

Depth/Size (ft):	100	Bedrooms:	5	Approx. Year Built:	1989
Frontage (ft):	45.00	Bathrooms:	4	Age:	34
Lot Area: (sq.ft.)	6,000.00	Full Baths:	4	Zoning:	RS3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	006-564-704

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:		Covered Parking:	2
Exterior:		Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 11, PLAN NWP73707, PART NE1/4, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Fireplace Insert,Refrigerator

Bylaw Restrict:

Listing Broker(s): Planet Group Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 16'1	Main	Laundry	6' x 5'
Main	Dining Room	12' x 8'1	Bsmt	Kitchen	16' x 10'
Main	Kitchen	12' x 9'	Bsmt	Living Room	16' x 10'
Main	Nook	9'6 x 9'	Bsmt	Bedroom	12' x 10'
Main	Primary Bedroom	13'6 x 13'	Bsmt	Kitchen	16' x 10'
Main	Bedroom	10'4 x 9'6	Bsmt	Living Room	16' x 10'
Main	Bedroom	10' x 10'	Bsmt	Bedroom	12' x 10'

Finished Floor (Main):	1,422 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	3	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	1,240 sqft		Legal	Bsmt	3	No
Finished Floor (Total):	2,662 sqft	Suite:	Suite,Unauthorized Suite	Bsmt	3	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:				
Grand Total:	2,662 sqft	Basement:	Fully Finished			
		Beds In Bsmt:	2 / 5			
		# Of Pets:				

This beautiful spacious rancher located in West Abbotsford on a 6000sq.ft. quite cul-de-sac lot. 3 bedrooms & 2 bathroom upstairs w/ separate laundry for upstairs use. Downstairs you will have a 1+1 bedroom basement suite w/ separate entries as a mortgage helper. Recent updates include new fence and 3 year old hot water tank. Close to High Street mall, Fruiticana, and other amenities. Walking distance to schools & close to Highway 1. This is the home you have been looking for ready to move in. Open House November 25th & 26th from 1pm to 3pm.