

Depth/Size (ft):		Bedrooms:	9	Approx. Year Built:	2023
Frontage (ft):	66.00	Bathrooms:	8	Age:	1
Lot Area (sq.ft.):	8,712.00	Full Baths:	7	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$8,757.87
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	003-125-220

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 12 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Stucco	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt,Metal	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 17, PLAN NWP18663, PART NE1/4, SECTION 18, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry,Storage
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Microwave,Pantry,Storage Shed,Vacuum - Built In,Wet Bar
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd., Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 16'	Main	Kitchen	6'6 x 18'	Above	Bedroom	12' x 13'
Main	Dining Room	12'6 x 12'	Main	Pantry	7'6 x 6'6	Above	Bedroom	12' x 12'2
Main	Foyer	8' x 22'	Main	Primary Bedroom	13'8 x 14'2	Above	Laundry	11'6 x 6'
Main	Family Room	15' x 18'	Main	Bedroom	10' x 12'	Above	Attic	3' x 2'
Main	Nook	10' x 18'	Main	Mud Room	6' x 5'	Bsmt	Media Room	12'6 x 24'
Main	Kitchen	9' x 18'	Above	Primary Bedroom	13'6 x 18'2	Bsmt	Gym	11'8 x 11'6
Main	Solarium	14'4 x 24'	Above	Primary Bedroom	11' x 14'	Bsmt	Bedroom	11'6 x 10'

Finished Floor (Main):	2,536 sqft	# Of Rooms:	29	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,704 sqft	# Of Kitchens:	4	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	2,270 sqft	Suite:	Legal Suite,Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	6,510 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft			Above	4	No
Grand Total:	6,510 sqft	Basement:	Full,Fully Finished,Separate Entry	Bsmt	4	No
		Beds In Bsmt:	3 / 9	Bsmt	4	No
		# Of Pets:		Bsmt	4	No

WELCOME to this modern style 2023 CUSTOM built Three Storey Home located in West Abbotsford. Sitting on over 8712 sqft lot with 6500 sqft of living space it offers everything what you are looking for in your Dream Home. Main floor features Living Room, Family Room, 2 Kitchens, Dining Room, M. Bedroom, Bedroom and a Sun Room with Gas fire place and built in BBQ. Top floor features 2 Large M. Bedrooms and walk-in-closets and 2 bedrooms with Jack&Jill Bathroom & a Laundry. Basement suite has Large Theatre Room, Wet Bar, Steam Shower, Gym room along with 2 bedrooms Legal suite with separate Laundry and another in-law suite. Radiant Heat, Central AC, Glass Railings, & much more. Huge driveway for 12 cars! Steps away from all levels of Schools, Shopping Centre & Gurdwara. Easy Freeway Access!!!

