

Depth/Size (ft):	100	Bedrooms:	6	Approx. Year Built:	1988
Frontage (ft):	60.00	Bathrooms:	4	Age:	36
Lot Area: (sq.ft.)	6,000.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,765.16
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	006-565-328

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	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:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 43, PLAN NWP73707, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Westmont Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 13'1	Main	Bedroom	9'9 x 9'	Bsmt	Laundry	4' x 4'
Main	Dining Room	12'1 x 9'4	Main	Bedroom	12' x 2'			
Main	Family Room	12'5 x 12'1	Bsmt	Living Room	12'6 x 10'1			
Main	Kitchen	9'1 x 9'8	Bsmt	Kitchen	8' x 6'			
Main	Eating Area	9'1 x 6'2	Bsmt	Bedroom	11'6 x 7'8			
Main	Primary Bedroom	13'1 x 11'1	Bsmt	Bedroom	12' x 12'			
Main	Bedroom	11'3 x 9'3	Bsmt	Recreation Room	11'3 x 7'8			

Finished Floor (Main):	1,315 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	997 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,312 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,312 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

This well-maintained family home boasts a prime location in desirable West Abbotsford, featuring 6 bedrooms, 4 bathrooms, and a mortgage helper suite. Situated on a spacious 6000 sqft lot, the two-story house includes a main floor with a cozy living room, kitchen, and dining room. A double garage and ample parking, including space for an RV, complement the property. Recently renovated in 2018, the home showcases a stunning interior and exterior. Enjoy a private, fenced backyard in a peaceful neighborhood, conveniently close to schools, recreation, and transportation. With easy highway access, this home offers everything a family needs. Contact today for your exclusive viewing.