## 14 3457 WHATCOM ROAD ABBOTSFORD

Abbotsford East, V3G 0B9

Residential Detached \$1,377,000 (LP)

Construction:FramExterior:StoneFoundation:	0 Ba 0.00 Fu Ha	edrooms: throoms: II Baths: If Baths: aint. Fee:	3 3 2 1 129.00	Approx. Year Buil Age: Zoning: Gross Taxes:	t: 2010 14 RS5-	I	
Frontage (ft):45.90Lot Area: (sq.ft.)4,520Flood Plain:NoRear Yard Exp:View:View:YesStyle of Home:RanceConstruction:FrameExterior:StoneFoundation:Foundation:	0 Ba 0.00 Fu Ha Ma	throoms: II Baths: If Baths:	3 2 1	Age: Zoning: Gross Taxes:	14		
Lot Area: (sq.ft.) 4,520 Flood Plain: No Rear Yard Exp: View: Yes Style of Home: Rance Construction: Fram Exterior: Stone Foundation:	0.00 Fu Ha Ma cher/Bungalow w/Bsmt.	ll Baths: If Baths:	2 1	Zoning: Gross Taxes:			
Flood Plain: No Rear Yard Exp: View: Yes Style of Home: Ranc Construction: Fram Exterior: Stone Foundation:	Ha Ma cher/Bungalow w/Bsmt.		1	Gross Taxes:		A	
Rear Yard Exp:         View:       Yes         Style of Home:       Rance         Construction:       Fram         Exterior:       Stone         Foundation:       Fram	Macher/Bungalow w/Bsmt.		129.00		\$4.34	46.72	
View: Yes Style of Home: Ranc Construction: Fram Exterior: Stone Foundation:	cher/Bungalow w/Bsmt.		120.00	For Tax Year:	2023		
Style of Home:RandConstruction:FramExterior:StoneFoundation:	-			P.I.D.:		411-664	
Construction:FramExterior:StoneFoundation:	-			1	027	11 001	
Exterior: Stone Foundation:	ne - Wood		Parking:	Total: 4 - Covered:	2		
Foundation:			Covered Parking:	2			
	e,Vinyl		Parking Access:	Front			
			Parking:	Garage; Double, Vi	sitor Parking		
Rain Screen:			Locker:	No			
Renovations:			Units in Dev:				
# of Fireplaces: 1 - Fu	uel: Natural Gas		Distance to:				
•	City/Municipal		Title to Land:	Freehold NonStrata			
	Forced Air.Natural Gas		Property Disc:	No			
J J J J J J J J J J J J J J J J J J J	o(s) & Deck(s)		PAD Rental:				
	., .,		Fixtures Leased:	No			
	/Wall/Mixed		Fixtures Leased:	No			
	waii/iviixeu		Fixiales hillva:	INO			
View: Yes :	: North Shore Mountains						
Mgmt. Company: Self I	Managed						
Complex / Subdiv:							
Services Connected: Elect	tricity,Natural Gas,Storm Sewe	er,Water					
l edal.	ATA LOT 14 SECTION 25 TOV					INTEREST IN THE	
Amenities: None							
Site Influences: Cul-c	de-Sac,Golf Course Nearby,Pr	ivate Setting					
	Wsh/Dryr/Frdg/Stve/DW	0					
Bylaw Restric:	, <u>,</u>						
-	on Group-West Coast Realty (A	Abbotsford)					
	Dimen	sions	Floor	_	<b>.</b> .	sions	
Floor Type				Туре	Dimen		
		12'	Bsmt	<b>Type</b> Bedroom	<b>Dimen</b> 12'4 x 1	12'10	
Main Kitche							
Main Kitcher Main Dining	en 13'2 x 1 Room 10' x 1'	2'	Bsmt	Bedroom	<b>12'4</b> x 1		
MainKitcherMainDiningMainLiving	en 13'2 x 1 Room 10' x 1'	2' 17'8	Bsmt	Bedroom	<b>12'4</b> x 1		
MainKitcherMainDiningMainLivingMainDen	n 13'2 x 1 Room 10' x 1' Room 13'2 x 10'6 x	2' 17'8 12'2	Bsmt	Bedroom	<b>12'4</b> x 1		
MainKitcherMainDiningMainLivingMainDenMainPrimar	n 13'2 x 1 Room 10' x 1' Room 13'2 x 10'6 x	2' 17'8 12'2 4'10	Bsmt	Bedroom	<b>12'4</b> x 1		
MainKitcherMainDiningMainLivingMainDenMainPrimar	en 13'2 x y Room 10' x 1' Room 13'2 x 10'6 x ry Bedroom 13' x 1 13'8 x	2' 17'8 12'2 4'10 11'	Bsmt	Bedroom	<b>12'4</b> x 1		
MainKitcherMainDiningMainLivingMainDenMainPrimarMainPatio	en 13'2 x y Room 10' x 1' Room 13'2 x 10'6 x ry Bedroom 13' x 1 13'8 x	2' 17'8 12'2 4'10 11'	Bsmt	Bedroom	<b>12'4</b> x 1		
MainKitcherMainDiningMainLivingMainDenMainPrimarMainPatioBsmtBedroor	en 13'2 x g Room 10' x 12 Room 13'2 x 10'6 x ry Bedroom 13' x 1- 13'8 x om 12'4 x	2' 17'8 12'2 4'10 11'	Bsmt	Bedroom	<b>12'4</b> x 1		
