

Presented by:
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Abbotsford, Abbotsford East Residential Detached
35436 SANDY HILL RD, V3G 1J3 **MLS# F1004815** **Active**



List Price: \$514,800

Complex/Subdiv: Sandy Hill

Frontage: 59.06 ft	Bedrooms: 5	PID: 013-626-540
Depth/Size: 30	Bathrooms: 4	Type: House/Single Famil
Lot Area SqFt: 5800.00	Full Baths: 3	Approx Yr Blt: 1990
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 20
Meas Type: Metres	If New GST Incl:	Taxes: \$4,606 (2009)
Flood Plain: No	Zoning: RS3	
View: N		

Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 5	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Garage; Double	
Exterior: Brick, Vinyl		
Rainscreen: No	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Tile, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y - Upon accepted offer
Fireplace Fuel: Electric		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: Y - Mst. Bedroom Drapes		

Legal: PL 80984 LT 22 LD 36 SEC 25 TWP 16 PART NW 1/4.

Amenities:

Site Influences: Private Yard

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Microwave, Vacuum R.I.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6" X 12'9"	Bsmt	Kitchen	10' X 6'6"			X
Main F.	Kitchen	11'9" X 9'	Bsmt	Bedroom	10'5" X 8'10"			X
Main F.	Dining	11'4" X 9'9"	Bsmt	Living Room	9'5" X 14'6"			X
Main F.	Family Room	16'10" X 11'9"	Bsmt	Media Room	16' X 12'			X
Main F.	Eating Area	12' X 7'8"	Bsmt	Storage	11' X 5'			X
Main F.	Utility	9' X 5'6"			X			X
Above	Master Bedroom	11'10" X 20'			X			X
Above	Bedroom	9'11" X 8'10"			X			X
Above	Bedroom	10'5" X 9'11"			X			
Above	Bedroom	9'3" X 8'10"			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,052	Total # Rooms:	15
Finished Floor Up SqFt:	943	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,052	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,047	Basement Area:	Full
			5
			6
Unfinished Floor:	0	Suite:	Legal Suite
Grand Total Floor Area:	3,047		7
			8

Listing Broker(s): RE/MAX Little Oak Realty

EXCEPTIONAL 2 STOREY Home (with w/o Basement) speaks Pride of Ownership! 1 Bdrm LEGAL SUITE! Impressive open floor plan boasts loads of updates to accent this sought after 4 Bdrm, 3 Bath Home. Entertainment sized Living & Dining Room plus Family room plus Media room. Oversized deck & patio enhance an incredible private yard! New shingles 2009! A must see!