For Multi-Picture Tours Go To:
www.mitten-realty-services.com



#82 4001 Old Clayburn Road, Abbotsford **$699,800.00**

The Good Life Just Keeps Getting Better…

Enjoy The Ultimate In One Level Living In This 1483 Sq. Ft. Rancher With Basement Luxury) Living In The Secure Gated Community Of Cedar Springs Country Club Atmosphere Prevails In The Deluxe Recreation Facilities

THE GOOD LIFE JUST GETS EVEN BETTER! Extensively updated 3080 sf rancher with partly finished basement in the desirable gated community of Cedar Springs in Abbotsford is an absolute mush see with tasteful décor, updated vinyl plank flooring, updated kitchen and baths, attractive moldings and crowns, air conditioning and so much more. Entertaining is easy in the spacious living room and dining room with attractive vinyl planking, cozy gas fireplace with gorgeous ledgestone facing and door to large deck. Spacious updated kitchen and adjoining family room with 10' door to deck. Gorgeous master bedroom with walk-in closet and updated five piece ensuite with separate shower and soaker tub, twin sinks and gorgeous quartz counters. Main level also provides three piece bath, laundry and second bedroom which can double as a den. Walk out lower level with lots of light boasts four piece bath, bedroom, spacious recreation room with gas fireplace, wet bar and door to rear patio and huge storage area. Parking for three cars. Spectacular gated community with gorgeous landscaping, onsite RV parking (limited availability). Resort atmosphere prevails at the clubhouse with fireside lounge, indoor pool, sauna, hot tub, amenities room, exercise room and spacious deck overlooking pond with attractive fountains.

Imagine, the freedom to spend weekends and evenings pursuing the interests you desire without the burdens of maintaining a single family home and yard. You'll discover that the good life gets even better as professional maintenance frees you from outside chores and the gated community provides the security to allow you to travel in the knowledge that your home is safe and secure in your absence. Enjoy the benefits living in this meticulously kept, quality home in desirable gated community of ***"Cedar Springs".***

Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

All information while thought to be correct is not guaranteed and should be verified by the Buyer if it is important to them

Features Of This Home...

Main Level: 1483 Square Feet

Foyer - 7'8 x 7'3 - Foyer with easy care vinyl plank floor welcomes you to this fine home.



Living Room - 17'6 x 12'4' – Entertaining is easy in the living room with attractive vinyl plank flooring, updated crowns and moldings, cozy gas fireplace with ledgestone facing and door to spacious deck with natural gas connection for barbecue.





Dining Room - 16'4 x 10'2 - Facilitates your more formal dinner gatherings.



Kitchen - 13’ x 10’5 – Spacious updated kitchen with attractive updated cabinets and stainless appliances.







Family Room – 12’2 x 11- Cozy family room adjoining the kitchen with attractive vinyl plank flooring and 10’ patio door to spacious patio**.**





Master Bedroom - 15’7 x 13’11 - Spacious main floor master suite with walk-in closet and gorgeous updated 5 piece ensuite with double sinks, and separate shower and soaker tub.





Ensuite Bathroom – 5 Piece





Bedroom/Den - 14’ x 11’5 - Spacious second bedroom can double as a den.



Laundry



3 Piece Bathroom



<u>Lower Level</u>: 1116 Square Feet Finished & 481 Square Feet Unfinished

Family Room – 17'1 x 12'1 – Casual entertaining is facilitated in the spacious family room with gas fireplace and door to covered patio.



Recreation Room – 23’9 x 10’6





Wet Bar – 8’3 x 8’1



Bedroom – 11’8 x 10’5



Bedroom – 14’ x 14’



Bathroom - 4 Piece



- **The Good Life Just Gets Even Better! Extensively Updated 3080 Sf Rancher With Partly Finished Basement In The Desirable Gated Community Of Cedar Springs In Abbotsford Is An Absolute Mush See With Tasteful Décor, Updated Vinyl Plank Flooring, Updated Kitchen And Baths, Attractive Moldings And Crowns, Air Conditioning And So Much More.**
- **Entertaining Is Easy In The Spacious Living Room And Dining Room With Attractive Vinyl Planking, Cozy Gas Fireplace With Gorgeous Ledgestone Facing And Door To Large Deck With Natural Gas Connection For Your Barbecue**



- **Spacious Updated Kitchen And Adjoining Family Room With 10’ Door To Deck.**
- **Gorgeous Master Bedroom With Walk-In Closet And Updated Five Piece Ensuite With Separate Shower And Soaker Tub, Twin Sinks And Gorgeous Quartz Counters.**
- **Main Level Also Provides Three Piece Bath, Laundry And Second Bedroom Which Can Double As A Den.**

