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36061 Spyglass Court, Abbotsford **$739,800.00**

Impressive Custom Home Designed For Family & Entertaining
Spectacular Views of The Valley and Mt Baker

This spectacular executive home boasts gorgeous hardwood floors, elegant moldings and millwork, coupled with quality finishing and construction. This quality home has ¾" argon filled windows and spacious plan designed for family and entertaining. Formal entertaining is facilitated in the living room and formal dining room with attractive millwork and gorgeous views. Spacious great room with gas fireplace and beautiful views adjoins dream kitchen with gorgeous shaker style cabinets, high end appliances, with walk-in pantry, storage and an island with a sink plus a breakfast bar (islands this big should be called a continent not an island). Family fun is facilitated in the games room. 4 bedrooms including spectacular master bedroom suite with gorgeous views, walk in closet and luxurious ensuite with water closet and separate soaker tub and shower. Absolutely gorgeous home designed to pamper you absolutely must be seen to appreciate.

Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Features Of This Fine Home...

Main Level: 2,657 Square Feet

Entrance Hall: 15'10 x 6'6 – Spacious entrance hall with gorgeous hardwood floors invites you into this fine home.

Living Room: 15'4 x 14'4 – Boasting hardwood flooring, built in cabinetry & gorgeous crowns, moldings & millwork the formal living room will facilitate more formal entertaining while enjoying the gorgeous views.

Dining Room: 15'2 x 14'3 – Spacious formal dining room with attractive millwork, hardwood floors and gorgeous views will allow you to entertaining in style.

Great Room: 22'11 x 20'- Spectacular great room with gorgeous hardwood floors & cozy gas fireplace the spacious great room will facilitate your casual entertaining & family fun.

2 Piece Powder Room

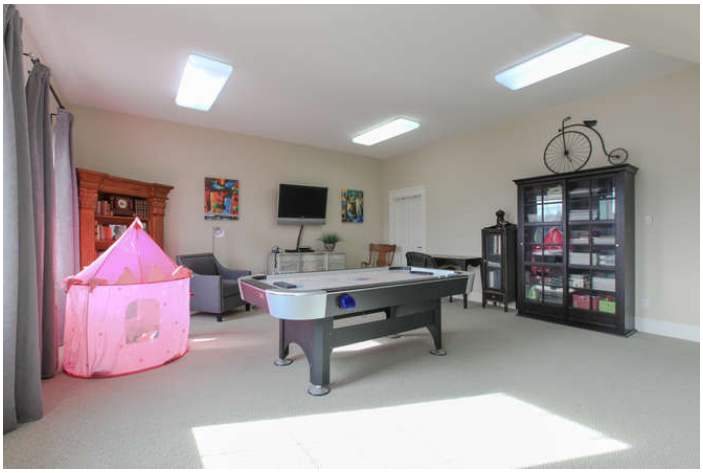
Kitchen: 25'5 x 14'6 – Spectacular dream kitchen with gorgeous shaker style cabinets, high end appliances, with walk-in pantry, storage and an island with a sink and breakfast bar (islands this big should be called a continent not an island).

Pantry: 6'3 x 6'

Flex Room: 10’1 x 6’

Laundry: 9’9 x 7’4’

Games Room: 24’1 x 19’2



<u>UPPER LEVEL</u>: 1,644 Square Feet

Master Bedroom: 20’1 x 14’7

Walk-In Closet: 10’ x 5’

