

Depth/Size (ft):	147.9	Bedrooms:	5	Approx. Year Built:	1975
Frontage (ft):	49.90	Bathrooms:	2	Age:	49
Lot Area: (sq.ft.)	7,400.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,399.06
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	010-257-411

Style of Home:	Basement Entry	Parking:	Total: 8 - Covered: 2
Construction:	Concrete Frame	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front,Rear
Foundation:		Parking:	DetachedGrge/Carport,Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Clayburn Village
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 8 DISTRICT LOT 204 GROUP 2 NEW WESTMINSTER DISTRICTPLAN 7751
Amenities:	In Suite Laundry,Workshop Detached
Site Influences:	Golf Course Nearby,Lane Access,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	20'6 x 9'6	Below	Bedroom	10' x 9'10
Main	Living Room	13' x 17'	Below	Primary Bedroom	15' x 11'6
Main	Dining Room	11'6 x 13'10	Below	Storage	9'6 x 4'4
Main	Bedroom	9'11 x 13'3	Below	Utility	10' x 10'
Main	Bedroom	9'7 x 8'6	Below	Bedroom	13'7 x 10'3
Below	Recreation Room	13'3 x 17'			

Finished Floor (Main):	1,074 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,330 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,404 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,404 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Great location for those who value a little country setting . Calling all shop enthusiasts. Back lane access to this 34x22 ft detached shop with 13 ft ceilings and 10 ft high doors. Bring your toys or work on your hobbies. With ample space, hoist and 220 power. This property has ample parking in the rear and more out front. The home itself offers 2 bedrooms up with 3 spacious bedrooms down. A large primary bedroom with a newly renovated 3 piece bathroom down. Tastefully renovated, open kitchen with pot lights and quartz countertops. Bright dining area with access to a 26x16 sundeck. Located across from the park. Basement could be separate suite.