

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):	43.31	Bathrooms:	3	Age:	7
Lot Area: (sq.ft.)	3,892.00	Full Baths:	2	Zoning:	R3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,132.91
Rear Yard Exp:		Maint. Fee:	171.37	For Tax Year:	2024
View:				P.I.D.:	030-145-805

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stone	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 Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	THOMAS CROSSING
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 51, PLAN EPS3659, SECTION 7, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central
Site Influences:	Adult Oriented,Gated Complex,Golf Course Nearby,Retirement Community,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	15'5 x 19'9	Main	Laundry	6'7 x 8'0	Bsmt	Utility	8'7 x 5'0
Main	Bedroom	9'5 x 9'7	Main	Pantry	7'4 x 6'11	Bsmt	Other	19'10 x 4'2
Main	Kitchen	11'10 x 13'8	Bsmt	Recreation Room	21'3 x 13'85			
Main	Dining Room	9'10 x 11'10	Bsmt	Games Room	13'9 x 13'10			
Main	Living Room	15'5 x 14'4	Main	Bedroom	12'0 x 13'8			
Main	Primary Bedroom	15'7 x 12'8	Bsmt	Storage	10'5 x 14'10			
Main	Walk-In Closet	6'9 x 11'9	Bsmt	Storage	7'10 x 8'9			

Finished Floor (Main):	1,403 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	1,033 sqft	Suite:	None	Bsmt	4	No
Finished Floor (Total):	2,436 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,436 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

3Bdrm (2+DEN) RARE FREEHOLD STRATA - PETS Welcome!! Gated Thomas Crossing! Main level entry rancher w/ open concept living room/dining/kitchen, vaulted ceilings, high end finishes incl. stunning white quartz countertops, mood lighting, S/S appliances & gas range!! Enjoy UR gas f/p or garden in the fully fenced dog-friendly SW facing backyard w/ retractable awning! Spacious primary bdrm on main, heated tile floors, full ensuite & large W/I closet. 2nd bdrm/den w/ no closet on main w/ adjacent bath. W/I pantry. AC. Huge bsmt includes open spacious rec room, sep. entry, huge bdrm full bath, storage & utility room (see new provincial laws - family members under 55 welcome). Motorized blinds. Park 4 large cars on the 22' exterior driveway + extra large deep garage. Quiet end of complex.