R2891897 House/Single Family

32679 HAIDA DRIVE ABBOTSFORD

Central Abbotsford, V2T 4Z6

Residential Detached \$1,160,000 (LP)

107 Depth/Size (ft): Frontage (ft): 62.00 6,635.00 Lot Area: (sq.ft.) Flood Plain: No Rear Yard Exp: Yes

3 Bedrooms: 2 Bathrooms: **Full Baths:** 2 Half Baths: 0 Approx. Year Built: 1989 Age: 35 Zoning: RS-3 **Gross Taxes:** \$4,517.22 For Tax Year: 2023 P.I.D.:

Style of Home:

1 Storey, Rancher/Bungalow

Parking:

008-707-057

Construction:

Frame - Wood Vinyl, Wood

Covered Parking:

Total: 6 - Covered: 2

Exterior: Foundation:

Parking Access:

Garage; Double

Rain Screen: Renovations:

Asphalt

Parking: Locker: Units in Dev:

of Fireplaces: Water Supply:

1 - Fuel: Natural Gas City/Municipal Forced Air, Natural Gas Distance to: Title to Land:

Freehold NonStrata

Yes

Fuel/Heating: **Outdoor Area:**

Fenced Yard, Patio(s)

Property Disc: PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

Type of Roof:

Floor Finish:

View: Yes: Mountain

Mgmt. Company:

Complex / Subdiv: PARKSIDE ESTATES

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

LOT G, PLAN NWP75815, PART SE1/4, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT Legal:

Amenities: Garden, In Suite Laundry, Storage, Wheelchair Access

Site Influences:

Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Refrigerator Features:

Bylaw Restric:

Listing Broker(s): Century 21 Coastal Realty Ltd., Century 21 Coastal Realty Ltd.

Floor Type Dimensions Main Kitchen 11'6 x 11'4 Main Dining Room 15'6 x 10'5 Main Living Room 15'1 x 14'6 Main Family Room 15'8 x 15'9 Main Foyer 6'2 x 6'2 Main Laundry 7'2 x 6'3 14'5 x 14'7 Main Primary Bedroom

Floor Type Main Bedroom Main Bedroom

> **Bathroom Floor** # of Pieces Ensuite? 4 Nο

> > Yes

4

Dimensions

11'3 x 10'6

11'5 x 10'5

Finished Floor (Above): 0 saft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 1,575 sqft

Finished Floor (Main):

Unfinished Floor:

Grand Total:

0 sqft 1,575 sqft

1,575 sqft

Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:

Basement: None **Beds In Bsmt:** 0/3

Of Pets:

Of Rooms:

THE PERFECT RANCHER to downsize with incredible privacy. Well maintained home on a corner lot. Recent Updates Include laminate flooring(2018), S/S appliances(2016), hot water tank(2019), washer/dryer(2019), quartz countertops(2020) roof(2010), garage door(2017), replaced poly-B(2021) and gas hookup for BBQ great for entertaining in your private back yard and gazebo covered patio. The home features lots of natural light with a massive ensuite. Close to schools, shopping and situated for easy commute in every direction.

9

1

Main

Main