32554 MURRAY AVENUE ABBOTSFORD

Abbotsford West, V2T 4T5

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Depth/Size (ft):	128	Bedrooms:	4	Approx. Year Bui	ilt: 1984	Ļ	
Frontage (ft):	40.00	Bathrooms:	4	Age:	40		
Lot Area: (sq.ft.)	7,815.00	Full Baths:	2	Zoning:	RS3	-1	
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$5,0	18.09	
Rear Yard Exp:				For Tax Year:	2023	3	
View:	No			P.I.D.:	003-	365-255	
Style of Home:	3 Level Split		Parking:	Total: 8 - Covered	: 2		
Construction:	Frame - Wood		Covered Parking:	2			
Exterior:	Brick,Vinyl		Parking Access:	Front			
Foundation:			Parking:	Garage; Double,C	Open		
Rain Screen:			Locker:				
Renovations:			Units in Dev:				
# of Fireplaces:	0 - Fuel:		Distance to:				
Water Supply:	City/Municipal		Title to Land:	Freehold NonStra	hold NonStrata		
Fuel/Heating:	Forced Air,Natural Gas	s	Property Disc:	Yes	Yes		
Outdoor Area:	Sundeck(s)		PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Laminate,Mixed,Carpe	et	Fixtures Rmvd:	No			
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c	s,Sanitary Sewer,Storm Sewer,W) TOWNSHIP 16 NEW WESTMI de-Sac,Recreation Nearby ye/DW Dranes/Window Covering	ISTER DISTRICT PLAN 63645		∕acuum - Ruilt In \	Net Bar	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c) TOWNSHIP 16 NEW WESTMI	ISTER DISTRICT PLAN 63645		′acuum - Built In,\	Wet Bar	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/Stv	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering	ISTER DISTRICT PLAN 63645		∕acuum - Built In,\	Wet Bar	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering	ISTER DISTRICT PLAN 63645		/acuum - Built In,\	Wet Bar	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/Stv	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering	ISTER DISTRICT PLAN 63645		/acuum - Built In,\ Dimen		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P	D TOWNSHIP 16 NEW WESTMIT de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering Play Realty	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit	y System,Storage Shed,V		sions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering Play Realty Dimensions	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit	y System,Storage Shed,V	Dimen	sions 11'10	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering Play Realty Dimensions 17'5 x 20'6	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Floor Above	y System,Storage Shed,V Type Bedroom	Dimen 10'7 x	sions 11'10 3'4	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering Play Realty Dimensions 17'5 x 20'6 8'8 x 9'9	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Floor Above Above	y System,Storage Shed,V Type Bedroom Bedroom	Dimen 10'7 x 9'2 x 1:	sions 11'10 3'4 10'6	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen	D TOWNSHIP 16 NEW WESTMIN de-Sac, Recreation Nearby ve/DW, Drapes/Window Covering Play Realty Dimensions 17'5 x 20'6 8'8 x 9'9 9'6 x 12'8 8'9 x 11'2 5'7 x 6'3	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Floor Above Above Above	y System,Storage Shed,V Type Bedroom Bedroom Bedroom	Dimen 10'7 x 9'2 x 1: 6'11 x	sions 11'10 3'4 10'6 4 26'6	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering Play Realty Dimensions 17'5 x 20'6 8'8 x 9'9 9'6 x 12'8 8'9 x 11'2	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Floor Above Above Above Below	y System,Storage Shed,V Type Bedroom Bedroom Bedroom Recreation Room	Dimen 10'7 x 9'2 x 13 6'11 x 20'11 x	sions 11'10 3'4 10'6 < 26'6 < 12'2	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area Foyer	D TOWNSHIP 16 NEW WESTMIN