Main       Kitcher         Main       Dining         Main       Living         Main       Den         Main       Primar         Main       Patio         Bsmt       Bedroot         Finished Floor (Main):       1,432         Finished Floor (Above):       0 sqf	en 13'2 x y Room 10' x 12 Room 13'2 x 10'6 x 10'6 x 13' x 1 13'8 x om 12'4 x 2 sqft # 0	2' 17'8 12'2 4'10 11' 13'2	Bsmt Bsmt	Bedroom Recreation Room Bathroom Floor Main	12'4 x 1 13'2 x 1	18' Ensuite? Yes	
Main       Kitcher         Main       Dining         Main       Living         Main       Den         Main       Primar         Main       Patio         Bsmt       Bedroot         Finished Floor (Main):       1,432         Finished Floor (Above):       0 sqf	en 13'2 x 1 Room 10' x 12 Room 13'2 x 10'6 x 10'6 x 10'6 x 13' x 1- 13'8 x om 12'4 x 2 sqft # C it # C	2' 17'8 12'2 4'10 11' 13'2 Df Rooms:	Bsmt Bsmt	Bedroom Recreation Room Bathroom Floor	12'4 x 1 13'2 x 1 # of Pieces	18' Ensuite?	
Main       Kitcher         Main       Dining         Main       Dining         Main       Den         Main       Primar         Main       Patio         Bsmt       Bedroot         Finished Floor (Main):       1,432         Finished Floor (Above):       0 sqf         Finished Floor (Below):       0 sqf	en 13'2 x 1 Room 10' x 12 Room 13'2 x 10'6 x 10'6 x 10'6 x 13'2 x 10'6 x 13'8 x om 12'4 x 2 sqft # C it # C	2' 17'8 12'2 4'10 11' 13'2 Df Rooms: Df Kitchens:	Bsmt Bsmt 9 1	Bedroom Recreation Room Bathroom Floor Main	12'4 x 1 13'2 x 1 <b># of Pieces</b> 5	18' Ensuite? Yes	
Main       Kitcher         Main       Dining         Main       Living         Main       Den         Main       Primar         Main       Patio         Bsmt       Bedroot         Finished Floor (Main):       1,432         Finished Floor (Above):       0 sqf         Finished Floor (Below):       0 sqf         Finished Floor (Bsmt):       1,142	en 13'2 x g Room 10' x 12 Room 13'2 x 10'6 x 10'6 x 10'6 x 10'6 x 13'8 x 0m 12'4 x 2 sqft # C ft # C 2 sqft Cr	2' 17'8 12'2 4'10 11' 13'2 Df Rooms: Df Kitchens: Df Levels:	Bsmt Bsmt 9 1	Bedroom Recreation Room Bathroom Floor Main Main	12'4 x 1 13'2 x 1 <b># of Pieces</b> 5 2	18' Ensuite? Yes No	
Main       Kitcher         Main       Dining         Main       Living         Main       Den         Main       Primar         Main       Patio         Bsmt       Bedroot         Finished Floor (Main):       1,432         Finished Floor (Above):       0 sqf         Finished Floor (Below):       0 sqf         Finished Floor (Bsmt):       1,142	en 13'2 x g Room 10' x 12 Room 13'2 x 10'6 x 10'6 x 10'6 x 10'6 x 13'8 x 00m 13' x 14 13'8 x 00m 12'4 x 2 sqft # C tt # C 2 sqft Cr 4 sqft Ba	2' 17'8 12'2 4'10 11' 13'2 Df Rooms: Df Kitchens: Df Levels: awl/Bsmt Height:	Bsmt Bsmt 9 1 2	Bedroom Recreation Room Bathroom Floor Main Main	12'4 x 1 13'2 x 1 <b># of Pieces</b> 5 2	18' Ensuite? Yes No	

Quiet cul-de-sac just off Whatcom. THE PINES Cascade Plan. This stunning rancher will have a great view. 2,574 sq.ft. finished on 2 floors. Master bedroom on the main with a den/bedroom & laundry all on one level. Gorgeous kitchen has a large granite island. Open great room design. Fully finished lower level with 10 ft. ceilings, large window, and covered patio. Located adjacent to a beautifully landscaped cul-de-sac. Enjoy watching the sunsets from your covered balcony. Much to be appreciated and beautifully finished by DKT Homes.

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