36270 BUCKINGHAM DRIVE ABBOTSFORD

Abbotsford East, V3G 3C8

Residential Detached \$1,299,900 (LP)

Depth/Size (ft):	107	Bedrooms:	5	Approx. Year Buil	t: 2004	
Frontage (ft):	79.00	Bathrooms:	3	Age:	20	
Lot Area: (sq.ft.)	5,931.00	Full Baths:	3	Zoning:	RS3	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4.9	69.37
Rear Yard Exp:	Southwest			For Tax Year:	2024	
View:	No			P.I.D.:		908-642
					020	
Style of Home:	Basement Entry		Parking:	Total: 7 - Covered:	3	
Construction:	Frame - Wood		Covered Parking:	3		
Exterior:	Mixed,Stone,Vinyl		Parking Access:	Front		
Foundation:			Parking:	Garage; Triple,RV	Parking Avail.	
Rain Screen:			Locker:			
Renovations:	Partly		Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrate	a	
Fuel/Heating:	Forced Air,Natural Gas	S	Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck		PAD Rental:			
Type of Roof:	Asphalt	· ·	Fixtures Leased:	No		
Floor Finish:	Mixed, Vinyl/Linoleum,	Carpet	Fixtures Rmvd:	No		
	No					
	No					
Mgmt. Company:	No Kensington Park					
View: Mgmt. Company: Complex / Subdiv: Services Connected:	Kensington Park	s,Sanitary Sewer,Storm Sewer,Wa	ter			
Mgmt. Company: Complex / Subdiv: Services Connected:	Kensington Park Electricity,Natural Gas	s,Sanitary Sewer,Storm Sewer,Wa		DDISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Kensington Park Electricity,Natural Gas	-		D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10	-		DDISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P	379, SECTION 30, TOWNSHIP 1	9, NEW WESTMINSTER LANI	D DISTRICT		
Mgmt. Company: Complex / Subdiv:	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P	379, SECTION 30, TOWNSHIP 1	9, NEW WESTMINSTER LANI	D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P	9379, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S	9, NEW WESTMINSTER LANI	D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O	9379, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave		Dimen	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type	0379, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave	Туре	Dimen 2010 x	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room	0379, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions 19'5 x 11'11	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt	Type Family Room	20'0 x	15'10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room	0379, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt	Type Family Room Bedroom	20'0 x 11'11 x	15'10 : 10'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Kitchen	0379, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt	Type Family Room Bedroom Walk-In Closet	20'0 x 11'11 x 5'3 x 6'	15'10 : 10'1 9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Kitchen Primary Bedroom	2379, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8 14'0 x 15'4	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt Bsmt	Type Family Room Bedroom Walk-In Closet Bedroom	20'0 x 11'11 x 5'3 x 6' 10'5 x	15'10 : 10'1 9 11'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet	Dimensions 1979, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8 14'0 x 15'4 7'4 x 6'8	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Family Room Bedroom Walk-In Closet Bedroom Laundry	20'0 x 11'11 x 5'3 x 6' 10'5 x 6'4 x 5'	15'10 : 10'1 9 11'2 7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom	Dimensions 1979, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8 14'0 x 15'4 7'4 x 6'8 11'0 x 11'11	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt Bsmt	Type Family Room Bedroom Walk-In Closet Bedroom	20'0 x 11'11 x 5'3 x 6' 10'5 x	15'10 : 10'1 9 11'2 7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet	Dimensions 1979, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8 14'0 x 15'4 7'4 x 6'8	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Family Room Bedroom Walk-In Closet Bedroom Laundry	20'0 x 11'11 x 5'3 x 6' 10'5 x 6'4 x 5'	15'10 : 10'1 9 11'2 7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom	379, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8 14'0 x 15'4 7'4 x 6'8 11'0 x 11'11 11'0 x 11'11 # Of Rooms:	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Family Room Bedroom Walk-In