2763 ST MORITZ WAY ABBOTSFORD

Abbotsford East, V3G 1C3

Residential Detached
\$1,249,000 (LP)

Depth/Size (ft): Frontage (ft):						A		00
rontage (It):			Bedrooms:	4		Approx. Year Bu		
		65.85	Bathrooms:	3		Age:	26	
Lot Area: (sq.fi	•	18,433.00	Full Baths:	2		Zoning:	SF	
Flood Plain:		No	Half Baths:	1		Gross Taxes:		,169.54
Rear Yard Exp:		Ma a				For Tax Year:	20	
View:		Yes				P.I.D.:	01	8-525-351
Style of Home:	: :	3 Storey,Rancher/Bungal	ow w/Bsmt.	Pa	rking:	Total: 9 - Covered	d: 2	
Construction:		Frame - Wood			vered Parking:	2		
Exterior:		Mixed			rking Access:	Front		
Foundation:				Pa	rking:	Garage; Double		
Rain Screen:				Lo	cker:			
Renovations:				Un	its in Dev:			
t of Fireplaces	s: 2	2 - Fuel: Natural Gas		Dis	stance to:			
Vater Supply:	(City/Municipal		Tit	le to Land:	Freehold NonStra	ata	
uel/Heating:		Forced Air,Natural Gas			operty Disc:	Yes		
Outdoor Area:		Balcny(s) Patio(s) Dck(s)			D Rental:			
Type of Roof:		Asphalt		Fix	tures Leased:	No		
Floor Finish:				Fix	tures Rmvd:	No		
View: Mgmt. Compar Complex / Sub	ny:	Yes : Mountain						
Services Conn		Electricity,Natural Gas,Sa						
Services Conn Legal:		LOT 6, EXCEPT PART IN			ISHIP 16 NEW WEST	MINSTER DISTRICT P	LAN LMP13503	
Services Conn Legal: Amenities:		LOT 6, EXCEPT PART IN Air Cond./Central	N PLAN LMP19530, SE	ECTION 23 TOWN	ISHIP 16 NEW WEST	MINSTER DISTRICT P	LAN LMP13503	
Services Conn Legal: Amenities: Site Influences		LOT 6, EXCEPT PART IN	N PLAN LMP19530, SE	ECTION 23 TOWN	ISHIP 16 NEW WEST	IMINSTER DISTRICT P	LAN LMP13503	
Services Conn Legal: Amenities: Site Influences Features:	s:	LOT 6, EXCEPT PART IN Air Cond./Central	N PLAN LMP19530, SE	ECTION 23 TOWN	ISHIP 16 NEW WEST	IMINSTER DISTRICT P	LAN LMP13503	
Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric:	s:	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou	N PLAN LMP19530, SI	CTION 23 TOWN	ISHIP 16 NEW WEST	IMINSTER DISTRICT P	LAN LMP13503	
Gervices Conn Legal: Amenities: Site Influences Features: Bylaw Restric:	s:	LOT 6, EXCEPT PART IN Air Cond./Central	N PLAN LMP19530, SI	CTION 23 TOWN	ISHIP 16 NEW WEST	IMINSTER DISTRICT P	LAN LMP13503	
Services Conn Legal: Amenities: Site Influences Seatures: Bylaw Restric: Listing Broker	s:	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou	N PLAN LMP19530, SI	CTION 23 TOWN	ISHIP 16 NEW WEST	TMINSTER DISTRICT P	LAN LMP13503	Dimensions
Gervices Conn Legal: Amenities: Gite Influences Features: Bylaw Restric: Listing Broker Loor	s: : :(s):	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc	N PLAN LMP19530, SE urse Nearby,Shopping proft, Royal LePage - V	CTION 23 TOWN Nearby /olstencroft				
Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker Lioor Ioor Iain	s: : :(s): Type	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions	N PLAN LMP19530, SE urse Nearby,Shopping rroft, Royal LePage - V Floor	ECTION 23 TOWN Nearby folstencroft Type	Dimensions	Floor	Туре	Dimensions
eervices Conn eegal: menities: Site Influences eatures: Bylaw Restric: isting Broker loor loor lain	s: : (s): Type Foyer	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10	N PLAN LMP19530, SE urse Nearby,Shopping roft, Royal LePage - V Floor Above	ECTION 23 TOWN Nearby /olstencroft Type Bedroom	Dimensions 9'8 x 6'3	Floor	Туре	Dimensions
