

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1995
Frontage (ft):	31.00	Bathrooms:	3	Age:	29
Lot Area: (sq.ft.)	9,479.00	Full Baths:	3	Zoning:	RS3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,342.30
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	019-097-247

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - 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:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 21, PLAN LMP20135, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,Storage

Site Influences: Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Range Top,Refrigerator,Security - Roughed In,Storage Shed,Vacuum - Built In,Vacuum - Roughed In,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Real Broker B.C. Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'9 x 14'1	Bsmt	Bedroom	16'4 x 10'8
Main	Kitchen	17'2 x 12'	Bsmt	Bedroom	12'5 x 10'
Main	Primary Bedroom	16'2 x 13'1	Bsmt	Den	12'2 x 7'11
Main	Bedroom	11'8 x 10'4	Bsmt	Laundry	7'10 x 5'11
Main	Bedroom	10'8 x 10'6	Bsmt	Bedroom	8'10 x 6'5
Main	Dining Room	17'3 x 10'8			
Bsmt	Family Room	20'3 x 15'			

Finished Floor (Main):	1,719 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	No
Finished Floor (Bsmt):	1,285 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	3,004 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	3,004 sqft	Beds In Bsmt:	3 / 6			
		# Of Pets:				

Welcome to one of Abbotsford's Best neighborhoods. Newly renovated and updated bright home, located only steps away from trails to Yale Secondary School and ARC, shopping, parks, highway access and the University. This beautiful home features 6 bedrooms, and 3 bathrooms, with ample renovations throughout, which include 2 new kitchens, new paint, a new roof, updated plumbing, brand new patio, new blinds, new flooring throughout and much more. The master bedroom features a large walk-in closet, a spa like over sized ensuite bathroom and separate patio access. The backyard is MASSIVE, fully fenced and is perfect to entertain your family and friends. This home also has a 2 bedroom basement suite as a Mortgage helper with a speareate private access. Don't miss out on this great opportunity!