Approx. Year Buil	lt: 2009)
Frontage (ft):	45.00	Bathrooms:	3	Age:	15	
Lot Area: (sq.ft.)	4,520.00	Full Baths:	2	Zoning:	RS5	-A
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,34	46.72
Rear Yard Exp:		Maint. Fee:	129.00	For Tax Year:	2023	3
View:	Yes			P.I.D.:	027-	411-630
Style of Home:	Rancher/Bungalow w/B	3smt.	Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Stone, Vinyl		Parking Access:	Front		
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:	No		
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Forced Air,Heat Pump		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck(s	s)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood,Mixed,Tile		Fixtures Rmvd:	No		
View						
View:	Yes : MOUNTAINS					
Mgmt. Company:	Yes : MOUNTAINS Self Managed					
Mgmt. Company: Complex / Subdiv:	Self Managed	Storm Sewer Water				
Mgmt. Company: Complex / Subdiv: Services Connected:	Self Managed Electricity,Natural Gas,S STRATA LOT 11 SECTI	ION 25 TOWNSHIP 16 NEW W				INTEREST IN THE
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This home is located in a serene private setting. This charming rancher boasts 3200 square feet of inviting living space. Designed with convenience in mind, the primary bedroom is located on the main floor. As you step inside, you're greeted by a warm and welcoming atmosphere, accentuated by natural light streaming through expansive windows that frame the picturesque mountain vistas. The spacious layout includes a walk-out basement, providing additional living or entertainment areas to suit your lifestyle. Home boasts a Bunker with 2 access points. Shopping, golf and quick access to the freeway are close by.

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