

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	1982
Frontage (ft):	60.00	Bathrooms:	3	Age:	42
Lot Area (sq.ft.):	6,000.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,955.23
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	002-979-349

Style of Home:	Split Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	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) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Mixed	Fixtures Rmvd:	No

View: Yes : Mountains through trees

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal: LOT 23, SECTION 26, TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 61922

Amenities: None

Site Influences: Cul-de-Sac, Greenbelt, Private Setting, Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'6 x 10'9	Below	Bedroom	16'1 x 10'9
Main	Kitchen	8'8 x 10'4	Below	Family Room	17'0 x 10'4
Main	Nook	6'7 x 8'0	Below	Laundry	13'1 x 10'2
Main	Living Room	17'5 x 12'6			
Main	Primary Bedroom	13'3 x 10'4			
Main	Bedroom	9'11 x 12'6			
Main	Bedroom	10'0 x 9'2			

Finished Floor (Main):	1,185 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	689 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	1,874 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full, Fully Finished, Separate Entry			
Grand Total:	1,874 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Location! Location! Location! Sandy Hill area, walking distance to Sandy Hill Elementary, Robert Bateman and Clayburn Middle. This property really does tick a lot of Must Haves!! 4 bdrm, 3 bath home is located in a quiet cul-de-sac in East Abbotsford. Backing onto a forested park for privacy. Practically Everything was updated - Kitchen, Bathrooms, Appliances, Flooring, Light Fixtures, Paint, Furnace, Hot Water Tank, Roof, Gutter Guards, Garage Doors. West facing sundeck, complete with a retractable awning. Big level driveway with a Huge 549 sq. ft. Garage. Possibility to reconfigure the basement for a Legal Suite. Sellers are flexible with possession dates. This home has been Meticulously Maintained inside and out. Check this home out today!