

<b>Depth/Size (ft):</b>	97	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>	45.00	<b>Bathrooms:</b>	3	<b>Age:</b>	15
<b>Lot Area (sq.ft.):</b>	4,520.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS5-A
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,346.72
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	129.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-411-630

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air, Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood, Mixed, Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	Self Managed
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 11 SECTION 25 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2766 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Vacuum - Built In, Windows - Storm
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Office	10'6 x 12'2	Below	Recreation Room	23'2 x 18'
Above	Foyer	6'8 x 10'8	Below	Bedroom	12'4 x 13'2
Above	Great Room	13'2 x 17'8	Below	Bedroom	12'4 x 12'10
Above	Dining Room	10' x 12'	Below	Storage	22' x 18'
Above	Kitchen	10'6 x 12'8	Below	Workshop	18'2 x 19'
Above	Bedroom	13' x 14'10			
Above	Laundry	6' x 9'			

<b>Finished Floor (Main):</b>	1,432 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	1,483 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Below	3	No
<b>Finished Floor (Total):</b>	2,915 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	387 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	3,302 sqft	<b># Of Pets:</b>				

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.