

Depth/Size (ft):	137.75	Bedrooms:	4	Approx. Year Built:	1955
Frontage (ft):	40.60	Bathrooms:	3	Age:	69
Lot Area: (sq.ft.)	5,303.00	Full Baths:	3	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$7,274.74
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	013-702-718

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Killarney
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 11, BLOCK 2, PLAN VAP2509, DISTRICT LOT 50, NEW WESTMINSTER LAND DISTRICT, OF LOT A
Amenities:	None
Site Influences:	
Features:	Clothes Washer/Dryer,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 15'5	Bsmt	Bedroom	12'6 x 11'7
Main	Bedroom	12' x 9'6	Bsmt	Laundry	11'8 x 13'11
Main	Primary Bedroom	9'10 x 9'4	Bsmt	Storage	5'6 x 11'5
Main	Dining Room	9'10 x 6'1			
Main	Kitchen	9'10 x 14'9			
Bsmt	Kitchen	11'8 x 11'5			
Bsmt	Bedroom	13'5 x 11'8			

Finished Floor (Main):	862 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	862 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	1,724 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	1,724 sqft	Beds In Bsmt:	2 / 4			
		# Of Pets:				

Prime Killarney location—a meticulously maintained 3-bedroom, 3-bathroom bungalow on a generous 5303 sq ft flat lot 40.6 x 137.75 lot with no trees . Whether you're building your dream home, duplex or investing, this golden opportunity comes with a large backyard and patio for family gatherings, plus walkable transit and proximity to Killarney Market. Vibrant Victoria and 41st are minutes away with shops and restaurants, and top-notch schools include Killarney Secondary School and Dr. George M. Weir Elementary School. Very quiet neighborhood and in one of the most sought out areas.