



Presented by:

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Active
R2294947
 Board: F
 House/Single Family

2793 CARRIAGE COURT
 Abbotsford
 Aberdeen
 V4X 0A3

Residential Detached
\$959,900 (LP)
 (SP) **M**



Sold Date: Frontage (feet): **56.00** Original Price: **\$959,900**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2010**
 Depth / Size: **111** Bathrooms: **4** Age: **8**
 Lot Area (sq.ft.): **6,222.00** Full Baths: **4** Zoning: **RS 3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,752.70**
 Rear Yard Exp: **West** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **026-505-754**
 Tour:

View: :
 Complex / Subdiv: **West Abby Station**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Mixed, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Patio(s), Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **Yes: Lights and sunshades from deck**
 Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Legal: **PL BCP21113 LT 5 LD 36 SEC 20 TWP 13**
 Amenities: **Storage, Workshop Detached**
 Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Intercom, Security - RI, Storage Shed, Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'5 x 10'	Bsmt	Bedroom	11' x 10'			x
Main	Family Room	14'6 x 13'6	Bsmt	Bedroom	10' x 9'			x
Main	Living Room	11'6 x 12'	Bsmt	Den	11' x 9'			x
Main	Dining Room	11' x 10'	Bsmt	Foyer	7' x 6'			x
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	12' x 9'6			x			x
Main	Bedroom	10'10 x 9'6			x			x
Bsmt	Kitchen	11' x 10'6			x			x
Bsmt	Living Room	12' x 11'6			x			
Bsmt	Bedroom	11'9 x 9'10			x			

Finished Floor (Main):	1,500	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No	Workshop/Shed: 10 x 10
Finished Floor (Basement):	1,210	Suite:	Legal Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,710 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 3	Beds not in Basement: 3	5				Door Height:
Grand Total:	2,710 sq. ft.	Basement:	Fully Finished, Separate Entry	6				
				7				
				8				

Listing Broker(s): **Royal LePage - Wolstencroft**

Just like new! This superb home has been meticulously maintained and loved. 6 Bedrooms, 4 FULL bathrooms PLUS a Den. LEGAL 2 bedroom ABOVE GROUND Suite....no stairs! Great place for Mom & Dad or use as a mortgage helper. Delightful kitchen with granite counters and eating bar. Enjoy long summer evenings or year round BBQ's on the Massive and OverSized Covered Sundeck! 12' X 25'. Adds plenty of extra living space. Fully fenced yard with new 10' X 10' Shed/workshop adds value to this already fabulous Family home. Bring the Boat/Trailer and park it off road at the side of the house in the convenient RV parking site. The benefits and features make for a long list....put this one on yours!