

Depth/Size (ft):	106	Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):	57.00	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	6,040.00	Full Baths:	2	Zoning:	RS3
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,515.69
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	005-674-565

Style of Home:	Basement Entry	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 142, PLAN NWP58802, PART SW1/4, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 14'4	Below	Recreation Room	13'4 x 18'1	Below	Bedroom	6'6 x 11'2
Main	Dining Room	9'10 x 12'7	Below	Flex Room	10'1 x 13'6	Below	Foyer	6' x 7'8
Main	Kitchen	8'7 x 10'11				Below	Storage	4'8 x 8'1
Main	Eating Area	6'10 x 8'2						
Main	Primary Bedroom	10'7 x 13'8						
Main	Bedroom	9'1 x 11'3						
Main	Bedroom	9'5 x 9'10						

Finished Floor (Main):	1,243 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	842 sqft	# Of Levels:	2	Main	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,085 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Part			
Grand Total:	2,085 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Well kept very clean home, potential to have 5 bedrooms with loads of fun for the the whole family. Enjoy your morning coffee on your large front balcony. Back yard is perfect for entertaining and completely fenced in for your pets. Laundry on main. Located to all level of schools and close to all shopping. Rotary Stadium and MRC all within walking distance. There is nothing to do here, just move in.