2477 SUNNYSIDE PLACE ABBOTSFORD

Abbotsford West, V2T 4C4

Residential Detached
\$1,294,900 (LP)

Depth/Size (1	ft):		Bedrooms:	5		Approx. Year Bu	u ilt: 197	'8
Frontage (ft)		102.76	Bathrooms:	4		Age:	46	
Lot Area: (so		7,320.00	Full Baths:	3		Zoning:	RS	
Flood Plain:		No	Half Baths:	1		Gross Taxes:		994.00
Rear Yard Ex	xp:					For Tax Year:	202	
View:		No				P.I.D.:	004	-620-950
Style of Hom	ne:	2 Storey w/Bsmt.		Par	king:	Total: 4 - Covere	d: 2	
Construction:		Frame - Wood		Cov	vered Parking:	2		
Exterior:		Mixed,Wood		Par	king Access:	Front		
Foundation:				Par	king:	Garage; Double		
Rain Screen:				Loc	ker:			
Renovations:		Partly		Unit	ts in Dev:			
# of Fireplaces:		2 - Fuel: Natural Gas			tance to:			
Water Supply	y:	City/Municipal			e to Land:	Freehold NonStrata		
Fuel/Heating	j :	Forced Air	Pro	perty Disc:	Yes			
Outdoor Are	ea:	Fenced Yard, Patio(s), Sundeck(s)			D Rental:			
Type of Roof	f:	Fibreglass,Wood		Fixt	ures Leased:	No		
Floor Finish:	:	Wall/Wall/Mixed		Fixt	ures Rmvd:	No		
View:		No						
Mgmt. Comp		No						
Mgmt. Comp Complex / Se	ubdiv:							
Mgmt. Comp Complex / So Services Co	ubdiv:	Electricity,Natural Gas,Sa						
Mgmt. Comp Complex / Si Services Co Legal:	ubdiv:	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482		CTION 19, TOWNS	HIP 16, NEW WEST	MINSTER LAND DIST	RICT	
Mgmt. Comp Complex / Si Services Co Legal: Amenities:	ubdiv: onnected:	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry	245, PART SW1/4, SE			MINSTER LAND DIST	RICT	
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influenc	ubdiv: onnected:	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir	945, PART SW1/4, SE	ation Nearby,Shoppi	ing Nearby			
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influenc Features:	ubdiv: onnected: ces:	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry	945, PART SW1/4, SE	ation Nearby,Shoppi	ing Nearby			
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influenc Features: Bylaw Restri	ubdiv: onnected: ces: ic:	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C	ation Nearby,Shoppi	ing Nearby			
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri	ubdiv: onnected: ces: ic:	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C	ation Nearby,Shoppi	ing Nearby			
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok	ubdiv: onnected: ces: ric: ker(s): Type	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions	45, PART SW1/4, SE Ig,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor	ation Nearby,Shoppi coverings,Garage Do Type	ing Nearby oor Opener,Refriger Dimensions		uip. Type	Dimensions
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main	ric: ces: cer(s): Type Living Room	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1	45, PART SW1/4, SE Ig,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above	ation Nearby,Shoppi coverings,Garage Do Type Primary Bedroom	ing Nearby oor Opener,Refriger Dimensions 15'8 x 13'5	ator,Swimming Pool Equ Floor Bsmt	uip. Type Storage	23'3 x 16'8
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main	ubdiv: onnected: ces: ric: ker(s): Type	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1	45, PART SW1/4, SE Ig,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor	ation Nearby,Shoppi coverings,Garage Do Type	ing Nearby oor Opener,Refriger Dimensions	ator,Swimming Pool Equ	uip. Type	
