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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| 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 |

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|-------------------------|------------------------|-------------------------|-----------------------|
| 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 |

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|----------------------------|--|
| 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,CltHwsh/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 |

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|--------------------------------|------------|---------------------------|--|-----------------------|--------------------|-----------------|
| 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 | | | | | |
| Grand Total: | 4,268 sqft | Basement: | Full,Fully 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!