

<b>Depth/Size (ft):</b>	112	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1982
<b>Frontage (ft):</b>	70.00	<b>Bathrooms:</b>	3	<b>Age:</b>	42
<b>Lot Area: (sq.ft.)</b>	7,120.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,019.60
<b>Rear Yard Exp:</b>	Southwest			<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	004-968-549

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Aluminum,Stucco	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Carport; Multiple
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mt Baker & 180' Valley View

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Storm Sewer,Water

**Legal:** LOT 79 DISTRICT LOT 353 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 51753

**Amenities:**

**Site Influences:** Lane Access,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave,Smoke Alarm,Vacuum - Built In,Wet Bar,Windows - Thermo,Wine Cooler

**Bylaw Restrict:**

**Listing Broker(s):** Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'11 x 12'8	Main	Foyer	6'5 x 6'8	Bsmt	Workshop	17'8 x 13'9
Main	Eating Area	7'4 x 10'3	Main	Patio	22'2 x 19'8	Bsmt	Bedroom	11'10 x 16'9
Main	Dining Room	7'4 x 10'8	Bsmt	Family Room	16'4 x 16'5	Bsmt	Laundry	6'3 x 6'1
Main	Living Room	16'9 x 16'8	Bsmt	Den	11'9 x 16'7			
Main	Primary Bedroom	12'10 x 12'1						
Main	Bedroom	9'11 x 9'10						
Main	Bedroom	10'8 x 9'10						

<b>Finished Floor (Main):</b>	1,409 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	1,134 sqft	<b>Suite:</b>	None	Bsmt	3	No
<b>Finished Floor (Total):</b>	2,543 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,543 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

East side Rancher on a 7100 sq. ft. lot. This full walkout basement 3 bedroom South facing rancher has a very open and bright floor plan. It's been exceptionally well maintained and updated (fully renovated) over the years by these original owners as well as the addition of central air conditioning 2 years ago. Fully developed basement with 3 pc bathroom and a fourth bedroom. An amazing covered deck with southern exposure gives you an unobstructed 180' Mt Baker view as well as the lush valley below. Parks, shopping and banking services nearby. Easy east/west freeway access for the commuter. This home is move-in ready with quick possession possible. Backyard gazebo is plumbed with natural gas for a fireplace and bbq.

