

Depth/Size (ft):	0.00	Bedrooms:	6	Approx. Year Built:	1998
Frontage (ft):	342.00	Bathrooms:	4	Age:	26
Lot Area: (Acres)	1.70	Full Baths:	4	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$8,935.73
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	300-017-649

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
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:	Electric, Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile, Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Mt Baker & Valley views

Mgmt. Company:

Complex / Subdiv:

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

Legal: SALE CANNOT BE COMPLETED UNTIL PROPOSED SUBDIVISION PLAN IS REGISTERED

Amenities: Air Cond./Central

Site Influences: Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Jetted Bathtub, Security System, Storage Shed, Vacuum - Built In, Wet Bar, Windows - Thermo

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford), HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16'2 x 13'	Above	Bedroom	10'10 x 10'2	Main	Bedroom	11'5 x 11'11
Above	Dining Room	13'10 x 11'	Above	Laundry	9'2 x 8'	Main	Bedroom	11'11 x 10'9
Above	Kitchen	14' x 12'1	Above	Walk-In Closet	6'5 x 4'10	Main	Laundry	6'7 x 8'
Above	Eating Area	12'2 x 12'9	Main	Living Room	16' x 11'3	Main	Primary Bedroom	15'8 x 13'2
Above	Family Room	14'11 x 12'4	Main	Kitchen	11'5 x 7'	Main	Recreation Room	14'4 x 10'10
Above	Primary Bedroom	15'9 x 13'3	Main	Dining Room	11' x 9'5	Main	Other	8'3 x 4'7
Above	Bedroom	11'6 x 10'8				Main	Foyer	9'10 x 6'8

Finished Floor (Main):	1,905 sqft	# Of Rooms:	20	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,948 sqft	# Of Kitchens:	2	Above	6	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Main	4	Yes
Finished Floor (Total):	3,853 sqft	Crawl/Bsmt Height:		Main	4	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,853 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

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!