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main	<pre>subdiv: onnected: ces: cer: ker(s): Type Living Room Dining Room Kitchen</pre>	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1 14'3 x 12' 11'11 x 14'1	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above Above Above	ation Nearby,Shoppi coverings,Garage Do Type Primary Bedroom Bedroom Bedroom	Dimensions 15'8 x 13'5 13'9 x 12' 11'3 x 12'11	ator,Swimming Pool Equ Floor Bsmt	uip. Type Storage	23'3 x 16'8
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main	<pre>bubdiv: ponnected: ces: cer(s): Type Living Room Dining Room Kitchen Eating Area</pre>	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1 14'3 x 12' 11'11 x 14'1 9'8 x 11'11	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above Above Above Above Above	ation Nearby,Shoppi coverings,Garage Do Type Primary Bedroom Bedroom Bedroom Walk-In Closet	Dimensions 15'8 x 13'5 13'9 x 12' 11'3 x 12'11 5' x 5'3	ator,Swimming Pool Equ Floor Bsmt Bsmt	uip. Type Storage Storage	23'3 x 16'8 10'8 x 13'7
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main	<pre>subdiv: onnected: ces: cer: ker(s): Type Living Room Dining Room Kitchen</pre>	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1 14'3 x 12' 11'11 x 14'1 9'8 x 11'11	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above Above Above	ation Nearby,Shoppi Coverings,Garage Do Type Primary Bedroom Bedroom Bedroom Walk-In Closet Recreation Room	Dimensions 15'8 x 13'5 13'9 x 12' 11'3 x 12'11 5' x 5'3 13'8 x 24'6	ator,Swimming Pool Equ Floor Bsmt Bsmt	uip. Type Storage Storage	23'3 x 16'8 10'8 x 13'7
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main	<pre>bubdiv: ponnected: ces: cer(s): Type Living Room Dining Room Kitchen Eating Area</pre>	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1 14'3 x 12' 11'11 x 14'1 9'8 x 11'11	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above Above Above Above Above	ation Nearby,Shoppi coverings,Garage Do Type Primary Bedroom Bedroom Bedroom Walk-In Closet	Dimensions 15'8 x 13'5 13'9 x 12' 11'3 x 12'11 5' x 5'3 13'8 x 24'6 14'11 x '	ator,Swimming Pool Equ Floor Bsmt Bsmt	uip. Type Storage Storage	23'3 x 16'8 10'8 x 13'7
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main	ric: ces: ric: cer(s): Type Living Room Dining Room Kitchen Eating Area Family Room	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1 14'3 x 12' 11'11 x 14'1 9'8 x 11'11 12'5 x 17'2	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above Above Above Above Bsmt	ation Nearby,Shoppi Coverings,Garage Do Type Primary Bedroom Bedroom Bedroom Walk-In Closet Recreation Room	Dimensions 15'8 x 13'5 13'9 x 12' 11'3 x 12'11 5' x 5'3 13'8 x 24'6	ator,Swimming Pool Equ Floor Bsmt Bsmt	uip. Type Storage Storage	23'3 x 16'8 10'8 x 13'7
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Main	subdiv: panected: ces: ces: tic: ter(s): Type Living Room Dining Room Kitchen Eating Area Family Room Bedroom Laundry por (Main):	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1 14'3 x 12' 11'11 x 14'1 9'8 x 11'11 12'5 x 17'2 10'4 x 13'6 10'4 x 9'1	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt	ation Nearby,Shoppi coverings,Garage Do Type Primary Bedroom Bedroom Bedroom Walk-In Closet Recreation Room Gym Bedroom	Dimensions 15'8 x 13'5 13'9 x 12' 11'3 x 12'11 5' x 5'3 13'8 x 24'6 14'11 x '	ator,Swimming Pool Equ Floor Bsmt Bsmt Bsmt Bsmt	uip. Type Storage Storage Walk-In Closet # of Pieces	23'3 x 16'8 10'8 x 13'7 5'8 x 4'9 Ensuite?
