

Abbotsford, Aberdeen
2278 MERLOT BV, V4X 0A6

MLS# F1430974

Residential Detached

Active



1 / 20

List Price: **\$775,000**

Complex/Subdiv: **PEPIN BROOK VINEYARD ESTATES**

Frontage: **62.34 ft** Bedrooms: **6** PID: **028-221-257**
 Depth/Size: **49.89** Bathrooms: **5** Type: **House/Single Family**
 Lot Area SqFt: **9396.00** Full Baths: **3** Approx Yr Blt: **2012**
 Rear Yard Exp: **SE** Half Baths: **2** Age at List Date: **3**
 Meas Type: **Metres** If New GST/HST Incl: Taxes: **\$5,205 (2014)**
 Flood Plain: Zoning: **RS2**
 View: **Y - BACKS ONTO GREENBELT**
 Serv. Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **4** Covered Parking: **2**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double**
 Exterior: **Mixed, Stucco, Wood**
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: **Asphalt** Possession:
 Renovations: Reno Year: Title to Land: **Freehold NonStrata**
 Flooring: **Laminate, Mixed, Wall/Wall/Mixed** Seller's Interest: **Registered Owner**
 Water Supply: **City/Municipal** Mortgage Info: **\$0**
 Heat/Fuel: **Forced Air, Natural Gas**
 No. of Fireplaces: **1** R/I Fireplaces: Property Disclosure: **Y**
 Fireplace Fuel: **Gas - Natural** Out Buildings:
 Outdoor Area: **Patio(s), Sundeck(s)**
 Pad Rental:
 Fixtures Leas: **Y - SECURITY SYSTEM LEASED**
 Fixt Removed: **N**

Legal: **PL BCP44766 LT 220 LD 36 SEC 15 TWP 13**
 Amenities:
 Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**
 Features Incl: **Clothes Washer/Dryer, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	15' X 18'	Below	Bedroom	12' X 13'10"			X
Main F.	Dining	12' X 15'	Below	Bedroom	12'2" X 12'10"			X
Main F.	Kitchen	15' X 17'10"	Below	Recreation Room	15'10" X 21'			X
Main F.	Den	12'6" X 12'6"	Below	Gym	11'10" X 21'			X
Main F.	Patio	11'6" X 17'10"						X
Above	Master Bedroom	14'4" X 18'						X
Above	Bedroom	10' X 15'						X
Above	Bedroom	10'4" X 10'6"						X
Above	Bedroom	11'10" X 12'6"						X
Above	Patio	11'6" X 17'10"						X

Floor Area (SqFt):
 Main Floor Area SqFt: **1,365** Total # Rooms: **14**
 Finished Floor Up SqFt: **1,245** # Kitchens: **1**
 Finished Floor Down: **1,365** Finished Levels: **3**
 Finished Floor Bsmt SqFt: **0** Crawl/Bsmt Height:
 Total Finished Floor SqFt: **3,975** Basement Area: **Full**

Unfinished Floor: **0** Suite:
 Grand Total Floor Area: **3,975**

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Come see this well built 3975 sqft home situated on a 9300 sqft lot backing onto greenspace located in sought after Pepin Brook Estates. This great lifestyle home offers something for everyone, whether entertaining in the gorgeous Kitchen/Great room, working out in the gym/flex room, or relaxing in the master suite. This home features 4 large bedrooms, home office, 18' ceilings, quartz countertops, quality finishes throughout & two sundrenched decks & large private backyard. The lower level is fully finished & has a walkout leading to the private sunny rear yard. Bonus: 2 bedrooms & a very spacious living area to accommodate extended family or the inlaws. Close to schools, shopping & easy access to Hwy 1.

Welcome To

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Lot	9396 ft ²
Frontage	62.339 ft
Type	Residential Detached
Year Built	2012
Style	2 Storey w/Bsmt.
Bedrooms	6
Bathrooms	Full: 3 Half: 2
Size	3975 ft ²

For more photos and a virtual tour, please visit: www.therealsolutionsgroup.ca



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