

Depth/Size (ft):	125	Bedrooms:	5	Approx. Year Built:	1981
Frontage (ft):	60.00	Bathrooms:	3	Age:	43
Lot Area: (sq.ft.)	7,521.00	Full Baths:	2	Zoning:	RS3 RS
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,580.27
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	006-332-048

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double,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 NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 310, PLAN NWP49109, PART NW1/4, SECTION 14, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Office	12'11 x 8'8	Above	Primary Bedroom	19'4 x 18'8
Main	Living Room	23'5 x 18'5	Above	Walk-In Closet	4'3 x 12'5
Main	Dining Room	11'0 x 10'2	Above	Bedroom	12'11 x 9'9
Main	Kitchen	9'9 x 9'10	Above	Bedroom	17'5 x 9'9
Main	Eating Area	9'9 x 13'3	Bsmt	Recreation Room	31'2 x 21'5
Main	Family Room	12'8 x 21'5	Bsmt	Bedroom	14'8 x 10'4
Main	Laundry	10'7 x 8'8	Bsmt	Bedroom	11'1 x 10'9

Finished Floor (Main):	1,277 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,185 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmt):	914 sqft	Suite:	Other	Above	3	Yes
Finished Floor (Total):	3,376 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	3,376 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsmt:	2 / 5			
		# Of Pets:				

Welcome to 34513 Blatchford way. You will fall in love with this stunning executive home located on a dead end street. Boasting over 3300sqft, offering 5 bdrms & 3 bthrms, this one has been tastefully updated with great features like a new white kitchen, stone counters, engineered hardwood flooring, stone fireplace feature wall w/updated fireplace, newer pot lights & light fixtures, completely redone laundry room, and gorgeous bathrooms are just some to mention. This property also offers a large driveway to accommodate loads of parking, a double-car garage and backs a green space. All this is situated in one of Abbotsford's most sought after neighbourhoods and is close to all facets of shopping, parks, recreation & schools. Basement could accommodate a 2 bdrm suite if desired. Call today!