- **Walk Out Lower Level With Lots Of Light Boasts Four Piece Bath, Bedroom, Spacious Recreation Room With Gas Fireplace, Wet Bar And Door To Rear Patio And Huge Storage Area.**





- **Parking For Three Cars With Single Garage, Apron And Parking Stall.**
- **Spectacular Gated Community With Gorgeous Landscaping, Onsite RV Parking (Limited Availability). Resort Atmosphere Prevails At The Clubhouse With Fireside Lounge, Indoor Pool, Sauna, Hot Tub, Amenities Room, Exercise Room And Spacious Deck Overlooking Pond With Attractive Fountains.**

















- **Imagine, The Freedom To Spend Weekends And Evenings Pursuing The Interests You Desire Without The Burdens Of Maintaining A Single Family Home And Yard. You'll Discover That The Good Life Gets Even Better As Professional Maintenance Frees You From Outside Chores And The Gated Community Provides The Security To Allow You To Travel In The Knowledge That Your Home Is Safe And Secure In Your Absence. Enjoy The Benefits Living In This Meticulously Kept, Quality Home In Desirable Gated Community Of "*Cedar Springs*".**
- **Annual Taxes: $3,210.78**
- **Strata Fees: $470.86**

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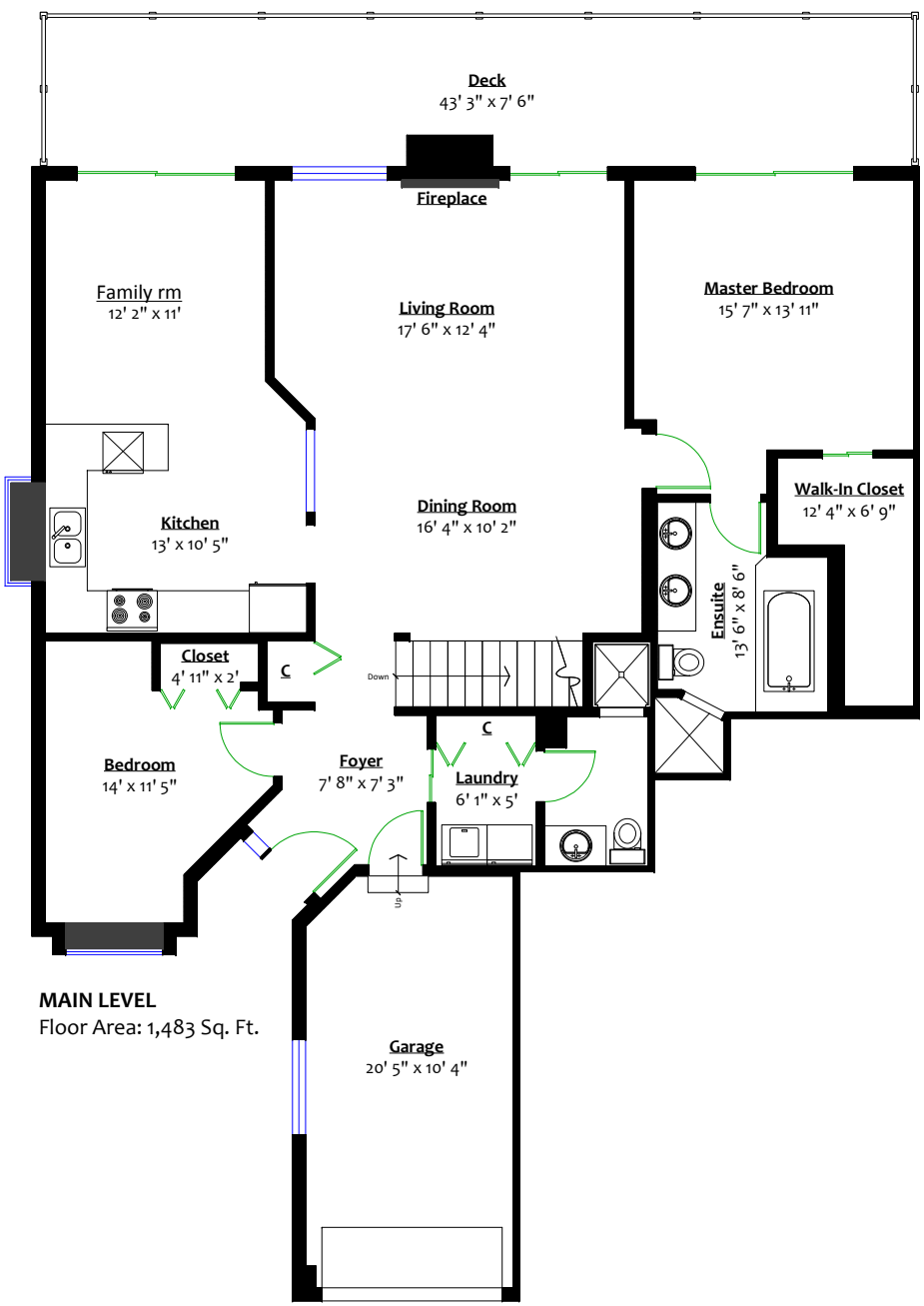
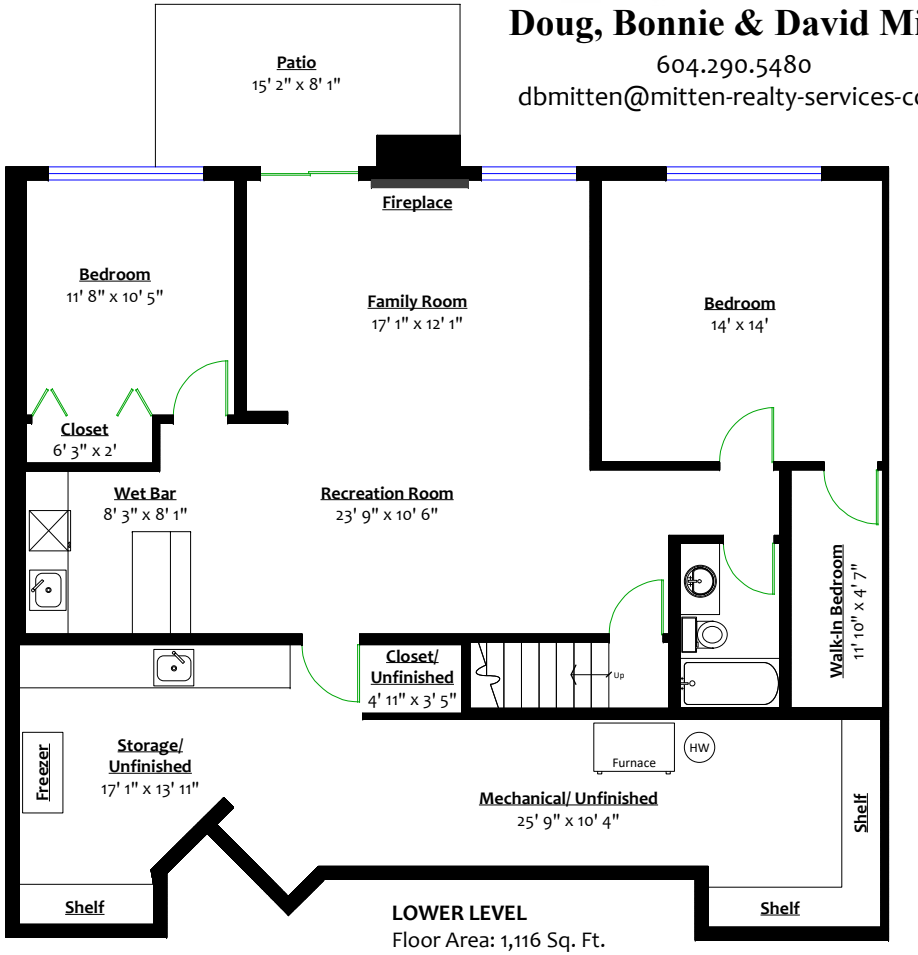


MAIN LEVEL
Floor Area: 1,483 Sq. Ft.



LOWER LEVEL
Floor Area: 1,116 Sq. Ft.

#82 – 4001 Old Clayburn Road, Abbotsford, B.C.

Totals**

Main Level:	1,483 sq. ft.	Garage:	234 sq. ft.
Lower Level:	1,116 sq. ft.	Deck:	318 sq. ft.
Total:	2,599 sq. ft.	Patio:	116 sq. ft.
Unfinished:	481 sq. ft.	Total:	668 sq. ft.
Total:	3,080 sq. ft.		

BC FLOOR PLANS

0 ft. 4 ft. 6.0 in. 7 ft. 6.0 in. 15 ft.

** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints