

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1997
Frontage (ft):	65.00	Bathrooms:	3	Age:	27
Lot Area: (sq.ft.)	11,726.00	Full Baths:	2	Zoning:	SBR-2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,211.45
Rear Yard Exp:	West			For Tax Year:	2024
View:	Yes			P.I.D.:	018-813-542

Style of Home:	2 Storey	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - 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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Surrounding mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Storm Sewer,Water
Legal:	LOT 2, PLAN LMP17398, SECTION 1, TOWNSHIP 3, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry,Workshop Detached
Site Influences:	Golf Course Nearby,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 16'10	Above	Bedroom	11'9 x 10'2
Main	Dining Room	13'4 x 12'5	Above	Primary Bedroom	21'7 x 12'1
Main	Kitchen	12'9 x 10'6	Above	Bedroom	12'6 x 12'9
Main	Eating Area	8'9 x 8'7			
Main	Family Room	14'10 x 18'4			
Main	Bedroom	11' x 9'7			
Main	Laundry	10'7 x 6'			

Finished Floor (Main):	1,446 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	894 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,340 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl,None			
Grand Total:	2,340 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Cape Cod style home in fantastic Rosedale neighborhood. Island kitchen with open family room concept. 1 bedroom on the main with additional 3 bedrooms up including the generous sized primary with soaker tub and separate shower. Walk out from the family room to the sun filled, fully fenced back yard. Enjoy relaxing and entertaining in the spacious sundeck area covered with vaulted ceilings and post and beam style construction. 18x10 shed , firepit and plenty of additional parking for RV etc. Backing onto open field for privacy.