

<b>Depth/Size (ft):</b>	100	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1961
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	2	<b>Age:</b>	62
<b>Lot Area: (sq.ft.)</b>	6,000.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,643.89
<b>Rear Yard Exp:</b>	Northwest			<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	000-741-663

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Concrete,Hardwood,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT B, PLAN NWP17539, PART NW1/4, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Storage,Workshop Detached
<b>Site Influences:</b>	Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 13'0	Bsmt	Mud Room	10'1 x 8'2
Main	Dining Room	10'0 x 8'1	Bsmt	Recreation Room	17'7 x 11'7
Main	Kitchen	11'8 x 12'1			
Main	Primary Bedroom	18'7 x 14'2			
Bsmt	Bedroom	11'8 x 11'1			
Bsmt	Laundry	7'1 x 7'0			
Bsmt	Bedroom	12'7 x 11'8			

<b>Finished Floor (Main):</b>	1,013 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	1,013 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,026 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,026 sqft	<b>Beds In Bsmt:</b>	2 / 3			
		<b># Of Pets:</b>				

DEVELOPER ALERT! Here's an exciting opportunity to seize. With an OCP designation of Urban 2 Ground, this property is a remarkable holding investment for future development. You can purchase now and enjoy rental income while awaiting local development to unfold. The home has undergone a complete renovation, featuring brand-new lighting, flooring, paint, and more, ensuring a fresh and modern interior. Looking ahead, the future FSR of .5 to 1.5 further enhances the investment potential of this property. It's a fantastic opportunity to capitalize on Abbotsford's evolving landscape and be part of its growth story. Don't miss out on this incredible chance to make this home your own or capitalize on its investment potential. The time is now, so don't hesitate to give a call today!