

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	38
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RM60
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,742.10
<b>Rear Yard Exp:</b>	Northeast	<b>Maint. Fee:</b>	434.35	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-386-293

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	70
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air, Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Trees
<b>Mgmt. Company:</b>	Self Managed
<b>Complex / Subdiv:</b>	Whispering Pines
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 69, PLAN NWS2531, PART NW1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Adult Oriented, Central Location, Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions, Pets Not Allowed
<b>Listing Broker(s):</b>	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	13' x 18'	Bsmt	Recreation Room	18' x 18'
Main	Dining Room	9'8 x 12'	Bsmt	Den	12' x 10'
Main	Nook	9'8 x 7'	Bsmt	Bedroom	11'6 x 16'
Main	Kitchen	11'6 x 11'	Bsmt	Storage	13' x 14'
Main	Living Room	9'10 x 14'4	Bsmt	Storage	15' x 8'
Main	Bedroom	11'6 x 16'			
Main	Laundry	5' x 6'8			

<b>Finished Floor (Main):</b>	1,449 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	1,000 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Finished Floor (Total):</b>	2,449 sqft	<b>Basement:</b>	Full, Partly Finished			
<b>Unfinished Floor:</b>	449 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,898 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

WHISPERING PINES - this Karlin development is one of Abbotsford's most sought after communities and this larger floorpan with a double garage is the preferred layout in the complex. The home offers a large bedroom, two bathrooms, family room, kitchen with nook, laundry and a formal living room (could be another bedroom) all on the main floor. The bright, walkout basement features a huge rec room, a large bedroom and a den. The basement also contains two large storage areas. Whether you prefer to stay home and enjoy the peace and quiet of the best location in the complex or enjoy a short walk to 7 Oaks Mall and Mill Lake this home has it all. Don't miss out, these units are rarely available - this one owner unit won't be available for long!