

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

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	Front
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),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	SandyHill
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 130 SECTION 25 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP20359
Amenities:	In Suite Laundry
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	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						

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

Fantastic custom built home in popular Sandy Hill neighborhood. Wow factor with the 25 ft ceiling in the great room. Plank hardwood floors, granite countertops, stainless appliances, including 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.