

Depth/Size (ft):	114	Bedrooms:	4	Approx. Year Built:	1967
Frontage (ft):	79.00	Bathrooms:	3	Age:	57
Lot Area: (sq.ft.)	9,006.00	Full Baths:	3	Zoning:	RS3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,824.71
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	006-505-147

Style of Home:	Split Entry	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Cistern	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 155, PLAN NWP30767, PART SE 1/4, SEC 16, TOWNSHIP 16, NEW WEST LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 14'4	Bsmt	Kitchen	12'10 x 10'
Main	Kitchen	12' x 8'	Bsmt	Bedroom	13' x 11'6
Main	Eating Area	12'11 x 9'	Bsmt	Family Room	15' x 9'
Main	Primary Bedroom	16' x 13'10	Bsmt	Laundry	7' x 5'2
Main	Bedroom	12' x 10'4			
Main	Bedroom	11'10 x 10'4			
Bsmt	Recreation Room	25' x 18'			

Finished Floor (Main):	1,185 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	1,166 sqft	Suite:	Unauthorized Suite	Bsmt	4	No
Finished Floor (Total):	2,351 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,351 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

HUGE over 9000 sq ft completely level lot with wide 79 foot frontage perfect for Custom Dream Home or Development Potential with its Urban 3 infill designation. Check with city with your plans. Well kept family home with good sized rooms and nice floorplan. Unauthorized suite and massive covered sundeck perfect for entertaining. Very central location close to McCallum Crossing shopping, freeway access, parks, schools and Abbotsford Regional Hospital. Great opportunity.