

Depth/Size (ft):	219.56	Bedrooms:	4	Approx. Year Built:	1978
Frontage (ft):	112.85	Bathrooms:	3	Age:	46
Lot Area: (sq.ft.)	24,394.00	Full Baths:	3	Zoning:	RR7
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,263.79
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	004-973-674

Style of Home:	3 Level Split	Parking:	Total: 8 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Stone, Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric, Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Cedar Valley
Services Connected:	Electricity, Natural Gas, Septic, Water
Legal:	LOT "B" SECTION 33 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 15485
Amenities:	Air Cond./Central, Workshop Detached
Site Influences:	Private Setting, Private Yard, Rural Setting
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'	Above	Bedroom	10'6 x 10'3
Main	Kitchen	13'10 x 12'	Above	Bedroom	10'6 x 10'3
Main	Dining Room	12' x 11'			
Below	Family Room	20' x 12'10			
Below	Bedroom	9'6 x 8'			
Below	Laundry	11' x 7'9			
Above	Primary Bedroom	13' x 13'			

Finished Floor (Main):	1,342 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	648 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	442 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsm):	0 sqft	Suite:		Below	3	No
Finished Floor (Total):	2,432 sqft	Crawl/Bsm Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,432 sqft	Beds In Bsm:	0 / 4			
		# Of Pets:				

This beautiful home is situated on over 1/2 acre with development potential. This gorgeous 4 bedroom/ 3 bathroom 3 level split has been totally redone! 2x6 walls, insulation, roof, wiring, plumbing, furnace, central air, windows, hot water on demand & stunning kitchen. Main living area has a nice open concept with lots of natural light. 2 Storey 28x32 shop w/ 10' door, vehicle hoist & mezzanine for storage, 100 amp service, RV parking & sani-dump. South facing, flat & fully fenced backyard. Lots of room for parking for large truck, boat, RV or toys. Near Cedar Valley connector access. This property is part of Phase 3 of the OCP to allow for future multi-unit dwellings & also allows for secondary dwelling.