

Depth/Size (ft):	84.98	Bedrooms:	5	Approx. Year Built:	1971
Frontage (ft):	99.90	Bathrooms:	2	Age:	53
Lot Area: (sq.ft.)	8,500.00	Full Baths:	2	Zoning:	RS3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,275.17
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	008-599-939

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 122, PLAN NWP39126, PART SW1/4, SECTION 26, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry,Storage
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Storage Shed,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 16'4	Bsmt	Primary Bedroom	15'8 x 14'2
Main	Dining Room	11'7 x 9'11	Bsmt	Bedroom	12'8 x 11'2
Main	Kitchen	11'7 x 12'7	Bsmt	Bedroom	12'8 x 12'2
Main	Foyer	5'8 x 6'1	Bsmt	Family Room	11' x 10'
Main	Bedroom	10'6 x 12'1	Bsmt	Storage	14'5 x 13'3
Main	Bedroom	12'11 x 10'11	Bsmt	Kitchen	5'9 x 11'2
Main	Laundry	8'1 x 10'11			

Finished Floor (Main):	1,273 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	1,030 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,303 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,303 sqft	Beds In Bsmt:	3 / 5			
		# Of Pets:				

Fantastic East Abbotsford family home in a great neighborhood in popular school Margaret Stenersen catchment. This 5 bedroom rancher has been well loved and updated throughout the past few years with a long list of updates. The main kitchen was updated with quartz countertops and S/S appliances, including laundry, plumbing, wiring, vinyl windows throughout, heat pump, and new basement kitchen. Income potential with 3 bedroom suite, with new kitchen, flooring, bathroom and large spacious bedrooms. Enjoy the private fenced yard on a beautifully maintained 8500 sq foot lot with side access for possible RV parking. Close to schools and all amenities. Field across the street is future park according to City Hall!