

# \$1,349,700 - 17 4217 Old Clayburn Road, Abbotsford

MLS® #R3058350

**\$1,349,700**

4 Bedroom, 4.00 Bathroom, 3,440 sqft

Single Family on 4279.00 Acres

N/A, Abbotsford, British Columbia

WELCOME HOME! This stunning Grey Properties luxury home was custom designed for this lot and its owners, with exceptional quality, finishes & features. The spacious open floor plan includes a gourmet kitchen with walk-in pantry, vaulted great room with floor-to-ceiling fireplace, and a covered patio with Phantom sunscreen-perfect for enjoying beautiful views and sunsets. Upstairs are three generous bedrooms including large primary with spa-like ensuite. The fully finished basement offers a separate entry, rough-in for a bar or kitchen, plus a bedroom and full bath. Located in the desirable gated community of Sunset Ridge, you're in the heart of East Abbotsford, walking distance to all levels of schools. Fully fenced low-maintenance yard w/ artificial turf & hot tub. Come fall in love!! (id:6289)

Built in 2021

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | R3058350      |
| Price          | \$1,349,700   |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Square Footage | 3,440         |
| Acres          | 4,279.00      |
| Year Built     | 2021          |
| Type           | Single Family |



|          |         |
|----------|---------|
| Sub-Type | Strata  |
| Style    | 2 Level |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 17 4217 Old Clayburn Road |
| Subdivision | N/A                       |
| City        | Abbotsford                |
| Province    | British Columbia          |
| Postal Code | V3G1L5                    |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Utilities      | Electricity, Natural Gas, Water |
| Parking Spaces | 4                               |
| Parking        | Garage                          |
| # of Garages   | 1                               |
| View           | View                            |

### Interior

|                 |                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------|
| Appliances      | Washer, Dryer, Refrigerator, Stove, Dishwasher, Garage door opener, Hot Tub, Central Vacuum |
| Heating         | Natural gas Forced air                                                                      |
| Cooling         | Air Conditioned                                                                             |
| Fireplace       | Yes                                                                                         |
| # of Fireplaces | 1                                                                                           |
| Has Basement    | Yes                                                                                         |
| Basement        | Separate entrance                                                                           |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Blueprint (Abbotsford) |
|----------------|-------------------------------|



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