

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	2024
Frontage (ft):	38.00	Bathrooms:	6	Age:	0
Lot Area (sq.ft.):	4,090.00	Full Baths:	6	Zoning:	N75
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,134.02
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	031-200-575

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Other,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Other,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : City
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 4, PLAN EPP100988, SECTION 17, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry,Independent living
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Microwave,Oven - Built In,Pantry,Range Top,Refrigerator,Security System,Smoke Alarm,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Century 21 AAA Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'7 x 12'	Above	Primary Bedroom	10'1 x 12'2	Bsmt	Primary Bedroom	11'0 x 12'0
Main	Family Room	15'0 x 16'0	Above	Bedroom	13'2 x 11'3	Bsmt	Bedroom	14'0 x 10'2
Main	Kitchen	14'0 x 16'0	Above	Bedroom	11'4 x 12'4	Bsmt	Bedroom	10'2 x 10'2
Main	Wok Kitchen	10'0 x 8'0	Above	Walk-In Closet	4'4 x 3'4			
Main	Pantry	3'0 x 7'0	Above	Walk-In Closet	4'4 x 3'4			
Above	Foyer	4'0 x 9'0	Bsmt	Media Room	9'2 x 16'0			
Above	Primary Bedroom	15'0 x 16'0	Bsmt	Recreation Room	16'5 x 12'9			

Finished Floor (Main):	1,100 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,290 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,120 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,510 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	4	No
Grand Total:	3,510 sqft	Beds In Bsmt:	3 / 7	Bsmt	4	No
		# Of Pets:				

Well designed, oriented & Custom Built plus centrally air conditioned new home under warranty of 2-5-10 years situated in the prime area of Abbotsford West Close to Marshall road, Hospital, Hwy no 1, Mill Lake, High Street Mall, Seven Oaks Mall, all levels of Schools plus City Hall& having 7 bedrooms with 7 washrooms, theatre room, living room, open concept kitchen with spacious family room plus spice kitchen. Master bedroom have access to main open deck (20'0 x 8'11) for enjoying morning & evening with the family.