3476 CRESTON DRIVE ABBOTSFORD

Abbotsford West, V2T 5B9

Depth/Size (ft):		Bedrooms:	7	Approx. Year Buil	lt: 198	6
Frontage (ft):	60.00	Bathrooms:	3	Age:	38	
Lot Area: (sq.ft.)	6,003.00	Full Baths:	3	Zoning:	RS3	3
Flood Plain:	No	Half Baths:	0	Gross Taxes:		241.34
Rear Yard Exp:			Ŭ	For Tax Year:	202	
View:	Yes			P.I.D.:		-009-871
view.	165			F.I.D	002	-009-071
Style of Home:	Rancher/Bungalow w/	/Bsmt.	Parking:	Total: 6 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Vinyl		Parking Access:			
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	a	
Fuel/Heating:	Forced Air,Natural Ga	S	Property Disc:	No		
Outdoor Area:	Fenced Yard,Sundeck		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
	Yes : OTHER					
View:						
View: Momt Company:	100 · OTTIEN					
Mgmt. Company:						
Mgmt. Company: Complex / Subdiv:	FAIRFIELD ESTATES					
Mgmt. Company: Complex / Subdiv: Services Connected:	FAIRFIELD ESTATES Electricity,Natural Gas	s,Sanitary Sewer,Water	16 NEW WESTMINSTER I AN			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP	16, NEW WESTMINSTER LAN	D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Inde	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage	16, NEW WESTMINSTER LAN	D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Inde Central Location,Pave	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage ed Road,Recreation Nearby	16, NEW WESTMINSTER LAN	D DISTRICT		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Inde Central Location,Pave ClthWsh/Dryr/Frdg/St Century 21 Coastal R	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage ed Road,Recreation Nearby we/DW ealty Ltd., Century 21 Coastal Re Dimensions	alty Ltd.	Туре		5'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Inde Central Location,Pave ClthWsh/Dryr/Frdg/St Century 21 Coastal R Type Living Room	s,Sanitary Sewer,Water 10090, SECTION 29, TOWNSHIP pendent living,Storage ad Road,Recreation Nearby twe/DW tealty Ltd., Century 21 Coastal Re Dimensions 15' x 16'	alty Ltd. Floor Below	Type Living Room	14' x 1	5' 5'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Indep Central Location,Pave ClthWsh/Dryr/Frdg/St Century 21 Coastal R Type Living Room Kitchen	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage ed Road,Recreation Nearby we/DW realty Ltd., Century 21 Coastal Re Dimensions 15' x 16' 19' x 11'	alty Ltd. Floor Below Below	Type Living Room Kitchen	14' x 1 14' x 8	5' 3'6 4'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Indep Central Location,Pave ClthWsh/Dryr/Frdg/St Century 21 Coastal R Type Living Room Kitchen Family Room	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage ed Road,Recreation Nearby we/DW tealty Ltd., Century 21 Coastal Re Dimensions 15' x 16' 19' x 11' 12' x 10'	alty Ltd. Floor Below Below Below	Type Living Room Kitchen Eating Area	14' x 1 14' x 8 14' x 1	5' 8'6 4' 12'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Indej Central Location,Pave ClthWsh/Dryr/Frdg/St Century 21 Coastal R Century 21 Coastal R Living Room Kitchen Family Room Dining Room	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage ed Road,Recreation Nearby we/DW tealty Ltd., Century 21 Coastal Re Dimensions 15' x 16' 19' x 11' 12' x 10' 15' x 9'	Floor Below Below Below Below Below	Type Living Room Kitchen Eating Area Bedroom	14' x 1 14' x 8 14' x 1 13'6 x	5' 3'6 4' 12'6 3'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Indep Central Location,Pave ClthWsh/Dryr/Frdg/St Century 21 Coastal R Century 21 Coastal R Living Room Kitchen Family Room Dining Room Primary Bedroom	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage ad Road,Recreation Nearby we/DW tealty Ltd., Century 21 Coastal Re Dimensions 15' x 16' 19' x 11' 12' x 10' 15' x 9' 13'6 x 12'6	alty Ltd. Floor Below Below Below Below Below Below	Type Living Room Kitchen Eating Area Bedroom Bedroom	14' x 1 14' x 8 14' x 1 13'6 x 11' x 9	5' 5'6 4' 12'6 5'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Indep Central Location,Pave ClthWsh/Dryr/Frdg/St Century 21 Coastal R Century 21 Coastal R Living Room Kitchen Family Room Dining Room Primary Bedroom Bedroom	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage ad Road,Recreation Nearby ve/DW ealty Ltd., Century 21 Coastal Re Dimensions 15' x 16' 19' x 11' 12' x 10' 15' x 9' 13'6 x 12'6 11' x 10'6	alty Ltd. Floor Below Below Below Below Below Below Below	Type Living Room Kitchen Eating Area Bedroom Bedroom Bedroom	14' x 1 14' x 8 14' x 1 13'6 x 11' x 9 10' x 9	5' 5'6 4' 12'6 5'