de-Sac, Recreation Nearby ve/DW, Drapes/Window Covering Play Realty Dimensions 17'5 x 20'6 8'8 x 9'9 9'6 x 12'8 8'9 x 11'2 5'7 x 6'3	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Floor Above Above Below Below Below	y System,Storage Shed,V Type Bedroom Bedroom Recreation Room Den	Dimen 10'7 x 9'2 x 1' 6'11 x 20'11 x 10'11 x	sions 11'10 3'4 10'6 < 26'6 < 12'2 '4	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Above	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area Foyer Laundry Primary Bedroom	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering Play Realty Dimensions 17'5 x 20'6 8'8 x 9'9 9'6 x 12'8 8'9 x 11'2 5'7 x 6'3 6'2 x 13'10 13' x 14'	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Above Above Above Below Below Below Below Below	y System,Storage Shed,V Type Bedroom Bedroom Bedroom Recreation Room Den Bar Room Utility	Dimen 10'7 x 9'2 x 1: 6'11 x 20'11 x 10'11 x 6'5 x 9' 4'2 x 8'	sions 11'10 3'4 10'6 4 26'6 4 12'2 24 9	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Finished Floor (Main):	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area Foyer Laundry Primary Bedroom 1,067 sqft	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering Play Realty Dimensions 17'5 x 20'6 8'8 x 9'9 9'6 x 12'8 8'9 x 11'2 5'7 x 6'3 6'2 x 13'10 13' x 14' # Of Rooms:	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Floor Above Above Below Below Below Below Below Below	y System,Storage Shed,V Type Bedroom Bedroom Bedroom Recreation Room Den Bar Room Utility Bathroom Floor	Dimen 10'7 x 9'2 x 13 6'11 x 20'11 x 10'11 x 6'5 x 9 4'2 x 8' # of Pieces	sions 11'10 3'4 10'6 4 26'6 4 12'2 4 9 Ensuite?	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gass LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area Foyer Laundry Primary Bedroom	D TOWNSHIP 16 NEW WESTMIN de-Sac, Recreation Nearby ve/DW, Drapes/Window Covering Play Realty Dimensions 17'5 x 20'6 8'8 x 9'9 9'6 x 12'8 8'9 x 11'2 5'7 x 6'3 6'2 x 13'10 13' x 14' # Of Rooms: # Of Kitchens:	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Floor Above Above Below Below Below Below 14 1	y System,Storage Shed,V Type Bedroom Bedroom Bedroom Recreation Room Den Bar Room Utility Bathroom Floor Main	Dimen 10'7 × 9'2 × 13 6'11 × 20'11 × 10'11 × 6'5 × 9' 4'2 × 8' # of Pieces 2	sions 11'10 3'4 10'6 4 26'6 4 12'2 4 79 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 Above Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area Foyer Laundry Primary Bedroom 1,067 sqft 970 sqft 879 sqft	D TOWNSHIP 16 NEW WESTMIN de-Sac, Recreation Nearby ve/DW, Drapes/Window Covering Play Realty Dimensions 17'5 × 20'6 8'8 × 9'9 9'6 × 12'8 8'9 × 11'2 5'7 × 6'3 6'2 × 13'10 13' × 14' # Of Rooms: # Of Kitchens: # Of Levels:	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Above Above Above Below Below Below Below 14 1 3	y System,Storage Shed,V Type Bedroom Bedroom Bedroom Recreation Room Den Bar Room Utility Bathroom Floor Main Above	Dimen 10'7 × 9'2 × 13 6'11 × 20'11 × 10'11 × 6'5 × 9' 4'2 × 8' # of Pieces 2 4	sions 11'10 3'4 10'6 < 26'6 < 12'2 '4 '9 Ensuite? No 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 Services Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area Foyer Laundry Primary Bedroom 1,067 sqft 970 sqft 879 sqft 0 sqft	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering Play Realty Dimensions 17'5 × 20'6 8'8 × 9'9 9'6 × 12'8 8'9 × 11'2 5'7 × 6'3 6'2 × 13'10 13' × 14' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Floor Above Above Below Below Below Below 14 1	y System,Storage Shed,V Type Bedroom