

Depth/Size (ft):	131	Bedrooms:	6	Approx. Year Built:	1978
Frontage (ft):	75.00	Bathrooms:	4	Age:	46
Lot Area: (sq.ft.)	9,834.00	Full Baths:	4	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,343.18
Rear Yard Exp:	Southwest			For Tax Year:	2023
View:	Yes			P.I.D.:	004-274-229

Style of Home:	3 Level Split	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountain views
Mgmt. Company:	
Complex / Subdiv:	Everett Estates
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 313 SECTION 14 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 50953
Amenities:	Pool; Outdoor,Storage
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Oven - Built In,Swimming Pool Equip.
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'3 x 7'1	Main	Den	14'3 x 13'4	Bsmt	Bedroom	12'7 x 10'8
Main	Living Room	19'2 x 13'7	Main	Laundry	7'4 x 6'9	Bsmt	Living Room	12'8 x 12'8
Main	Dining Room	16'4 x 11'4	Above	Primary Bedroom	15'11 x 25'6	Bsmt	Games Room	20'9 x 11'4
Main	Kitchen	16'2 x 12'7	Above	Walk-In Closet	6'1 x 6'1	Bsmt	Flex Room	12' x 10'11
Main	Eating Area	9'3 x 9'5	Above	Bedroom	11' x 11'11	Bsmt	Storage	33'3 x 24'8
Main	Family Room	22'4 x 15'6	Above	Bedroom	10'11 x 11'11			
Main	Bedroom	11' x 15'6	Above	Bedroom	10'11 x 11'11			

Finished Floor (Main):	1,959 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,251 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	897 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	4,107 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Full			
Grand Total:	4,107 sqft	Beds In Bsmt:	1 / 6			
		# Of Pets:				

Rare East Abbotsford 4100 sf custom built home on large, private lot in desirable location. Meticulously maintained, impressive layout, mountain views, in-ground pool, several patio areas & mature trees. Main floor walks out to garden & boasts dream kitchen, slow close cabinets, granite, stainless appliances, BBQ deck, wet bar, formal dining & living + 2 bed 1 bath guest suite. 4 beds, 2 baths upstairs, large master w/ walk in closet, ensuite & vaulted ceilings. Lower level features bedroom, bathroom, living area, kitchenette & separate entry. Extensively upgraded electrical, windows, central vac, bbq h/ups, flooring, cabinetry, high-end finishings, fixtures, paint & more. RV h/up, oversized driveway, 2 car garage, storage & ample parking. Walk to park & schools. Tranquility awaits