

<b>Depth/Size (ft):</b>	98.49	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>	59.00	<b>Bathrooms:</b>	4	<b>Age:</b>	31
<b>Lot Area: (sq.ft.)</b>	5,812.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,979.68
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	015-305-422

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 5 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - 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>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Peekaboo view- western skyline

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 67, PLAN NWP83466, PART NW1/4, SECTION 25, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Refrigerator,Security - Roughed In,Stove,Vacuum - Built In,Windows - Thermo

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 15'6	Main	Foyer	10'1 x 4'6	Bsmt	Games Room	19'3 x 14'2
Main	Dining Room	12'11 x 10'1	Below	Family Room	34'8 x 15'5			
Main	Kitchen	13'10 x 9'10	Below	Bedroom	14'3 x 11'8			
Main	Eating Area	11'4 x 5'11	Below	Bedroom	15'5 x 9'10			
Main	Primary Bedroom	16'8 x 13'0	Below	Laundry	11'0 x 8'8			
Main	Walk-In Closet	5'11 x 5'7	Bsmt	Storage	20'5 x 19'7			
Main	Bedroom	12'9 x 11'5	Bsmt	Bar Room	20'5 x 14'2			

<b>Finished Floor (Main):</b>	1,415 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	1,763 sqft	<b># Of Levels:</b>	3	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	742 sqft	<b>Suite:</b>	None	Below	3	No
<b>Finished Floor (Total):</b>	3,920 sqft	<b>Crawl/Bsmt Height:</b>		Below	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,Fully Finished			
<b>Grand Total:</b>	3,920 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

East Abbotsford! Almost 4000 sq ft 4 bed/4 bath family home in sought after neighbourhood. Numerous windows contribute to a bright & spacious feel throughout. Lots of oak hardwood floors on the main floor give a comfortable essence. The kitchen has plenty of cupboard & counter space to meet all your cooking needs. Easy access to an expansive deck provides lots of outdoor living space & partial views of the skyline. There is an abundance of living space on the 2 lower levels ideal for all your family & entertaining needs - possible suite? The storage rm, crawl space & lg garage means you have room to store all of your belongings. The home is located near several public & private schools, recreation, shopping & other amenities. Ready for your ideas to make this one your own!