

<b>Depth/Size (ft):</b>	100	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1955
<b>Frontage (ft):</b>	65.00	<b>Bathrooms:</b>	2	<b>Age:</b>	69
<b>Lot Area: (sq.ft.)</b>	6,496.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,021.12
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	009-873-210

<b>Style of Home:</b>	3 Level Split	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Aluminum,Brick,Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<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>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	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 16, PLAN NWP13800, PART NW1/4, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Storage
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'7 x 12'9	Above	Bedroom	10'2 x 9'9
Main	Living Room	18'10 x 12'9	Main	Storage	13'6 x 8'8
Main	Dining Room	8'9 x 8'9			
Below	Family Room	19'2 x 13'6			
Below	Laundry	12'5 x 4'10			
Above	Primary Bedroom	10'8 x 13'6			
Above	Bedroom	8'7 x 11'1			

<b>Finished Floor (Main):</b>	700 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	510 sqft	<b># Of Kitchens:</b>	1	Below	4	No
<b>Finished Floor (Below):</b>	410 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,620 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,620 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Updated 3 bedroom 2 bathroom 3 level split home in a fantastic location. Walking distance to the elementary school and to UFV, near the hospital, and mere moments from freeway access. See this gorgeous home tastefully updated and complete with detached garage, a workshop in the back, and amazing patio space in a landscaped private fully fenced yard. The interior has numerous updates throughout - enjoy the winter months in front of the wood fireplace in the spacious, warm living room. The basement has a separate entrance and the potential to add a mortgage helper along with almost 500sf of storage in the crawl space. Potential rezoning to allow for a duplex, check with the city. Plus land assembly