36228 SANDRINGHAM DRIVE ABBOTSFORD

Abbotsford East, V3G 2M5

Residential	Detached
\$1,54	8,000 (LP)

Depth/Size (ft):		0.00	Bedrooms:	6		Approx. Year Bu	Jilt: 1998	
Frontage (ft):		342.00	Bathrooms:	4		Age:	26	
ot Area: (Acre	es)	1.70	Full Baths:	4		Zoning:	RS3	
lood Plain:		No	Half Baths:	0		Gross Taxes:	\$8,93	35.73
Rear Yard Exp:	:					For Tax Year:	2024	
View:		Yes				P.I.D.:	300-0	017-649
Style of Home:		2 Storey		Pa	arking:	Total: 6 - Covere	d: 3	
Construction:		Frame - Wood		Co	overed Parking:	3		
Exterior:		Stucco		Pa	arking Access:	Front		
oundation:				Pa	arking:	Garage; Triple		
Rain Screen:				Lo	ocker:			
Renovations:				Ui	nits in Dev:			
of Fireplaces	:	2 - Fuel: Natural Gas		Di	istance to:			
Vater Supply:		City/Municipal		Ti	tle to Land:	Freehold NonStr	ata	
uel/Heating:		Electric,Forced Air,Natura	al Gas	Pr	roperty Disc:	Yes		
Outdoor Area:		Balcny(s) Patio(s) Dck(s)		PA	AD Rental:			
Type of Roof:		Asphalt		Fi	xtures Leased:	No		
Floor Finish:		Hardwood, Tile, Wall/Wall/	Mixed	Fi	xtures Rmvd:	No		
Mgmt. Compar Complex / Sub Services Conn	div:	Yes : Mt Baker & Valley v Community,Electricity,Na SALE CANNOT BE COM	tural Gas,Sanitary Se		SION PLAN IS REGIS	STERED		
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric:	div: nected:	Community,Electricity,Na	tural Gas,Sanitary Se IPLETED UNTIL PRO J,Recreation Nearby,S /Dryr/Frdg/Stve/DW,J	POSED SUBDIVIS hopping Nearby etted Bathtub,Sec	surity System,Storage		Wet Bar,Windows	- Thermo
Agmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker	div: nected: :: (s):	Community,Electricity,Na SALE CANNOT BE COM Air Cond./Central Greenbelt,Private Setting Air Conditioning,ClthWsh Sutton Group-West Coas	tural Gas,Sanitary Se IPLETED UNTIL PRO J,Recreation Nearby,S /Dryr/Frdg/Stve/DW,J st Realty (Abbotsford),	POSED SUBDIVIS hopping Nearby etted Bathtub,Sec HomeLife Advant	curity System,Storage tage Realty Ltd	Shed,Vacuum - Built In,		
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South facing property w/ unobstructed 180 degree views of the Valley & Mt. Baker! This 6 bed/4 full bath custom built home is situated at the top of the prestigious Carrington Heights Estates in East Abbotsford. The floor plan maximizes the views from all major rooms including the 2 bed legal suite + 1 bed unauthorized In-Law suite. Open concept kitchen & living area w/ massive south facing windows to take in the views. Freshly renovated w/ a new roof, 2 laundry rooms, 3 car garage, central A/C, heated driveway & more! Extra parking at the bottom of the driveway for suite parking or on the quiet road. Approx 30,000 sqft lot. Note the neighboring property is being subdivided off & new homes built. Fantastic location close to all amenities, schools, shopping, restaurants & Hwy 1!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.