Gervices Conn Legal: Amenities: Site Influences Geatures: Bylaw Restric: Listing Broker Loor Loor Lain Lain	s: : (s): Type Foyer Eating Area	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10 10'1 x 9'5	N PLAN LMP19530, SE urse Nearby,Shopping croft, Royal LePage - V Floor Above Above	CTION 23 TOWN Nearby /olstencroft Type Bedroom Living Room	Dimensions 9'8 x 6'3 14'1 x 17'2	Floor	Туре	Dimensions
Services Conn egal: menities: Site Influences Seatures: Bylaw Restric: Listing Broker Loor Loor Lain Lain Lain Lain	s: r(s): Type Foyer Eating Area Kitchen Living Room	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10 10'1 x 9'5 10'1 x 10'7	N PLAN LMP19530, SE urse Nearby,Shopping croft, Royal LePage - V Floor Above Above Above	ECTION 23 TOWN Nearby /olstencroft Type Bedroom Living Room Bedroom	Dimensions 9'8 x 6'3 14'1 x 17'2 10'1 x 11'1 19'11 x 19'7	Floor	Туре	Dimensions
Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker Listing Broker Stoor Main Main Main Main	s: : r(s): Type Foyer Eating Area Kitchen Living Room Primary Bedr	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10 10'1 x 9'5 10'1 x 10'7 14'1 x 16'10 oom 12'5 x 14'8	N PLAN LMP19530, SE urse Nearby,Shopping proft, Royal LePage - V Floor Above Above Above Above Above Above	CTION 23 TOWN Nearby /olstencroft Type Bedroom Living Room Bedroom Bedroom Walk-In Closet	Dimensions 9'8 x 6'3 14'1 x 17'2 10'1 x 11'1 19'11 x 19'7 10'6 x 6'2	Floor	Туре	Dimensions
Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker Listing Broker Sloor Main Main Main Main Above	s: r(s): Type Foyer Eating Area Kitchen Living Room	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10 10'1 x 9'5 10'1 x 10'7 14'1 x 16'10	N PLAN LMP19530, SE urse Nearby,Shopping croft, Royal LePage - V Floor Above Above Above Above	CTION 23 TOWN Nearby /olstencroft Type Bedroom Living Room Bedroom Bedroom	Dimensions 9'8 x 6'3 14'1 x 17'2 10'1 x 11'1 19'11 x 19'7 10'6 x 6'2 6'7 x 5'4	Floor	Туре	Dimensions
Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broken Floor Aain Main Main Main Main Above Above	s: : (s): Type Foyer Eating Area Kitchen Living Room Primary Bedr Utility Storage	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10 10'1 x 9'5 10'1 x 10'7 14'1 x 16'10 oom 12'5 x 14'8 14'4 x 2'10 11'11 x 5'9	N PLAN LMP19530, SP urse Nearby,Shopping croft, Royal LePage - V Floor Above Above Above Above Above Above Below	CTION 23 TOWN Nearby /olstencroft Type Bedroom Living Room Bedroom Bedroom Walk-In Closet Laundry Recreation Room	Dimensions 9'8 x 6'3 14'1 x 17'2 10'1 x 11'1 19'11 x 19'7 10'6 x 6'2 6'7 x 5'4 n 36'10 x 12'10	Floor Below	Type Storage	Dimensions 9'8 x 6'3
Services Conn .egal: .umenities: Site Influences Seatures: Bylaw Restric: .isting Broker loor lain lain lain lain lain bove .bove	s: (s): Type Foyer Eating Area Kitchen Living Room Primary Bedr Utility Storage	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10 10'1 x 9'5 10'1 x 10'7 14'1 x 16'10 room 12'5 x 14'8 14'4 x 2'10 11'11 x 5'9	N PLAN LMP19530, SI urse Nearby,Shopping croft, Royal LePage - V Floor Above Above Above Above Above Below # Of Rooms:	CTION 23 TOWN Nearby /olstencroft Type Bedroom Bedroom Bedroom Bedroom Walk-In Closet Laundry Recreation Room	Dimensions 9'8 x 6'3 14'1 x 17'2 10'1 x 11'1 19'11 x 19'7 10'6 x 6'2 6'7 x 5'4 n 36'10 x 12'10	Floor Below Bathroom Floor	Type Storage # of Pieces	Dimensions 9'8 x 6'3 Ensuite?
