

Depth/Size (ft):	133	Bedrooms:	4	Approx. Year Built:	1974
Frontage (ft):	77.00	Bathrooms:	3	Age:	50
Lot Area: (sq.ft.)	10,241.00	Full Baths:	3	Zoning:	RS3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,347.94
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	006-885-225

Style of Home:	2 Storey,Split Entry	Parking:	Total: 6
Construction:	Concrete,Frame - Wood	Covered Parking:	
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Hardwood,Mixed,Vinyl/Linoleum	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 57, PLAN NWP43478, PART SE1/4, SECTION 17, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Security - Roughed In,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/120)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	16'1 x 13'5	Bsmt	Laundry	11'1 x 11'7
Main	Kitchen	11'8 x 11'5	Bsmt	Kitchen	12'6 x 9'
Main	Dining Room	9'11 x 12'1	Bsmt	Dining Room	6' x 11'6
Main	Bedroom	10'5 x 12'11	Bsmt	Bedroom	12'4 x 11'6
Main	Bedroom	12'4 x 10'1	Bsmt	Bedroom	10'9 x 9'
Bsmt	Living Room	17'2 x 13'3			
Bsmt	Family Room	11'6 x 12'			

Finished Floor (Main):	1,015 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	1,432 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,447 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,447 sqft	Beds In Bsmt:	2 / 4			
		# Of Pets:				

Gorgeous split entry house with huge lot over 10,000 sqft, check with city hall for subdivision potential. Perfect property to live or develop. This wonderful property offers living, kitchen, master bedroom and another room on the main floor. Very big rec room and another room and bathroom for upstairs use in the basement with two bedroom unauthorized suite for mortgage helper. Close to hwy #1, Abbotsford hospital, shopping, parks and schools. Built in AC for relaxing in hot summer. Please come and see it yourself.