



Presented by:

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**Active**
R2120024Board: F
House/Single Family**6 3504 BASSANO TERRACE**Abbotsford
Abbotsford East
V3G 2Z8

Residential Detached

\$699,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size:

Lot Area (sq.ft.): **7,591.00**Flood Plain: **No**

Rear Yard Exp:

Approval Req?:

If new, GST/HST inc?:

Frontage (feet):

Bedrooms: **6**Bathrooms: **4**Full Baths: **3**Half Baths: **1**Original Price: **\$719,000**Approx. Year Built: **2006**Age: **10**Zoning: **RS3**Gross Taxes: **\$5,351.04**For Tax Year: **2015**Tax Inc. Utilities?: **No**P.I.D.: **024-070-505**

Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Water**Style of Home: **2 Storey w/Bsmt.**Construction: **Frame - Wood**Exterior: **Mixed**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **2**Fireplace Fuel: **Gas - Natural**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Fenced Yard**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2**Parking: **Garage; Double**

Parking Access:

Dist. to Public Transit:

Title to Land: **Freehold Strata**

Dist. to School Bus:

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Wall/Wall/Mixed**Legal: **STRATA PL LMS3129 STRATA LT 6 SEC 25 TWP 16 NEW WESTMINSTER DISTRICT**Amenities: **None**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10" x 12'	Bsmt	Other	13'3" x 11'4"			x
Main	Dining Room	13'6" x 11'	Bsmt	Recreation	19'3" x 13'3"			x
Main	Kitchen	17'4" x 13'	Bsmt	Bedroom	12' x 10'5"			x
Main	Nook	13'10" x 11'6"	Bsmt	Bedroom	12'3" x 10'6"			x
Main	Family Room	20' x 13'10"	Bsmt	Other	10' x 10'			x
Above	Master Bedroom	20' x 16'7"			x			x
Above	Bedroom	12'4" x 12'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	12' x 10'			x			
Above	Office	12'8" x 12'2"			x			

Finished Floor (Main): **1,286**
 Finished Floor (Above): **1,506**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,018**
 Finished Floor (Total): **3,810 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **3,810 sq. ft.**

of Rooms: **15**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **Other**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **4**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	4	No
4	Bsmt	4	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **RE/MAX Lifestyles Realty (Langley)**

PANORAMIC VIEWS FROM ALL 3 FLOORS of the Fraser Valley! This lovely home on a no-thru street on the hillside in East Abbotsford features everything you could want. Large deck with south and west exposure, open layout with a beautiful high-end kitchen, spacious bedrooms, a WALK-OUT BASEMENT with a flexible layout for all your ideas, double garage and more. Well thought-out by the builder, there's flow in the layout and ideal space for a family. Just minutes from all the amenities of Whatcom Rd., close proximity to major routes to make your commute a breeze. Quiet, exclusive neighbourhood!