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Main	subdiv: panected: ces: ces: ic: cer(s): Type Living Room Dining Room Kitchen Eating Area Family Room Bedroom Laundry por (Main): por (Above):	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1 14'3 x 12' 11'11 x 14'1 9'8 x 11'11 12'5 x 17'2 10'4 x 13'6 10'4 x 9'1 1,489 sqft 1,004 sqft	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	ation Nearby,Shoppi coverings,Garage Do Type Primary Bedroom Bedroom Walk-In Closet Recreation Room Gym Bedroom	Dimensions 15'8 x 13'5 13'9 x 12' 11'3 x 12'11 5' x 5'3 13'8 x 24'6 14'11 x '	ator,Swimming Pool Equ Floor Bsmt Bsmt Bsmt Bsmt	uip. Type Storage Storage Walk-In Closet * # of Pieces 2	23'3 x 16'8 10'8 x 13'7 5'8 x 4'9 Ensuite? No
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Main	And the second s	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1 14'3 x 12' 11'11 x 14'1 9'8 x 11'11 12'5 x 17'2 10'4 x 13'6 10'4 x 9'1 1,489 sqft 1,004 sqft 1,548 sqft	445, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	ation Nearby,Shoppi coverings,Garage Do Type Primary Bedroom Bedroom Walk-In Closet Recreation Room Gym Bedroom 17 : 1 3	Dimensions 15'8 × 13'5 13'9 × 12' 11'3 × 12'11 5' × 5'3 13'8 × 24'6 14'11 × ' 12'3 × 16'2	ator,Swimming Pool Equ Floor Bsmt Bsmt Bsmt Bsmt Bsmt	uip. Type Storage Storage Walk-In Closet * # of Pieces 2 4	23'3 x 16'8 10'8 x 13'7 5'8 x 4'9 Ensuite? No No
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Main	And the second s	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1 14'3 x 12' 11'11 x 14'1 9'8 x 11'11 12'5 x 17'2 10'4 x 13'6 10'4 x 9'1 1,489 sqft 1,004 sqft 1,548 sqft 0 sqft	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Sute:	ation Nearby,Shoppi coverings,Garage Do Type Primary Bedroom Bedroom Walk-In Closet Recreation Room Gym Bedroom 17 1 3 Nor	Dimensions 15'8 × 13'5 13'9 × 12' 11'3 × 12'11 5' × 5'3 13'8 × 24'6 14'11 × ' 12'3 × 16'2	ator,Swimming Pool Equ Floor Bsmt Bsmt Bsmt Bsmt Bsmt Main Above Above	uip. Type Storage Storage Walk-In Closet * # of Pieces 2 4 4 4	23'3 x 16'8 10'8 x 13'7 5'8 x 4'9 Ensuite? No No Yes
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Main	ric: ces: ric: cer(s): Type Living Room Dining Room Dining Room Kitchen Eating Area Family Room Bedroom Laundry cor (Main): cor (Above): cor (Below): cor (Below): cor (Bsmt): cor (Total):	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1 14'3 x 12' 11'11 x 14'1 9'8 x 11'11 12'5 x 17'2 10'4 x 13'6 10'4 x 9'1 1,489 sqft 1,004 sqft 1,548 sqft 0 sqft 4,041 sqft	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Crawl/Bsmt H	ation Nearby,Shoppi coverings,Garage Do Type Primary Bedroom Bedroom Bedroom Walk-In Closet Recreation Room Gym Bedroom 17 : 1 3 Nor eight:	ng Nearby oor Opener,Refriger Dimensions 15'8 x 13'5 13'9 x 12' 11'3 x 12'11 5' x 5'3 13'8 x 24'6 14'11 x ' 12'3 x 16'2	ator,Swimming Pool Equ Floor Bsmt Bsmt Bsmt Bsmt Bsmt	uip. Type Storage Storage Walk-In Closet * # of Pieces 2 4	23'3 x 16'8 10'8 x 13'7 5'8 x 4'9 Ensuite? No No
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main	ric: ces: ric: cer(s): Type Living Room Dining Room Dining Room Kitchen Eating Area Family Room Bedroom Laundry for (Main): for (Below): for (Below): for (Total): Floor:	Electricity,Natural Gas,Sa LOT 498, PLAN NWP482 In Suite Laundry Cul-de-Sac,Private Settir Clothes Washer,Dishwas Homelife Benchmark Rea Dimensions 14'3 x 17'1 14'3 x 12' 11'11 x 14'1 9'8 x 11'11 12'5 x 17'2 10'4 x 13'6 10'4 x 9'1 1,489 sqft 1,004 sqft 1,548 sqft 0 sqft	45, PART SW1/4, SE g,Private Yard,Recrea her,Drapes/Window C alty (Langley) Corp. Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Sute:	ation Nearby,Shoppi coverings,Garage Do Type Primary Bedroom Bedroom Walk-In Closet Recreation Room Gym Bedroom 17 1 3 Nor	ng Nearby oor Opener,Refriger Dimensions 15'8 x 13'5 13'9 x 12' 11'3 x 12'11 5' x 5'3 13'8 x 24'6 14'11 x ' 12'3 x 16'2	ator,Swimming Pool Equ Floor Bsmt Bsmt Bsmt Bsmt Bsmt Main Above Above	uip. Type Storage Storage Walk-In Closet * # of Pieces 2 4 4 4	23'3 x 16'8 10'8 x 13'7 5'8 x 4'9 Ensuite? No No Yes

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.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.