Bedroom Bedroom Recreation Room Den Bar Room Utility Bathroom Floor Main Above Abv Main 2	Dimen 10'7 x 9'2 x 12 6'11 x 20'11 x 10'11 x 6'5 x 9' 4'2 x 8' # of Pieces 2 4 2	sions 11'10 3'4 10'6 < 26'6 < 12'2 4 '9 Ensuite? No 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 Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bamt): Finished Floor (Total):	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area Foyer Laundry Primary Bedroom 1,067 sqft 970 sqft 879 sqft 0 sqft 2,916 sqft	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering Play Realty Dimensions 17'5 x 20'6 8'8 x 9'9 9'6 x 12'8 8'9 x 11'2 5'7 x 6'3 6'2 x 13'10 13' x 14' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Above Above Above Below Below Below Below Below 14 1 3 None	y System,Storage Shed,V Type Bedroom Bedroom Bedroom Recreation Room Den Bar Room Utility Bathroom Floor Main Above	Dimen 10'7 × 9'2 × 13 6'11 × 20'11 × 10'11 × 6'5 × 9' 4'2 × 8' # of Pieces 2 4	sions 11'10 3'4 10'6 < 26'6 < 12'2 '4 '9 Ensuite? No No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor:	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area Foyer Laundry Primary Bedroom 1,067 sqft 970 sqft 879 sqft 0 sqft 2,916 sqft 0 sqft	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering Play Realty Dimensions 17'5 × 20'6 8'8 × 9'9 9'6 × 12'8 8'9 × 11'2 5'7 × 6'3 6'2 × 13'10 13' × 14' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Security Above Above Below Below Below Below Below 14 1 3 None Part	y System,Storage Shed,V Type Bedroom Bedroom Bedroom Recreation Room Den Bar Room Utility Bathroom Floor Main Above Abv Main 2	Dimen 10'7 x 9'2 x 12 6'11 x 20'11 x 10'11 x 6'5 x 9' 4'2 x 8' # of Pieces 2 4 2	sions 11'10 3'4 10'6 < 26'6 < 12'2 4 '9 Ensuite? No 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 Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bamt): Finished Floor (Total):	Electricity,Natural Gas LOT 415 SECTION 20 In Suite Laundry Central Location,Cul-c ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area Foyer Laundry Primary Bedroom 1,067 sqft 970 sqft 879 sqft 0 sqft 2,916 sqft	D TOWNSHIP 16 NEW WESTMIN de-Sac,Recreation Nearby ve/DW,Drapes/Window Covering Play Realty Dimensions 17'5 x 20'6 8'8 x 9'9 9'6 x 12'8 8'9 x 11'2 5'7 x 6'3 6'2 x 13'10 13' x 14' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ISTER DISTRICT PLAN 63645 s,Garage Door Opener,Securit Above Above Above Below Below Below Below Below 14 1 3 None	y System,Storage Shed,V Type Bedroom Bedroom Bedroom Recreation Room Den Bar Room Utility Bathroom Floor Main Above Abv Main 2	Dimen 10'7 x 9'2 x 12 6'11 x 20'11 x 10'11 x 6'5 x 9' 4'2 x 8' # of Pieces 2 4 2	sions 11'10 3'4 10'6 < 26'6 < 12'2 4 '9 Ensuite? No No Yes	

Original builders own custom home in a quiet cul de sac conveniently located near hospital, shopping, restaurants, transit, schools and Mill Lake. 2 x 6 construction with several builtins and custom features. Huge living room, spacious kitchen with an abundance of cabinets, custom pantry, granite counters and stainless steel appliances. Funky kids bedroom with loft could also be used as an office. Large laundry room. Newer laminate floors on main floor. New roof in 2016 and H20 tank in 2023. Downstairs has a huge rec room, den, 4 piece bath and wet bar and could be suited with access through garage. Long driveway provides for parking of up to six cars and a massive double garage with room for additional workshop space. 8 x 10 shed. Open House Sunday Sept 15 1-3



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.