

Depth/Size (ft):	108.25	Bedrooms:	7	Approx. Year Built:	2024
Frontage (ft):	37.50	Bathrooms:	7	Age:	0
Lot Area (sq.ft.):	4,057.60	Full Baths:	6	Zoning:	N75
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,130.29
Rear Yard Exp:	North			For Tax Year:	2024
View:	Yes			P.I.D.:	031-200-567

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Other	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:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Other,Tile	Fixtures Rmvd:	No

View: Yes : MOUNTAIN

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 3 SECTION 17 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN EPP100988

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,Garage Door Opener,Humidifier,Microwave,Oven - Built In,Pantry,Range Top,Smoke Alarm,Vacuum - Roughed In

Bylaw Restrict:

Listing Broker(s): Coldwell Banker Universe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 12'0	Above	Primary Bedroom	10'0 x 11'6	Bsmt	Primary Bedroom	10'4 x 11'5
Main	Family Room	14'5 x 15'7	Above	Bedroom	10'0 x 11'11	Bsmt	Bedroom	10'0 x 10'0
Main	Kitchen	14'0 x 15'7	Above	Bedroom	11'1 x 12'1	Bsmt	Bedroom	13'8 x 10'1
Main	Wok Kitchen	10'0 x 7'9	Above	Walk-In Closet	8'6 x 7'3			
Main	Pantry	3'0 x 6'9	Above	Walk-In Closet	5'10 x 7'1			
Main	Foyer	4'0 x 8'6	Bsmt	Media Room	9'11 x 15'5			
Above	Primary Bedroom	14'9 x 15'0	Bsmt	Living Room	13'8 x 12'6			

Finished Floor (Main):	1,098 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,284 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	1,114 sqft	Suite:	Other,Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	3,496 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Bsmt	3	Yes
Grand Total:	3,496 sqft	Beds In Bsmt:	3 / 7	Bsmt	4	No
		# Of Pets:		Bsmt	2	Yes

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 10'5) for enjoying morning & evening with the family. This property contains accommodation which is not authorized. Do not miss chance to occupy this beauty before it has gone!