

<b>Depth/Size (ft):</b>	110.0	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>	80.00	<b>Bathrooms:</b>	3	<b>Age:</b>	26
<b>Lot Area: (sq.ft.)</b>	8,785.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,272.09
<b>Rear Yard Exp:</b>	Northwest			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-253-041

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 5 - 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, RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<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 NonStrata
<b>Fuel/Heating:</b>	Forced Air, Natural Gas	<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>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mountains & Valley

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

**Legal:** LOT 1, PLAN LMP10247, DISTRICT LOT 353, GROUP 2, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW, Microwave

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 13'0	Above	Primary Bedroom	14'1 x 16'0
Main	Dining Room	13'0 x 9'5	Above	Walk-In Closet	10'9 x 5'6
Main	Kitchen	11'0 x 9'6	Above	Bedroom	10'9 x 10'6
Main	Eating Area	9'6 x 9'6	Above	Bedroom	14'10 x 11'5
Main	Family Room	13'3 x 22'4	Above	Bedroom	10'9 x 10'11
Main	Laundry	12'11 x 6'7	Above	Bedroom	13'2 x 10'5
Main	Foyer	6'7 x 7'3			

<b>Finished Floor (Main):</b>	1,708 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,334 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	49 sqft	<b># Of Levels:</b>	2	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	3,091 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	3,091 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Welcome to your East Abbotsford home with breathtaking mountain & valley views! This spacious family residence boasts 3,000+ sqft of living space with 5 bdrms & 3 baths, offering plenty of room for everyone. Desirable great room layout is drenched in natural light thanks to abundant windows. Cooking is a breeze with your gas range! Massive covered deck is perfect for year round BBQs (nat gas R/I) while savoring the scenery. The master bedroom features a luxury ensuite and a private balcony, perfect for relaxing. Double car garage & room for the RV. The nicely landscaped, spacious lot is surrounded by mature trees, providing a serene setting. Close to parks, a golf course, shopping, and with easy freeway access, this home offers the perfect blend of convenience and comfort. Call today!