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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 5779 | Bedrooms: | 3 | Approx. Year Built: | 1995 |
| Frontage (ft): | 60.00 | Bathrooms: | 4 | Age: | 29 |
| Lot Area: (sq.ft.) | 6,779.00 | Full Baths: | 3 | Zoning: | RS3 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$5,541.13 |
| Rear Yard Exp: | West | | | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 018-468-047 |

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|-------------------------|------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Stucco | 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: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

View: Yes : West and north shore

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 65, PLAN LMP12555, PART E1/2, DISTRICT LOT 205, SECTION 26, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Amenities: None

Site Influences: Cul-de-Sac

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Sprinkler - Inground,Storage Shed,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX Truepeak Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|------------|-------|-----------------|-------------|
| Main | Living Room | 12' x 15' | Above | Bedroom | 10' x 11' |
| Main | Dining Room | 10' x 14' | Above | Bedroom | 9'6 x 10'6 |
| Main | Kitchen | 9' x 11' | Bsmt | Recreation Room | 28'6 x 11'6 |
| Main | Nook | 8'4 x 10'8 | Bsmt | Other | 29' x 10'8 |
| Main | Family Room | 12' x 14' | | | |
| Main | Laundry | 6'8 x 9' | | | |
| Above | Primary Bedroom | 11' x 14'8 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,092 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 764 sqft | # Of Kitchens: | 1 | Above | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Abv Main 2 | 4 | Yes |
| Finished Floor (Bsmt): | 1,092 sqft | Suite: | None | Main | 2 | No |
| Finished Floor (Total): | 2,948 sqft | Crawl/Bsmt Height: | | Bsmt | 3 | No |
| Unfinished Floor: | 0 sqft | Basement: | Full | | | |
| Grand Total: | 2,948 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Custom Built 2 Story Home on one of East Abbotsford most desirable cul-de-sac's and neighborhood's. Surrounded by some of the best public and private schools and parks. The main floor has a formal living and dining room, a well appointed kitchen with quartz counters, S/S appliances, a eating nook and family rm. From the family rm you have access to a massive deck to take in the beautiful views and sunsets. Upstairs, the primary suite offers a spa like ensuite with heated floors, soaker tub, separate shower and a walk in closet. 2 more bedrooms and another new bathroom. Downstairs is fully finished and is suiteable, just needs a kitchen. Furnace is 3 years old and HW Tank is brand new. A/C. Garage plus both decks have an epoxy coating. Downstairs deck has a gas hookup plus heater.