2939 ORIOLE CRESCENT ABBOTSFORD

Central Abbotsford, V2T 4C9

Residential Detached \$859,900 (LP)

			5151010, 721 405				-
Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Buil	lt: 197	7	
Frontage (ft):	40.00	Bathrooms:	2	Age:	47		
Lot Area: (sq.ft.)	4,000.00	Full Baths:	2	Zoning:	RS3		
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,7	20.59	
Rear Yard Exp:	West			For Tax Year:	2023	3	
View:	No			P.I.D.:	002-	416-476	
			1				
Style of Home:	3 Level Split		Parking:	Total: 3 - Covered:	0		
Construction:	Frame - Wood		Covered Parking:	0			
Exterior:	Stucco,Wood		Parking Access:				
Foundation:			Parking:	Open			
Rain Screen: Renovations:			Locker: Units in Dev:				
	1 Eucly Natural Cas						
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to: Title to Land:	Freehold NonStrat			
Water Supply: Fuel/Heating:	City/Municipal				a		
Outdoor Area:	Baseboard, Electric	8 Dook(o)	Property Disc: PAD Rental:	Yes			
Type of Roof:	Fenced Yard,Patio(s) Asphalt	a Deurie	Fixtures Leased:	No			
Floor Finish:	Laminate		Fixtures Rmvd:	No			
	Laminato						
View:	No						
Mgmt. Company:	-						
Complex / Subdiv:							
Services Connected:	Electricity,Natural Gas	s,Sanitary Sewer,Storm Sewer,Wate	r				
Legal:		D TOWNSHIP 16 NEW WESTMINS					
Amenities:	None						
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby						
Features:	ClthWsh/Dryr/Frdg/St	ve/DW,Drapes/Window Coverings					
Bylaw Restric:							
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.						
Floor	Туре	Dimensions	Floor	Туре	Dimer	isions	
Main	Living Room	18'10 x 13'5	Above	Bedroom	11'11:	k 8'1	
Main	Kitchen	10'1 x 9'5	Above	Bedroom	9'6 x 8	'1	
Main	Dining Room	8'9 x 9'5					
Main	Laundry	7'4 x 7'11					
Below	Family Room	16' x 14'7					
Below	Bedroom	12'5 x 7'4					
Above	Primary Bedroom	10'11 x 12'5					
Finished Floor (Main):	676 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?	
Finished Floor (Above):	510 sqft	# Of Kitchens:	1	Below	3	No	
Finished Floor (Below):	400 sqft	# Of Levels:	3	Above	4	No	
Finished Floor (Bsmt):	0 sqft	Suite:	None				
Finished Floor (Total):	1,586 sqft	Crawl/Bsmt Height:					
Unfinished Floor:	0 sqft	Basement:	Fully Finished				
Grand Total:	1,586 sqft	Beds In Bsmt:	0 / 4				
		# Of Pets:					

Location! Location! This single family home under \$900k is perfect for first time buyers who want a detached home instead of a townhome. Centrally located within walking distance to all levels of schools, Mouat Secondary, Howe Middle and John Maclure Elementary. Close to shopping, restaurants, Matsqui Rec Centre, Rotary Stadium and much more! 3 bedrooms up along with a full 4 piece bathroom. Main floor has kitchen, dining room, and living room. Down stairs there is a rec room for the kids along with a 4th bedroom / office / flex room. Bring your ideas and make this the perfect family starter home!

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