

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2024
Frontage (ft):	56.00	Bathrooms:	5	Age:	0
Lot Area: (sq.ft.)	4,478.00	Full Baths:	4	Zoning:	N61
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	031-072-780

Style of Home:	3 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	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 NonStrata
Fuel/Heating:	Electric, Forced Air, Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed, Tile, Carpet	Fixtures Rmvd:	No

View:	Yes : Mount Baker
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	LOT 1, PLAN EPP93766, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'5 x 15'	Above	Primary Bedroom	12'8 x 12'6	Bsmt	Kitchen	11' x 12'7
Main	Wok Kitchen	5'3 x 9'3	Above	Bedroom	11'11 x 11'5	Bsmt	Bedroom	10'10 x 9'7
Main	Great Room	18'5 x 18'7	Above	Bedroom	13' x 9'10	Bsmt	Living Room	14'5 x 14'10
Main	Dining Room	11' x 12'	Above	Walk-In Closet	5'1 x 5'4			
Main	Primary Bedroom	13'11 x 13'1	Above	Bedroom	10'10 x 10'7			
Main	Walk-In Closet	4'5 x 8'4	Above	Laundry	8' x 6'1			
Main	Den	10'2 x 9'4	Bsmt	Recreation Room	12'6 x 21'6			

Finished Floor (Main):	1,478 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	978 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	1,191 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	3,647 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft			Bsmt	4	No
Grand Total:	3,647 sqft	Basement:	Full, Fully Finished, Separate Entry			
		Beds In Bsmt:	1 / 6			
		# Of Pets:				

Brand new luxury home on quiet and desirable Sunnyside street ! This stunning 3600+SF home showcases a bright & open layout with gourmet kitchen+spice kitchen, high end appliances, a grand living/dining area and a large family room perfect for entertainment. Well engineered floor plan leads to huge master on main w/ spa like bath. 4 large spacious bedrooms above. Basement boasts a massive multimedia area, and large legal suite. Special features include engineered hardwood flooring, exquisite custom lighting, waterfall island, wool carpeting, A/C and much more! Walking distance to MRC rec center, ten-broek school and ellwood park. New homes seldom come to market in this location.