

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1979
Frontage (ft):	40.00	Bathrooms:	2	Age:	45
Lot Area: (sq.ft.)	4,000.00	Full Baths:	2	Zoning:	RS3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,056.87
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-827-565

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	LOT 115, PLAN NWP54291, PART SE1/4, SECTION 30, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby
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	13'9 x 14'10			
Main	Kitchen	9'3 x 12'3			
Main	Eating Area	9'11 x 11'9			
Main	Primary Bedroom	9'11 x 12'11			
Main	Bedroom	8'10 x 10'10			
Bsmt	Living Room	14' x 18'6			
Bsmt	Bedroom	9'9 x 10'8			

Finished Floor (Main):	880 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	620 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,500 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	1,500 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

Avoid strata...For First Time Homebuyer's great opportunity! Great immaculate looking 3 BED 2 BATH home in West Abbotsford. Close to all the Schools and Amenities, some recent updates completed with some newer flooring thru out. roof is approx. 7 years old. Private back yard with new Fencing and a nice large patio. Potential to make 1 bedroom suite downstairs as it has a separate entrance. call for your personal tour before it sells.