

<b>Depth/Size (ft):</b>	120	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>	38.00	<b>Bathrooms:</b>	4	<b>Age:</b>	18
<b>Lot Area: (sq.ft.)</b>	7,224.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,099.60
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	026-459-680

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Wood	<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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	SandyHill
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 130 SECTION 25 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP20359
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Golf Course Nearby,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 18'8	Above	Bedroom	16'10 x 10'5	Bsmt	Recreation Room	16'11 x 17'8
Main	Dining Room	14'6 x 17'3	Above	Bedroom	13'3 x 13'6	Bsmt	Gym	16'11 x 17'4
Main	Kitchen	11'9 x 13'9	Above	Primary Bedroom	15'5 x 15'10			
Main	Bedroom	9'5 x 13'1	Above	Walk-In Closet	9'2 x 8'			
Main	Laundry	9'2 x 10'	Bsmt	Bedroom	13'1 x 9'1			
Main	Pantry	5'3 x 5'10	Bsmt	Games Room	9'3 x 15'2			
Above	Bedroom	17'3 x 14'10						

<b>Finished Floor (Main):</b>	1,354 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,507 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Bsmt	5	No
<b>Finished Floor (Bsmt):</b>	1,337 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	4,198 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	4,198 sqft	<b>Beds In Bsmt:</b>	1 / 6			
		<b># Of Pets:</b>				

Fantastic custom built home in popular Sandy Hill neighborhood. Definite wow factor with the 25 ft ceiling in the great room. Plank hardwood floors, granite counter tops, stainless appliances and with gas range. 4 spacious rooms upstairs with the primary bedroom offering a deluxe ensuite. Upstairs landing overlooking great room. Basement has an additional bedroom, recroom, exercise room, and wet bar. Great for the big game. Separate entrance to basement with potential for secondary suite. Office or 6th bedroom on the main floor. Covered patio in fenced backyard. A/C heat pump. A well built home with exceptional quality throughout. Close to walking/bike trails and 2 blocks from Sandy Hill Elementary.