

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1942
Frontage (ft):	60.00	Bathrooms:	1	Age:	82
Lot Area: (sq.ft.)	7,200.00	Full Baths:	1	Zoning:	RS3-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,189.15
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	002-137-020

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Side
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LT 4, BLK 2, PT NW 1/4 SEC 22, TP16, NWD PL6728
Amenities:	
Site Influences:	Central Location,Private Yard,Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9' x 11'	Above	Other	7' x 8'
Main	Kitchen	12' x 14'	Below	Other	10' x 14'
Main	Bedroom	10' x 11'	Below	Laundry	6' x 10'
Main	Bedroom	12' x 11'	Below	Workshop	6' x 8'
Main	Foyer	4' x 6'			
Above	Bedroom	15' x 12'			
Above	Flex Room	10' x 12'			

Finished Floor (Main):	830 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	500 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	830 sqft	# Of Levels:	3			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,160 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Separate Entry,Unfinished			
Grand Total:	2,160 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This home has a lot of charm and character. Large kitchen that can accommodate an island with access to the back yard and garage. The loft is unique with a good size bedroom and an open area for an office or play area for the kids. Walk to downtown Abbotsford to enjoy a variety of boutique shopping and your choice of restaurants. Close to schools with easy access to hwy 11 and a great place to go for a walk. Or check with the City of Abbotsford for development of the site with Urban Infill. Priced below assessed value so don't miss your opportunity, book your private viewing today.