

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1978
Frontage (ft):	102.76	Bathrooms:	4	Age:	46
Lot Area (sq.ft.):	7,320.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,994.00
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	004-620-950

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Fibreglass,Wood	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 498, PLAN NWP48245, PART SW1/4, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Refrigerator,Swimming Pool Equip.
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 17'1	Above	Primary Bedroom	15'8 x 13'5	Bsmt	Storage	23'3 x 16'8
Main	Dining Room	14'3 x 12'	Above	Bedroom	13'9 x 12'	Bsmt	Storage	10'8 x 13'7
Main	Kitchen	11'11 x 14'1	Above	Bedroom	11'3 x 12'11	Bsmt	Walk-In Closet	5'8 x 4'9
Main	Eating Area	9'8 x 11'11	Above	Walk-In Closet	5' x 5'3			
Main	Family Room	12'5 x 17'2	Bsmt	Recreation Room	13'8 x 24'6			
Main	Bedroom	10'4 x 13'6	Bsmt	Gym	14'11 x '			
Main	Laundry	10'4 x 9'1	Bsmt	Bedroom	12'3 x 16'2			

Finished Floor (Main):	1,489 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,004 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,014 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	3,507 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	534 sqft	Basement:	Full			
Grand Total:	4,041 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Great family home located in West Abby in a quiet cul-de-sac. This lovely home includes 3 spacious bedrooms on the upper floor, den/bed on the main. Basement is rough in for a potential accommodation, with above ground windows, and access to outside. Updates include 2 yr old furnace, 4 yr old hot water tank, windows, roof, and some flooring replaced over the years. Newer kitchen installed with warm maple cabinets, large work island, granite counter tops, and stainless steel appliances. Ensuite & main bath have been completely reno'd including large walk in shower in the ensuite. Enjoy the 16x32 pool complete with new liner & boiler, on this private 7300 sq ft lot. Close to schools, and all amenities.

