

Depth/Size (ft):	95	Bedrooms:	5	Approx. Year Built:	1997
Frontage (ft):	110.00	Bathrooms:	4	Age:	27
Lot Area: (sq.ft.)	10,270.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,704.19
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	019-087-438

Style of Home:	Basement Entry	Parking:	Total: 8 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Mt. Baker & Sumas Flats
Mgmt. Company:	
Complex / Subdiv:	CARRINGTON ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	PLAN LMP20125, LOT 20, LAND DISTRICT 36, SECTION 19, TOWNSHIP 19
Amenities:	Garden
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 15'0	Main	Bedroom	10'1 x 11'7
Main	Dining Room	10'11 x 12'1	Below	Family Room	7'9 x 12'11
Main	Eating Area	11'4 x 9'1	Below	Kitchen	9'8 x 11'0
Main	Kitchen	10'9 x 10'3	Below	Bedroom	10'1 x 9'2
Main	Family Room	13'4 x 12'9	Below	Bedroom	11'0 x 12'11
Main	Primary Bedroom	12'1 x 13'5	Below	Den	10'11 x 12'1
Main	Bedroom	10'7 x 9'8			

Finished Floor (Main):	1,511 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Below	2	No
Finished Floor (Bsmt):	1,149 sqft	Suite:	Legal Suite	Main	3	No
Finished Floor (Total):	2,660 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,660 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Spectacular view home in East Abbotsford! High-end engineered hardwood flooring throughout the main floor. 3 bedroom 2 baths on the main plus den below for main floor use. Spacious covered patio with outdoor gas fireplace to meet all of your outdoor entertaining needs. 2 bedroom legal suite below has its own laundry and separate entrance currently vacant for easy possession. Huge triple garage even has 2 piece bathroom which is perfect for a man cave. RV parking pad and extra parking. New PEX plumbing in 2023 and roof replaced in 2024 with structural shingles with high profile caps. The home is in showroom condition which clearly shows the pride of ownership.