32281 ADAIR AVENUE ABBOTSFORD

Abbotsford West, V2T 4L7

Residential Detached \$1,169,988 (LP)

Depth/Size (ft):	106	Bedrooms:	4		Approx. Year Bu	Jilt: 198	30
rontage (ft):		57.00	Bathrooms:	3		Age:	44	
.ot Area: (sq.	.ft.)	6,040.00	Full Baths:	2		Zoning:	RS	3
lood Plain:	·		Half Baths:	1		Gross Taxes:	\$4,	515.69
Rear Yard Exp	p:					For Tax Year:	202	
/iew:		No				P.I.D.:		5-674-565
			ļ			1		
tyle of Home		Basement Entry			king:	Total: 3 - Covered	d: 1	
onstruction:	:	Frame - Wood			ered Parking:	1		
xterior:		Mixed			king Access:	Front		
oundation:					king:	Garage; Single		
ain Screen:				Loc				
enovations:					s in Dev:			
of Fireplace		1 - Fuel: Wood			ance to:			
Water Supply:		City/Municipal			to Land:	Freehold NonStrata		
uel/Heating:		Forced Air,Natural Gas		•	perty Disc:	Yes		
utdoor Area		Balcny(s) Patio(s) Dck(s)	,Fenced Yard		Rental:			
ype of Roof:		Asphalt		-	ures Leased:	No		
loor Finish:		Wall/Wall/Mixed		Fixt	Fixtures Rmvd: Yes			
/iew:		No						
Igmt. Compa complex / Su ervices Con egal: menities: ite Influence eatures: Sylaw Restric	bdiv: inected: es:	No Electricity,Natural Gas,W LOT 142, PLAN NWP588 Pool; Outdoor,Swirlpool/I Central Location,Recreat	802, PART SW1/4, SEC Hot Tub tion Nearby,Shopping N		HIP 16, NEW WEST	MINSTER LAND DIST	RICT	
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gmt. Compa omplex / Sul ervices Con egal: menities: te Influence eatures: /law Restric sting Broke	bdiv: inected: es: er(s): Type Living Room Dining Room	Electricity,Natural Gas,W LOT 142, PLAN NWP588 Pool; Outdoor,Swirlpool/I Central Location,Recreat Sutton Group-West Coas Dimensions 1 3'9 x 14'4 n 9'10 x 12'7	802, PART SW1/4, SEC Hot Tub tion Nearby,Shopping N st Realty (Abbotsford) Floor Below	learby Type	Dimensions	Floor Below Below	Type Bedroom Foyer	6'6 x 11'2 6' x 7'8
gmt. Compa pomplex / Sul ervices Con egal: menities: te Influence eatures: /law Restric sting Broke	bdiv: inected: es: er(s): Type Living Room Dining Room Kitchen	Electricity,Natural Gas,W LOT 142, PLAN NWP588 Pool; Outdoor,Swirlpool/I Central Location,Recreat Sutton Group-West Coas Dimensions 13'9 x 14'4 9'10 x 12'7 8'7 x 10'11	802, PART SW1/4, SEC Hot Tub tion Nearby,Shopping N st Realty (Abbotsford) Floor Below	learby Type Recreation Room	Dimensions 13'4 x 18'1	Floor Below	Type Bedroom	6'6 x 11'2
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Well kept very clean home, potential to have 5 bedrooms with loads of fun for the the whole family. Enjoy your morning coffee on your large front balcony. Back yard is perfect for entertaining and completely fenced in for your pets. Laundry on main. Located to all level of schools and close to all shopping. Rotary Stadium and MRC all within walking distance. There is nothing to do here, just move in.

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