

Depth/Size (ft):	125	Bedrooms:	3	Approx. Year Built:	1981
Frontage (ft):	60.00	Bathrooms:	2	Age:	43
Lot Area: (sq.ft.)	7,500.00	Full Baths:	2	Zoning:	R558
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,499.94
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	005-231-302

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas
Legal:	LOT 86, PLAN NWP40360, SECTION 28, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'9 x 13'9	Main	Bedroom	10'1 x 9'10
Main	Kitchen	13'1 x 6'6	Main	Flex Room	10'9 x 13'1
Main	Eating Area	13'1 x 5'6	Main	Laundry	7'7 x 10'2
Main	Dining Room	10'10 x 12'4	Main	Foyer	7'0 x 4'10
Main	Family Room	14'10 x 11'7	Main	Walk-In Closet	7'0 x 3'6
Main	Primary Bedroom	14'2 x 11'11			
Main	Bedroom	10'7 x 9'10			

Finished Floor (Main):	1,736 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,736 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,736 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Incredible well maintained home, nothing to do but move in. \$7,000 Plumbing has been updated 2024. New driveway to match the upgraded road. Private fenced backyard with many mature plants and small storage shed in back. 3 bedrooms with a huge flex room off of the master room, could be office, gym, yoga, craft area. Private patio area access from master bed, family room or laundry. Patio is large enough to host a BBQ with family and friends. Garage is 19'5x21'9 including room for storage home as 2 electrical panels. This home is perfect for anyone who wants to sit back and relax of course after you unpack your boxes.