34470 LABURNUM AVENUE ARROTSFORD

R2879407 House/Single Family	34470 LABURNUM AVENUE ABBOTSFORD Abbotsford East, V2S 4V2					Residential Detached \$1,024,888 (LP)	
Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil	lt: 198 ⁻	1	
Frontage (ft):	63.82	Bathrooms:	3	Age:	43		
Lot Area: (sq.ft.)	6,011.00	Full Baths:	2	Zoning:	RS3	}	
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,8	95.97	
Rear Yard Exp:				For Tax Year:	2023	3	
View:				P.I.D.:	005-	-092-884	
Style of Home:	Basement Entry		Parking:				
Construction:	Frame - Wood		Covered Parking:				
Exterior:	Mixed,Stucco,Vinyl		Parking Access:				
Foundation:			Parking:	Add. Parking Avail	.,Garage; Single	,Open	
Rain Screen:			Locker:				
Renovations:			Units in Dev:				
t of Fireplaces:	2 - Fuel: Natural Gas,W	Vood	Distance to:				
Nater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	a		
Fuel/Heating:	Electric,Forced Air,Natu	ural Gas,Wood	Property Disc:	Yes			
Outdoor Area:	Fenced Yard,Sundeck(PAD Rental:				
Type of Roof:	Asphalt	· ·	Fixtures Leased:	No			
Floor Finish:	Laminate,Wall/Wall/Mix	xed,Carpet	Fixtures Rmvd:				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	ClthWsh/Dryr/Frdg/Stv	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 582, PLAN NWP5	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Type	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions	Fireplace Insert,Windows - TI	hermo Type	Dimen		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Type Living Room	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10	Fireplace Insert,Windows - Ti Floor Bsmt	hermo Type Foyer	5'5 x 8		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Type Living Room Dining Room	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10	Fireplace Insert,Windows - Ti Floor Bsmt Bsmt	hermo Type Foyer Storage	5'5 x 8 4' x 4'	'6	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Type Living Room Dining Room Kitchen	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6	Fireplace Insert,Windows - Ti Floor Bsmt Bsmt Bsmt	hermo Type Foyer Storage Recreation Room	5'5 x 8 4' x 4' 16'11 x	'6 x 24'8	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6 11'10 x 10'3	Fireplace Insert,Windows - Tl Floor Bsmt Bsmt Bsmt Bsmt	hermo Type Foyer Storage Recreation Room Laundry	5'5 x 8 4' x 4' 16'11 x 13'4 x	'6 x 24'8	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom Bedroom	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6 11'10 x 10'3 9'6 x 9'5	Fireplace Insert,Windows - Tl Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	hermo Type Foyer Storage Recreation Room Laundry Storage	5'5 x 8 4' x 4' 16'11 x 13'4 x 6' x 3'	'6 x 24'8 11'3	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Living Room Dining Room Kitchen Bedroom Bedroom Primary Bedroom	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6 11'10 x 10'3 9'6 x 9'5 13'1 x 11'6	Fireplace Insert,Windows - Tl Floor Bsmt Bsmt Bsmt Bsmt	hermo Type Foyer Storage Recreation Room Laundry	5'5 x 8 4' x 4' 16'11 x 13'4 x	'6 x 24'8 11'3	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom Bedroom	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6 11'10 x 10'3 9'6 x 9'5	Fireplace Insert,Windows - Tl Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	hermo Type Foyer Storage Recreation Room Laundry Storage	5'5 x 8 4' x 4' 16'11 x 13'4 x 6' x 3'	'6 x 24'8 11'3	
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	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Type Living Room Dining Room Kitchen Bedroom Bedroom Primary Bedroom Patio 1,199 sqft	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6 11'10 x 10'3 9'6 x 9'5 13'1 x 11'6 13'11 x 9'8 # Of Rooms:	Fireplace Insert,Windows - Tl Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	hermo Type Foyer Storage Recreation Room Laundry Storage Workshop Bathroom Floor	5'5 x 8 4' x 4' 16'11 x 13'4 x 6' x 3' 8'9 x 6 # of Pieces	'6 x 24'8 11'3 '1 Ensuite?	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Living Room Dining Room Kitchen Bedroom Bedroom Primary Bedroom Patio 1,199 sqft 0 sqft	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6 11'10 x 10'3 9'6 x 9'5 13'1 x 11'6 13'11 x 9'8 # Of Rooms: # Of Kitchens:	Fireplace Insert,Windows - Ti Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1	hermo Type Foyer Storage Recreation Room Laundry Storage Workshop Bathroom Floor Main	5'5 x 8 4' x 4' 16'11 x 13'4 x 6' x 3' 8'9 x 6 # of Pieces 4	"6 x 24'8 11'3 "1 Ensuite? 