

Active R2568069	27731 LANTERN AVENUE Abbotsford Aberdeen V4X 2S9	Residential Detached \$1,199,000 (LP) (SP) 
Board: F House/Single Family		



Sold Date:	Frontage (feet): 55.00	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2007
Depth / Size: 112	Bathrooms: 3	Age: 14
Lot Area (sq.ft.): 6,100.00	Full Baths: 3	Zoning: RS3
Flood Plain: No	Half Baths: 0	Gross Taxes: \$4,751.30
Rear Yard Exp: North		For Tax Year: 2020
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-797-267
		Tour: Virtual Tour URL
View: Yes: Golden Ears - Partial		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey, Basement Entry	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Concrete, Frame - Wood	Parking: Garage; Double, Open		
Exterior: Stone, Vinyl, Wood	Dist. to Public Transit: .5 km	Dist. to School Bus: 1km	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: Yes		
Renovations:	PAD Rental:		
# of Fireplaces: 1	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No		
Water Supply: City/Municipal	Floor Finish: Laminate, Tile, Wall/Wall/Mixed		
Fuel/Heating: Electric, Forced Air, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)			
Type of Roof: Asphalt			

Legal: LOT E SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN BCP25790
Amenities: In Suite Laundry
Site Influences: Central Location, Cleared, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby
Features: Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Fireplace Insert, Garage Door Opener, Microwave, Refrigerator,

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'0 x 10'0	Below	Foyer	14'4 x 6'9			x
Main	Living Room	19'10 x 15'6	Below	Kitchen	11'0 x 13'0			x
Main	Dining Room	10'9 x 11'3	Below	Living Room	12'7 x 11'0			x
Main	Master Bedroom	14'10 x 12'3			x			x
Main	Walk-In Closet	5'10 x 5'10			x			x
Main	Bedroom	12'10 x 9'8			x			x
Main	Bedroom	12'11 x 9'5			x			x
Below	Bedroom	12'3 x 8'5			x			x
Below	Bedroom	13'3 x 11'8			x			x
Below	Bedroom	11'4 x 9'9			x			x

Finished Floor (Main): 1,395	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below): 1,094	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Legal Suite	3	Below	4	No	Pool:
Finished Floor (Total): 2,489 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 21'4x19'1
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht: 8'0"
Grand Total: 2,489 sq. ft.	Beds not in Basement: 6	6				
	Basement: Full, Fully Finished, Separate Entry	7				
		8				

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

Incredible 6 bedroom West Abbotsford/Aldergrove home with LEGAL 2 BR suite. Main floor above, with gorgeous open concept kitchen, dining, and great room. Huge 21 ft. x 10 ft. covered patios for all season outdoor living and entertaining on both levels. Master bedroom has wall to wall windows, ensuite with soaker tub, separate shower, and generous walk-in closet. 2 additional bedrooms upstairs, with lower level bedroom that would make a great den or office. 3-car driveway provides space for tenant parking or toys. Flat and fenced back yard and cul-de-sac location makes this the perfect family home. Quiet neighborhood with the ability to walk to shopping and dining. Just a couple blocks to Station Pub and Starbucks, the Aldergrove water park, and easy access to Highway 1!