

Depth/Size (ft):	97	Bedrooms:	3	Approx. Year Built:	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:	\$4,346.72
Rear Yard Exp:		Maint. Fee:	129.00	For Tax Year:	2023
View:	Yes			P.I.D.:	027-411-630

Style of Home:	Rancher/Bungalow w/Bsmt.	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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Mixed, Tile	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	Self Managed
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Storm Sewer, Water
Legal:	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
Amenities:	None
Site Influences:	Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Vacuum - Built In, Windows - Storm
Bylaw Restrict:	No Restrictions
Listing Broker(s):	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'			

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

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.