

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1981
<b>Frontage (ft):</b>	60.01	<b>Bathrooms:</b>	3	<b>Age:</b>	42
<b>Lot Area: (sq.ft.)</b>	8,858.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,873.71
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-803-999

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<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)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	LOT 145 DISTRICT LOT 47 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 60295
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	6'5 x 7'4	Main	Kitchen	11'7 x 12'1
Below	Laundry	6'9 x 5'2	Main	Bedroom	10'4 x 11'9
Below	Storage	10'10 x 9'11	Main	Bedroom	13'7 x 9'6
Below	Family Room	13'6 x 16'4	Main	Primary Bedroom	11'7 x 13'0
Below	Bedroom	11'2 x 11'6			
Main	Living Room	14'8 x 17'3			
Main	Dining Room	11'11 x 11'5			

<b>Finished Floor (Main):</b>	1,209 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Below	3	No
<b>Finished Floor (Below):</b>	836 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	2	Yes
<b>Finished Floor (Total):</b>	2,045 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,045 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Beautiful home in the heart of Abbotsford. If you're after a home that is close to everything including schools, shopping center and transportation, you have found it! Features 4 spacious bedrooms, 2.5 bathrooms, living, dining & kitchen upstairs. Fully finished one-bedroom basement with separate entrance and single garage sitting on massive 8858 sq foot lot. Central location of Abbotsford, very quite and friendly neighborhood.