4-Piece Ensuite

Bedroom: 14’6 x 12’5

Bedroom: 14’6 x 12’2

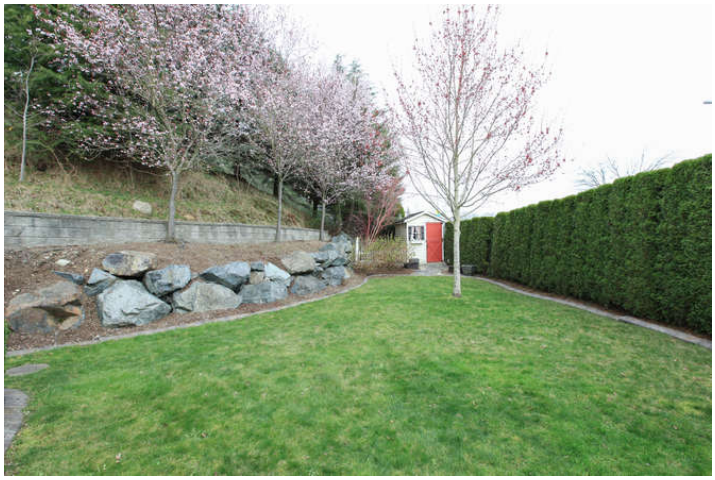
4 Piece Bathroom

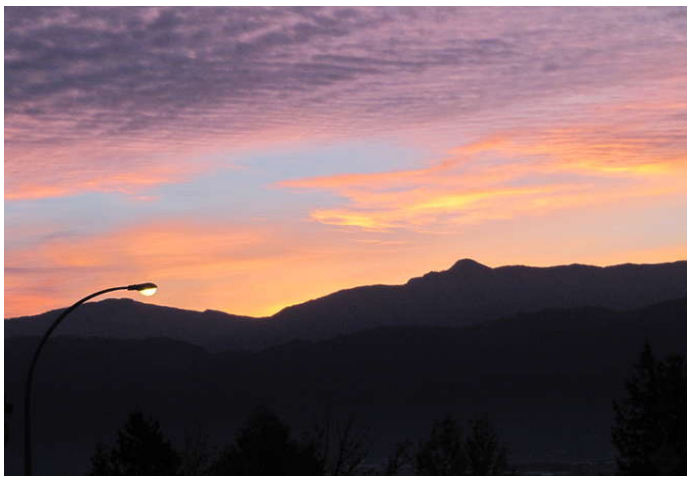
Loft Bedroom: 20’5 x 11’7

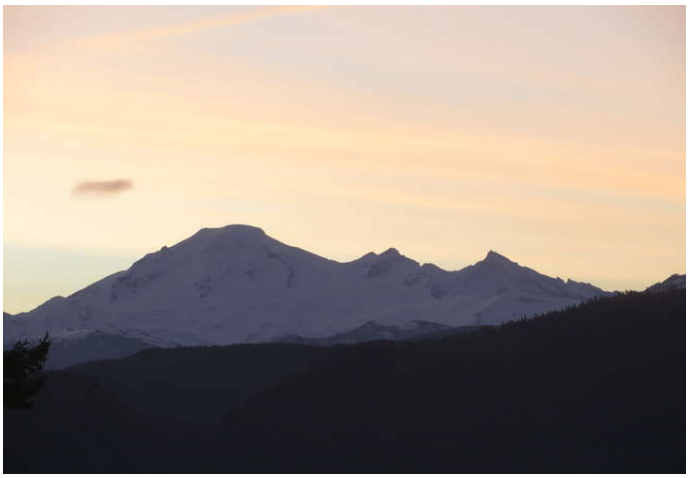
FEATURES OF THIS FINE HOME:

- **Impressive Custom Home Boasts Spectacular Views Of The Valley And Mt Baker**
- **This Beautiful Home Has Gorgeous Hardwood Floors, Elegant Moldings, Millwork, Quality Finishing And Construction.**
- **This Quality Home Has ¾” Argon Filled Windows And Spacious Plan Designed For Family And Entertaining.**
- **Formal Entertaining Is Facilitated In The Living Room And Formal Dining Room With Attractive Millwork And Gorgeous Views.**
- **Spacious Great Room With Gas Fireplace And Beautiful Views Adjoins Dream Kitchen With Gorgeous Shaker Style Cabinets, High End Appliances, With Walk-In Pantry, Storage And An Island With A Sink Plus A Breakfast Bar (Islands This Big Should Be Called A Continent Not An Island).**
- **Family Fun Is Facilitated In The Games Room.**
- **4 Bedrooms Including Master Bedroom With Gorgeous Views, Walk In Closet And Luxurious Ensuite With Water Closet And Separate Soaker Tub And Shower.**

