

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1977
Frontage (ft):	60.00	Bathrooms:	2	Age:	47
Lot Area: (sq.ft.)	7,770.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,099.72
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	004-092-228

Style of Home:	Rancher/Bungalow	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 373, PLAN NWP50500, PART NE1/4, LEGAL SUBDIVISION 7, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restric:	
Listing Broker(s):	Nationwide Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 17'9	Main	Bedroom	8'1 x 12'2
Main	Dining Room	11'6 x 11'11			
Main	Kitchen	12' x 17'9			
Main	Laundry	11'8 x 8'8			
Main	Foyer	8'1 x 7'6			
Main	Primary Bedroom	15'1 x 18'3			
Main	Bedroom	11'8 x 11'4			

Finished Floor (Main):	1,557 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,557 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,557 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Perfect opportunity to own this well maintained rancher which comes with 3 bedroom 2 bath, perfectly situated on a large lot. It has potential of one-bedroom suite, this home is idle for growing families or those seeking additional rental income. Close to all the major amenities including schools, public transport, shopping, library, recreation and much more. Mid-rise Future potential (please verify with City of Abbotsford). Don't miss out on this amazing opportunity. Book your private showing today and envision the endless opportunities this house has to offer!