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Scott McGihon

CUSTOM HOME DESIGNER
& REALTOR®

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Sutton SUTTON GROUP
WestCoast Realty™
You've found a home

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Active R2546501 Board: F House/Single Family	2005 MERLOT BOULEVARD Abbotsford Aberdeen V4X 0A6	Residential Detached \$1,349,000 (LP) (SP) 
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Sold Date:	Frontage (feet):	65.50	Original Price: \$1,349,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2010
Depth / Size: 122.5	Bathrooms:	5	Age: 11
Lot Area (sq.ft.): 7,212.00	Full Baths:	4	Zoning: RS3-A
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,891.43
Rear Yard Exp: West			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 027-536-491
			Tour:
View:	Yes: Vineyard and Mountains		
Complex / Subdiv:	Pepin Brook		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	City/Municipal		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Concrete, Frame - Wood	Parking: Garage; Double, Open, Visitor Parking		
Exterior: Stone, Vinyl, Wood	Dist. to Public Transit:	Dist. to School Bus: 1km	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: Yes		
Rain Screen:	PAD Rental:		
Renovations:	Fixtures Leased: No		
# of Fireplaces: 1	Fixtures Rmvd: Yes: Security Cameras		
Fireplace Fuel: Natural Gas	Floor Finish: Laminate, Mixed, Tile		
Water Supply: City/Municipal			
Fuel/Heating: Forced Air, Heat Pump, Natural Gas			
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: LOT 162 SECTION 15 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN BCP36423
Amenities: Swirlpool/Hot Tub
Site Influences: Central Location, Greenbelt, Private Setting, Private Yard, Rural Setting, Shopping Nearby
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Security -

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'0 x 13'0	Above	Bedroom	12'4 x 10'4			x
Main	Dining Room	15'0 x 13'0	Above	Nook	9'0 x 8'0			x
Main	Great Room	18'4 x 15'8	Above	Loft	7'0 x 7'0			x
Main	Study	12'6 x 10'6	Below	Recreation	29'6 x 11'0			x
Main	Foyer	11'0 x 9'0	Below	Recreation	23'0 x 15'8			x
Main	Laundry	8'0 x 6'0	Below	Bedroom	10'4 x 11'2			x
Above	Master Bedroom	17'0 x 16'0			x			x
Above	Walk-In Closet	12'0 x 5'			x			x
Above	Bedroom	13'6 x 10'6			x			x
Above	Bedroom	11'2 x 10'0			x			x

Finished Floor (Main): 1,293	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,390	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 1,289	# of Levels: 3	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total): 3,972 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	Yes	Garage Sz: 20x23
	Beds in Basement: 0	5				Grg Dr Ht:
	Beds not in Basement: 5	6			No	
Unfinished Floor: 0	Basement: Full, Fully Finished, Separate Entry	7			No	
Grand Total: 3,972 sq. ft.		8			No	

Listing Broker(s): **Sutton Group-West Coast Realty**

An absolutely perfect (almost 4,000 sq. ft.) 5 BR, Su Casa designed home, built by Azura. This one-owner home backs onto the 29 acre vineyard of Pepin Brook with a fully fenced, flat landscaped, 7,212 square foot lot. 9 foot ceilings on the main floor and basement, open concept kitchen and great room with ground level walkout to the patio and hot tub. Views in all directions with tons of natural light to show off the high end finishing and incredible attention to detail. Basement has separate entry with TWO huge rec rooms, 5th BR, and bathroom. Upgraded Carrier furnace and heat pump makes for comfortable/efficient year-round living. Enjoy this masterful home in a master planned community, with 3 acre private park, close to King and Ross Elem., and minutes to highway and airport!