

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1997
<b>Frontage (ft):</b>	59.00	<b>Bathrooms:</b>	4	<b>Age:</b>	27
<b>Lot Area: (sq.ft.)</b>	5,813.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,213.95
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	023-757-850

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<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>	Electric, Forced Air, Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	LOT 32, PLAN LMP33147, SECTION 30, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 11'6"	Main	Bedroom	11'6' x 10'
Main	Dining Room	11'6' x 10'	Bsmt	Recreation Room	11'9' x 11'8"
Main	Kitchen	11'6' x 12'	Bsmt	Kitchen	11'8' x 9'10"
Main	Eating Area	11' x 8'	Bsmt	Bedroom	12' x 12'
Main	Family Room	15' x 15'	Bsmt	Bedroom	11'6' x 10'
Main	Primary Bedroom	16' x 12'	Bsmt	Games Room	12' x 11'8"
Main	Bedroom	11' x 10'			

<b>Finished Floor (Main):</b>	1,530 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,170 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Bsmt	4	No
<b>Finished Floor (Total):</b>	2,700 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full, Fully Finished, Separate Entry			
<b>Grand Total:</b>	2,700 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Discover your dream home nestled on quiet no thru street. West Abbotsford. This immaculate basement entry home boasts an expansive 2700 sq.ft. of living space on a generous 5813 sq.ft. lot, offering a perfect blend of comfort and convenience. With 5 bedrooms and 4 full bathrooms, this beautifully maintained home provides ample space for your family's needs. The fully finished basement includes a 2-bedroom legal suite.. Well engineered floor plan with large bedrooms and lots of light and space. Close to Harry Sayers school, rec center, shopping, parks and trails. Open house 1-3 PM Saturday June 29.