

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2011
Frontage (ft):	51.00	Bathrooms:	4	Age:	13
Lot Area: (sq.ft.)	6,214.00	Full Baths:	4	Zoning:	RS3-A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,358.20
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	027-535-258

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 38 SECTION 15 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN BCP36423
Amenities:	
Site Influences:	
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'3 x 8'6	Above	Primary Bedroom	13'1 x 16'2	Bsmt	Bar Room	9'6 x 9'11
Main	Office	11'4 x 12'6	Above	Walk-In Closet	4'8 x 9'10	Bsmt	Storage	7'9 x 7'6
Main	Kitchen	10'8 x 17'10	Above	Bedroom	11'5 x 12'1	Bsmt	Living Room	21'1 x 16'10
Main	Dining Room	12'0 x 12'9	Above	Bedroom	10'3 x 12'5	Bsmt	Bedroom	12'8 x 11'7
Main	Great Room	16'0 x 19'9	Above	Bedroom	11'1 x 12'9	Bsmt	Bedroom	13'1 x 11'11
Main	Den	11'5 x 10'9	Above	Walk-In Closet	3'9 x 10'1	Bsmt	Walk-In Closet	4'2 x 6'5
Main	Laundry	7'10 x 9'1	Bsmt	Recreation Room	15'8 x 23'5	Bsmt	Utility	4'2 x 6'10

Finished Floor (Main):	1,466 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,353 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,449 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	4,268 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	4,268 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	2 / 6			
		# Of Pets:				

Beautiful custom 6 bedroom 4 bath over 4200 square feet home in Abbotsford's exclusive Pepin Brook Vineyard Estates. This home features an open floor plan, vaulted ceiling in great room , custom kitchen with huge island. 4 bedrooms on top floor with veranda overlooking the main floor. Lots of windows bringing in natural light. Basement has 2 bedrooms, media room, living room, bar and separate entry to outside. This is a great place to raise your family! Call for your private viewing today. Quick possession is available here!