

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>	128.00	<b>Bathrooms:</b>	3	<b>Age:</b>	28
<b>Lot Area: (sq.ft.)</b>	9,087.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,231.65
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	019-087-985

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - 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>	0 - Fuel:	<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>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Sumas Prairie

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Water

**Legal:** LOT 69 SECTION 19 TOWNSHIP 19 NEW WESTMINSTER DISTRICT PLAN LMP20125

**Amenities:** None

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby,Treed

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'	Bsmt	Kitchen	9'5 x 8'5
Main	Dining Room	10'10 x 9'	Bsmt	Bedroom	12'10 x 12'6
Main	Kitchen	8'8 x 9'6	Bsmt	Bedroom	12'1 x 9'9
Main	Eating Area	8' x 8'	Bsmt	Storage	10' x 12'
Main	Primary Bedroom	13' x 12'4			
Main	Bedroom	10' x 9'			
Bsmt	Living Room	24' x 12'			

<b>Finished Floor (Main):</b>	1,298 sqft	<b># Of Rooms:</b>	11	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	1,252 sqft	<b>Suite:</b>	Unauthorized Suite	Bsmt	4	No
<b>Finished Floor (Total):</b>	2,550 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,550 sqft	<b>Beds In Bsmt:</b>	2 / 4			
		<b># Of Pets:</b>				

Hard to find Rancher with bright walk-out basement! South facing exposure allows for tons of natural light into the home. Open concept living space with Gorgeous views of Sumas Prairie & Mt Baker! 2 bedrooms up with 2-bedroom mortgage helper down - which could warrant approximately \$2,000 per month. The suite has separate laundry & entry! Upstairs laundry on the main. Large driveway with tons of parking - an extra spot for tenants or toys. Low maintenance yard. Enjoy the views from your deck and private backyard setting. Walking distance to park & trails. Great East Abbotsford location close to shopping, schooling, recreation & more! \*\*OPEN HOUSE SAT AUG 31 FROM 11am - 1pm\*\*