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 Finished Floor (Main): Finished Floor (Below):	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Living Room Dining Room Kitchen Bedroom Bedroom Primary Bedroom Patio 1,199 sqft 0 sqft 0 sqft	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6 11'10 x 10'3 9'6 x 9'5 13'1 x 11'6 13'11 x 9'8 # Of Rooms: # Of Kitchens: # Of Levels:	Fireplace Insert,Windows - Ti Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	hermo Type Foyer Storage Recreation Room Laundry Storage Workshop Bathroom Floor Main Main	5'5 x 8 4' x 4' 16'11 x 13'4 x 6' x 3' 8'9 x 6 # of Pieces 4 2	"6 x 24'8 11'3 "1 Ensuite? No Yes	
Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Living Room Dining Room Kitchen Bedroom Bedroom Primary Bedroom Patio 1,199 sqft 0 sqft 0 sqft 629 sqft	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6 11'10 x 10'3 9'6 x 9'5 13'1 x 11'6 13'11 x 9'8 # Of Rooms: # Of Levels: Suite:	Fireplace Insert,Windows - Ti Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1	hermo Type Foyer Storage Recreation Room Laundry Storage Workshop Bathroom Floor Main	5'5 x 8 4' x 4' 16'11 x 13'4 x 6' x 3' 8'9 x 6 # of Pieces 4	"6 x 24'8 11'3 "1 Ensuite? 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 Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Living Room Dining Room Kitchen Bedroom Bedroom Primary Bedroom Patio 1,199 sqft 0 sqft 0 sqft 629 sqft 1,828 sqft	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6 11'10 x 10'3 9'6 x 9'5 13'1 x 11'6 13'11 x 9'8 # Of Rooms: # Of Kitchens: # Of Levels:	Fireplace Insert,Windows - Ti Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1 2	hermo Type Foyer Storage Recreation Room Laundry Storage Workshop Bathroom Floor Main Main	5'5 x 8 4' x 4' 16'11 x 13'4 x 6' x 3' 8'9 x 6 # of Pieces 4 2	"6 x 24'8 11'3 "1 Ensuite? No Yes	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor:	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Living Room Dining Room Kitchen Bedroom Primary Bedroom Patio 1,199 sqft 0 sqft 0 sqft 1,828 sqft 0 sqft 0 sqft 0 sqft	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6 11'10 x 10'3 9'6 x 9'5 13'1 x 11'6 13'11 x 9'8 # Of Rooms: # Of Levels: Suite:	Fireplace Insert,Windows - Ti Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1 2 Fully Finished	hermo Type Foyer Storage Recreation Room Laundry Storage Workshop Bathroom Floor Main Main	5'5 x 8 4' x 4' 16'11 x 13'4 x 6' x 3' 8'9 x 6 # of Pieces 4 2	"6 x 24'8 11'3 "1 Ensuite? No Yes	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	LOT 582, PLAN NWP5 ClthWsh/Dryr/Frdg/Stv Royal LePage - Wolste Living Room Dining Room Kitchen Bedroom Bedroom Primary Bedroom Patio 1,199 sqft 0 sqft 0 sqft 629 sqft 1,828 sqft	53382, SECTION 26, TOWNSHIP 1 ve/DW,Drapes/Window Coverings,F encroft Dimensions 17'3 x 13'10 10'11 x 11'10 11'11 x 11'6 11'10 x 10'3 9'6 x 9'5 13'1 x 11'6 13'11 x 9'8 # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height:	Fireplace Insert,Windows - Ti Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 1 2	hermo Type Foyer Storage Recreation Room Laundry Storage Workshop Bathroom Floor Main Main	5'5 x 8 4' x 4' 16'11 x 13'4 x 6' x 3' 8'9 x 6 # of Pieces 4 2	"6 x 24'8 11'3 "1 Ensuite? No Yes	

Open the front door & fall in love! Perfect family starter w/3 large bdrms up & 3 bthrms inc ensuite off Primary. Cheerful natural light w/oversized new windows. New roof & H/W tank. Furnace with Central A/C making summers comfortable. Nothing to do except move in & enjoy! Plenty of room to expand downstairs or realize the potential mortgage helper w/ separate entrance and bathroom ready to go. Quality family time is easy here; Winter days you can curl up to wood burning f/p up or the natural gas f/p down to keep you cozy. BBQ season all year round on large covered deck overlooking private backyard oasis. Tons of storage & a workshop space inside enclosed garage for dad. Prime quiet location Close to fantastic schools, parks, and transit. OPEN HOUSE SUN MAY 26 12 TO 3

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