Services Conn egal: menities: Site Influences Seatures: Bylaw Restric: isting Broker loor lain lain lain lain lain bove bove inished Floor inished Floor	s: Type Foyer Eating Area Kitchen Living Room Primary Bedr Utility Storage r (Main): r (Above):	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10 10'1 x 9'5 10'1 x 10'7 14'1 x 16'10 oom 12'5 x 14'8 14'4 x 2'10 11'11 x 5'9 1,004 sqft 1,436 sqft	I PLAN LMP19530, SE urse Nearby,Shopping croft, Royal LePage - V Floor Above Above Above Above Above Below # Of Rooms: # Of Kitchens:	CTION 23 TOWN Nearby /olstencroft Type Bedroom Bedroom Bedroom Bedroom Walk-In Closet Laundry Recreation Room 15 1	Dimensions 9'8 x 6'3 14'1 x 17'2 10'1 x 11'1 19'11 x 19'7 10'6 x 6'2 6'7 x 5'4 n 36'10 x 12'10	Floor Below Bathroom Floor Main	Type Storage # of Pieces 3	Dimensions 9'8 x 6'3 Ensuite? Yes
Services Conn Legal: Amenities: Site Influences Seatures: Bylaw Restric: Listing Broker Ioor Iain Iain Iain Iain Iain Iain Iain Iain	s: Type Foyer Eating Area Kitchen Living Room Primary Bedr Utility Storage r (Main): r (Above): r (Below):	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10 10'1 x 9'5 10'1 x 10'7 14'1 x 16'10 room 12'5 x 14'8 14'4 x 2'10 11'11 x 5'9 1,004 sqft 1,436 sqft 688 sqft	N PLAN LMP19530, SE urse Nearby,Shopping proft, Royal LePage - V Floor Above Above Above Above Above Below # Of Rooms: # Of Kitchens: # Of Levels:	CTION 23 TOWN Nearby /olstencroft Type Bedroom Living Room Bedroom Walk-In Closet Laundry Recreation Room 15 1 3	Dimensions 9'8 x 6'3 14'1 x 17'2 10'1 x 11'1 19'11 x 19'7 10'6 x 6'2 6'7 x 5'4 n 36'10 x 12'10	Floor Below Below Bathroom Floor Main Main	Type Storage # of Pieces 3 2	Dimensions 9'8 x 6'3 Ensuite? Yes No
Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker Cloor Main Main Main Main Main Main Sbove Shove Sinished Floor Finished Floor Finished Floor	s: Type Foyer Eating Area Kitchen Living Room Primary Bedr Utility Storage r (Main): r (Above): r (Below): r (Bsmt):	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10 10'1 x 9'5 10'1 x 10'7 14'1 x 16'10 oom 12'5 x 14'8 14'4 x 2'10 11'11 x 5'9 1,004 sqft 1,436 sqft 688 sqft 0 sqft	N PLAN LMP19530, SE urse Nearby,Shopping woft, Royal LePage - V Floor Above Above Above Above Below # Of Rooms: # Of Kitchens: # Of Levels: Suite:	CTION 23 TOWN Nearby /olstencroft Type Bedroom Living Room Bedroom Walk-In Closet Laundry Recreation Room 15 1 3 No	Dimensions 9'8 x 6'3 14'1 x 17'2 10'1 x 11'1 19'11 x 19'7 10'6 x 6'2 6'7 x 5'4 n 36'10 x 12'10	Floor Below Bathroom Floor Main	Type Storage # of Pieces 3	Dimensions 9'8 x 6'3 Ensuite? Yes
Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broken Floor Main Main Main Main Main Main Main Shove Finished Floor Finished Floor Finished Floor Finished Floor	s: r(s): Type Foyer Eating Area Kitchen Living Room Primary Bedr Utility Storage r (Main): r (Above): r (Below): r (Bsmt): r (Total):	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10 10'1 x 9'5 10'1 x 10'7 14'1 x 16'10 oom 12'5 x 14'8 14'4 x 2'10 11'11 x 5'9 1,004 sqft 1,436 sqft 1,436 sqft 3,128 sqft	N PLAN LMP19530, SE urse Nearby,Shopping croft, Royal LePage - W Floor Above Above Above Above Below # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt He	CTION 23 TOWN Nearby /olstencroft Type Bedroom Living Room Bedroom Walk-In Closet Laundry Recreation Room 15 1 3 No eight:	Dimensions 9'8 x 6'3 14'1 x 17'2 10'1 x 11'1 19'11 x 19'7 10'6 x 6'2 6'7 x 5'4 n 36'10 x 12'10	Floor Below Below Bathroom Floor Main Main	Type Storage # of Pieces 3 2	Dimensions 9'8 x 6'3 Ensuite? Yes No
Services Conn Legal: Amenities: Site Influences Features:	s: r(s): Type Foyer Eating Area Kitchen Living Room Primary Bedr Utility Storage r (Main): r (Above): r (Below): r (Bsmt): r (Total): Sor:	LOT 6, EXCEPT PART IN Air Cond./Central Central Location,Golf Cou Royal LePage - Wolstenc Dimensions 6'6 x 6'10 10'1 x 9'5 10'1 x 10'7 14'1 x 16'10 oom 12'5 x 14'8 14'4 x 2'10 11'11 x 5'9 1,004 sqft 1,436 sqft 688 sqft 0 sqft	N PLAN LMP19530, SE urse Nearby,Shopping woft, Royal LePage - V Floor Above Above Above Above Below # Of Rooms: # Of Kitchens: # Of Levels: Suite:	CTION 23 TOWN Nearby /olstencroft Type Bedroom Bedroom Bedroom Walk-In Closet Laundry Recreation Room 15 1 3 No eight: Ful	Dimensions 9'8 x 6'3 14'1 x 17'2 10'1 x 11'1 19'11 x 19'7 10'6 x 6'2 6'7 x 5'4 n 36'10 x 12'10	Floor Below Below Bathroom Floor Main Main	Type Storage # of Pieces 3 2	Dimensions 9'8 x 6'3 Ensuite? Yes No

WOW! Beautiful large home in popular Glen Mountain with lots of natural light throughout the home. The living room has high vaulted floor to ceiling and a cozy gas fireplace. Enjoy the amazing view of the mountains which is perfect for entertaining from any of your two large balconies. Stainless steel appliances in the kitchen that overlooks the spectacular view. This very well cared for home offers 4 bedrooms, 3 washrooms, 3 family rooms and 2 dens which can be converted into bedrooms. Sitting on a massive 18,433 sq ft lot, the yard is easy to maintain and comes with a covered front outdoor private patios space. There are 7 outdoor parking spots and 2 covered spaces in the double garage. Roof, gutters and downspouts all brand new within the last year. Call now for your private viewing!

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