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Indep Central Location,Pave ClthWsh/Dryr/Frdg/St Century 21 Coastal R Century 21 Coastal R Living Room Kitchen Family Room Dining Room Primary Bedroom Bedroom Bedroom Bedroom	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage ad Road,Recreation Nearby we/DW tealty Ltd., Century 21 Coastal Re Dimensions 15' x 16' 19' x 11' 12' x 10' 15' x 9' 13'6 x 12'6 11' x 10'6 11' x 9' # Of Rooms:	alty Ltd. Floor Below Below Below Below Below Below Below	Type Living Room Kitchen Eating Area Bedroom Bedroom Bedroom Bedroom	14' x 1 14' x 8 14' x 1 13'6 x 11' x 9 10' x 9 9' x 9'6 # of Pieces	5' 3'6 4' 12'6 3' 5 5 Ensuite?
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Indep Central Location,Pave ClthWsh/Dryr/Frdg/St Century 21 Coastal R Century 21 Coastal R Living Room Kitchen Family Room Dining Room Primary Bedroom Bedroom Bedroom Bedroom 1,557 sqft 0 sqft 1,550 sqft 0 sqft 3,107 sqft	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage ad Road,Recreation Nearby ve/DW ealty Ltd., Century 21 Coastal Re Dimensions 15' x 16' 19' x 11' 12' x 10' 15' x 9' 13'6 x 12'6 11' x 10'6 11' x 9' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	alty Ltd. Floor Below Below Below Below Below Below Below Below Below Below 2	Type Living Room Kitchen Eating Area Bedroom Bedroom Bedroom Bedroom Bedroom	14' x 1 14' x 8 14' x 1 13'6 x 11' x 9 10' x 9 9' x 9'6 # of Pieces 3 4	5' 4' 12'6 7' 5 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Indep Central Location,Pave ClthWsh/Dryr/Frdg/St Century 21 Coastal R Century 21 Coastal R Living Room Kitchen Family Room Dining Room Primary Bedroom Bedroom Bedroom 1,557 sqft 0 sqft 1,550 sqft 0 sqft	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage ad Road,Recreation Nearby ve/DW ealty Ltd., Century 21 Coastal Re Dimensions 15' x 16' 19' x 11' 12' x 10' 15' x 9' 13'6 x 12'6 11' x 10'6 11' x 9' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	alty Ltd. Floor Below Below Below Below Below Below Below Below 14 2 2 Legal Suite	Type Living Room Kitchen Eating Area Bedroom Bedroom Bedroom Bedroom Bedroom	14' x 1 14' x 8 14' x 1 13'6 x 11' x 9 10' x 9 9' x 9'6 # of Pieces 3 4	5' 4' 12'6 7' 5 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	FAIRFIELD ESTATES Electricity,Natural Gas LOT 28, PLAN NWP7 In Suite Laundry,Indep Central Location,Pave ClthWsh/Dryr/Frdg/St Century 21 Coastal R Century 21 Coastal R Living Room Kitchen Family Room Dining Room Primary Bedroom Bedroom Bedroom Bedroom 1,557 sqft 0 sqft 1,550 sqft 0 sqft 3,107 sqft 0 sqft	s,Sanitary Sewer,Water 0090, SECTION 29, TOWNSHIP pendent living,Storage ad Road,Recreation Nearby we/DW tealty Ltd., Century 21 Coastal Re Dimensions 15' x 16' 19' x 11' 12' x 10' 15' x 9' 13'6 x 12'6 11' x 10'6 11' x 9' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	alty Ltd. Floor Below	Type Living Room Kitchen Eating Area Bedroom Bedroom Bedroom Bedroom Bedroom	14' x 1 14' x 8 14' x 1 13'6 x 11' x 9 10' x 9 9' x 9'6 # of Pieces 3 4	5' 4' 12'6 7' 5 Ensuite? Yes No

Fairfield Estates!! LEGAL SUITE!! Great family home in this quiet, desirable, West Abby Location. This 7 bedrooms rancher with grand basement area is walking distance to all levels of SCHOOLS, ROTARY STADIUM, MATSQUI REC CENTRE & much more. Main floor has a great open kitchen with stainless steel appliances. There are 3 spacious bedrooms on the main floor with 2 bathrooms. Off the kitchen is a large covered deck that is perfect for entertaining. Then there is a 2 bedroom legal suite that is large and ready for the perfect tenant. Basement suite can be rented out as 3 bedrooms suite as well and another bedroom downstairs for upstairs use. Book your private viewing today!!



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