

Depth/Size (ft):	100	Bedrooms:	5	Approx. Year Built:	1986
Frontage (ft):	60.00	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	6,073.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,508.20
Rear Yard Exp:	No			For Tax Year:	2024
View:	No			P.I.D.:	005-579-333

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 7 SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 73206
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'4 x 18'10	Bsmt	Foyer	7'8 x 7'9
Main	Dining Room	10'5 x 9'10	Bsmt	Bedroom	9' x 15'
Main	Living Room	12'4 x 5'10	Bsmt	Bedroom	14'4 x 9'5
Main	Primary Bedroom	13'3 x 10'10			
Main	Bedroom	9'3 x 10'4			
Main	Bedroom	9'11 x 8'10			
Bsmt	Recreation Room	21'11 x 14'6			

Finished Floor (Main):	1,141 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Below	3	No
Finished Floor (Below):	973 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	3	Yes
Finished Floor (Total):	2,114 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,114 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

The pictures say it all ! Basement entry with double garage home on 6000 sq. ft. lot. Totally renovated throughout with fully developed walk-out basement that can be easily suited. 3 bedrooms on the main and 2 more down with 3 piece bathroom and a wet bar. Triple driveway with RV parking. 8x10 storage shed. New energy efficient furnace and central AC in 2021. Roof done in 2012. Call today to view this home.