

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1975
Frontage (ft):	73.00	Bathrooms:	2	Age:	49
Lot Area: (sq.ft.)	7,300.00	Full Baths:	2	Zoning:	RS3I
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,912.18
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	000-868-621

Style of Home:	2 Storey,Split Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View: Yes : Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 262, PLAN NWP40431, PART NE1/4, SECTION 17, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Independent living

Site Influences: Central Location,Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 12'0	Bsmt	Living Room	20' x 14'
Main	Dining Room	12'0 x 11'0	Bsmt	Kitchen	10' x 7'
Main	Kitchen	18'0 x 13'0	Bsmt	Bedroom	15' x 11'
Main	Primary Bedroom	15'0 x 14'0	Bsmt	Bedroom	11' x 12'
Main	Bedroom	12'0 x 12'0			
Main	Bedroom	15'0 x 13'0			
Main	Solarium	11'0 x 10'0			

Finished Floor (Main):	1,320 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	880 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,200 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,200 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

TWO LOTS SUBDIVISION APPLICATION DONE!! Fully renovated split entry home in a desirable Central/west Abbotsford area! This 3 bedroom on main floor with 2 bedroom suite Home on a 2,200 sq.ft. is in the City's Urban Infill 3 designation, perfect opportunity to subdivide into 2 lots! Live in it now and develop in the future. Prime location near Mill Lake Park, Steps away from Abbotsford Hospital and couple minutes away from Freeway entrance. Ideal for someone looking to upsize from a townhome or a savvy investor. This home features Central AC, SS Appliances, new Kitchens, quartz countertops, updated bathrooms, New lighting and much more! Book your personal showing today!!