Closet Bedroom Laundry Foyer Bathroom Floor	20'0 x 11'11 x 5'3 x 6' 10'5 x 6'4 x 5' 5'4 x 3' # of Pieces	15'10 10'1 9 11'2 7 7 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom	0379, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8 14'0 x 15'4 7'4 x 6'8 11'0 x 11'11 11'0 x 11'11	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Family Room Bedroom Walk-In Closet Bedroom Laundry Foyer Bathroom Floor Main	20'0 x 11'11 x 5'3 x 6' 10'5 x 6'4 x 5' 5'4 x 3'	15'10 10'1 9 11'2 7 7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom	379, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8 14'0 x 15'4 7'4 x 6'8 11'0 x 11'11 11'0 x 11'11 # Of Rooms:	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Family Room Bedroom Walk-In Closet Bedroom Laundry Foyer Bathroom Floor	20'0 x 11'11 x 5'3 x 6' 10'5 x 6'4 x 5' 5'4 x 3' # of Pieces	15'10 10'1 9 11'2 7 7 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom 1,518 sqft 0 sqft	Dimensions 1979, SECTION 30, TOWNSHIP 1 rivate Setting,Private Yard,Treed Vsh/Dryr/Frdg/Stve/DW,Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8 14'0 x 15'4 7'4 x 6'8 11'0 x 11'11 11'0 x 11'11 11'0 x 11'11 # Of Rooms: # Of Kitchens:	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Family Room Bedroom Walk-In Closet Bedroom Laundry Foyer Bathroom Floor Main	20'0 x 11'11 x 5'3 x 6 10'5 x 6'4 x 5' 5'4 x 3' # of Pieces 5	15'10 10'1 9 11'2 7 7 7 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom 1,518 sqft 0 sqft 0 sqft	D379, SECTION 30, TOWNSHIP 1 rivate Setting, Private Yard, Treed Vsh/Dryr/Frdg/Stve/DW, Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8 14'0 x 15'4 7'4 x 6'8 11'0 x 11'11 11'0 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels:	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1 2	Type Family Room Bedroom Walk-In Closet Bedroom Laundry Foyer Bathroom Floor Main Main	20'0 x 11'11 x 5'3 x 6' 10'5 x 6'4 x 5' 5'4 x 3' # of Pieces 5 4	15'10 10'1 9 11'2 7 7 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom 1,518 sqft 0 sqft 0 sqft 975 sqft	D379, SECTION 30, TOWNSHIP 1 rivate Setting, Private Yard, Treed Vsh/Dryr/Frdg/Stve/DW, Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8 14'0 x 15'4 7'4 x 6'8 11'0 x 11'11 11'0 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1 2	Type Family Room Bedroom Walk-In Closet Bedroom Laundry Foyer Bathroom Floor Main Main	20'0 x 11'11 x 5'3 x 6' 10'5 x 6'4 x 5' 5'4 x 3' # of Pieces 5 4	15'10 10'1 9 11'2 7 7 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Kensington Park Electricity,Natural Gas LOT 48, PLAN BCP10 Golf Course Nearby,P Air Conditioning,ClthW Royal LePage Little O Type Living Room Dining Room Dining Room Kitchen Primary Bedroom Walk-In Closet Bedroom Bedroom 1,518 sqft 0 sqft 0 sqft 975 sqft 2,493 sqft	D379, SECTION 30, TOWNSHIP 1 rivate Setting, Private Yard, Treed Vsh/Dryr/Frdg/Stve/DW, Hot Tub S ak Realty Dimensions 19'5 x 11'11 10'8 x 11'6 11'2 x 11'8 14'0 x 15'4 7'4 x 6'8 11'0 x 11'11 11'0 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	9, NEW WESTMINSTER LANI pa/Swirlpool,Microwave Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1 2 None	Type Family Room Bedroom Walk-In Closet Bedroom Laundry Foyer Bathroom Floor Main Main	20'0 x 11'11 x 5'3 x 6' 10'5 x 6'4 x 5' 5'4 x 3' # of Pieces 5 4	15'10 10'1 9 11'2 7 7 Ensuite? Yes No

Welcome to your dream home, an entertainer's paradise nestled in ultimate privacy! Imagine summer nights in your lush, greenbelt-surrounded backyard, soaking in the hot tub or hosting unforgettable gatherings under covered patios w/gas hookups for BBQ & firepit. Inside, the open main floor w/vaulted ceilings & gourmet kitchen, featuring island & gas range, invites joyful connections. Set the perfect ambiance w/deluxe indoor/outdoor surround sound. With 5 beds, 3 baths, luxurious updates & basement easily suitable for added income, this home offers both comfort & opportunity. Parking is not an issue w/3 car garage & room for RV. You'll appreciate the on-demand tankless water heater, hi-efficient furnace, AC, 200A panel. Plus, it's ready for an inground pool! Your perfect lifestyle awaits.

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