LOT: 12,789 Square Feet







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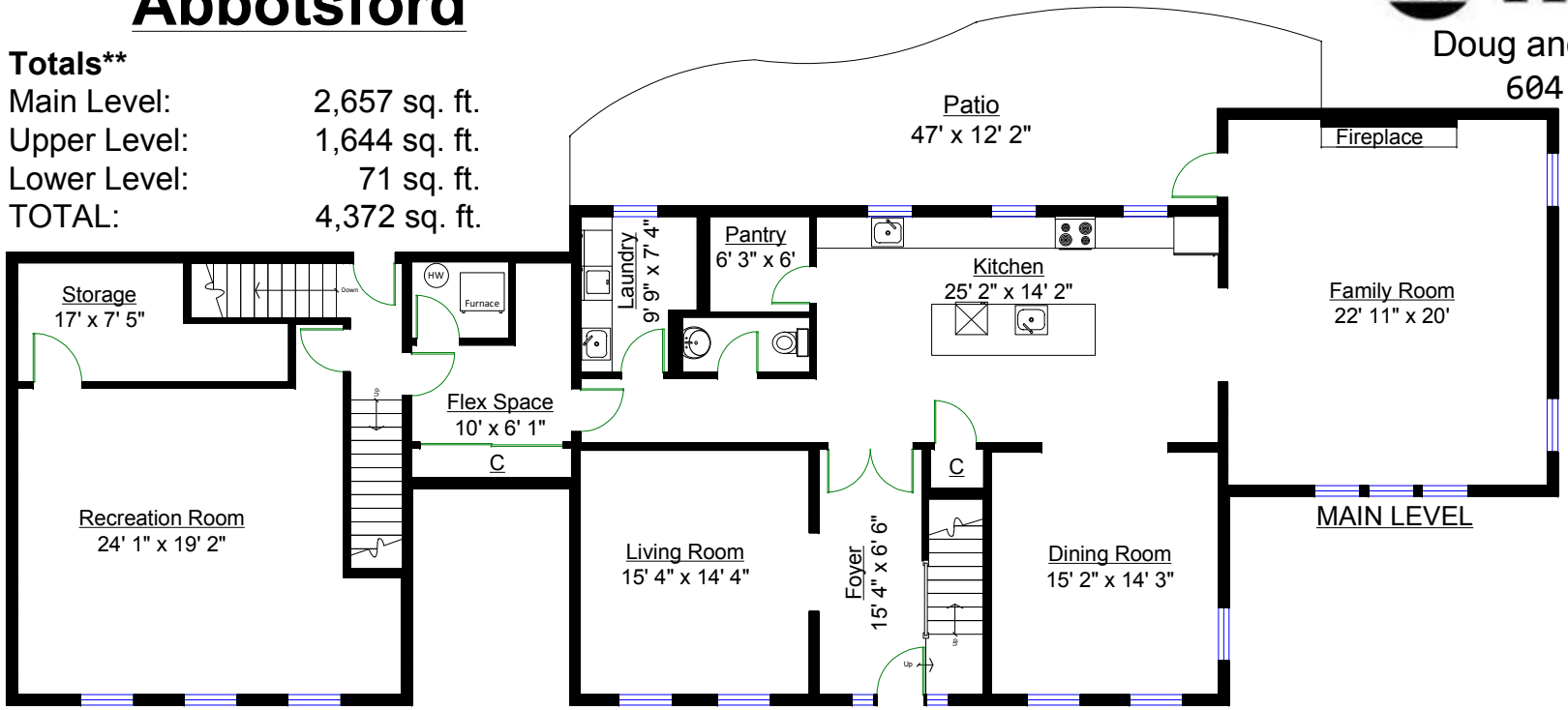
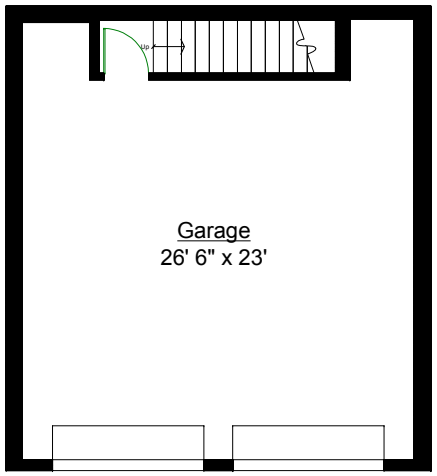
36061 Spyglass Court, Abbotsford

Prudential
Doug and Bonnie Mitten
604-290-5480

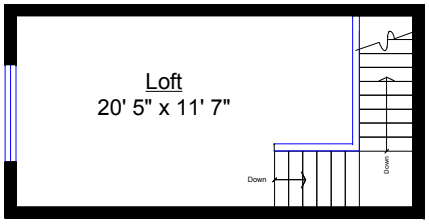
Totals**

Main Level:	2,657 sq. ft.
Upper Level:	1,644 sq. ft.
Lower Level:	71 sq. ft.
TOTAL:	4,372 sq. ft.





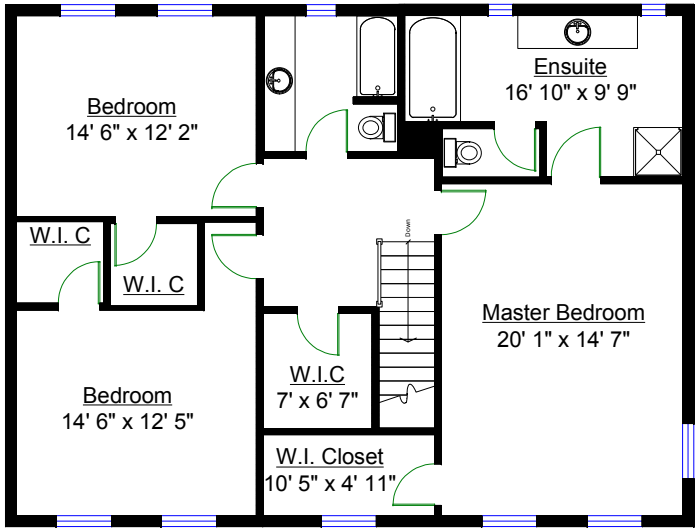
LOWER LEVEL



UPPER LEVEL

Other Areas

Garage:	653 sq. ft.
Patio:	435 sq. ft.
TOTAL:	1,088 sq. ft.



UPPER LEVEL

BC FLOOR PLANS

0 ft 4 ft 9.6 in 8 ft 16 ft

** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints
** Includes under-height areas