

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	40.00	<b>Bathrooms:</b>	2	<b>Age:</b>	45
<b>Lot Area: (sq.ft.)</b>	4,000.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,908.00
<b>Rear Yard Exp:</b>	East			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	000-506-265

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Terry Fox
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	LOT 115, PLAN NWP53426, DISTRICT LOT 48, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 12'5	Bsmt	Foyer	6'10 x 5'8
Main	Kitchen	10'6 x 9'4			
Main	Dining Room	13'1 x 8'6			
Main	Primary Bedroom	13'0 x 11'3			
Main	Bedroom	10'11 x 9'2			
Bsmt	Recreation Room	20'0 x 13'3			
Bsmt	Bedroom	11'11 x 7'10			

<b>Finished Floor (Main):</b>	899 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	691 sqft	<b># Of Levels:</b>	2	Bsmt	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,590 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	1,590 sqft	<b>Beds In Bsmt:</b>	1 / 3			
		<b># Of Pets:</b>				

Your home in the Valley and a great starter home!! This house has lots of updates and is located in a very quiet neighbourhood close to all amenities. Terry Fox elementary is only a 7 minute walk away. Lots of parks close by. Less than a 5 minute drive to the malls or downtown Abbotsford. A great yard, with garden boxes ready for your gardening projects. Upstairs has 2 bedrooms and an updated kitchen/living room and dining room. Downstairs is another bedroom and full bathroom along with a huge recreation room.