## R2902837 House/Single Family

## 34951 ORCHARD DRIVE ABBOTSFORD

Abbotsford East, V3G 2B4

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**Residential Detached** \$1,899,900 (LP)

Depth/Size (ft): 71.12 85.89 Frontage (ft): Lot Area:

No

North

Bedrooms: Bathrooms: **Full Baths:** Half Baths:

Approx. Year Built: 1969 Age: Zoning: **Gross Taxes:** 

For Tax Year:

Total: 8 - Covered: 2

P.I.D.:

55 RS3 \$8,133.21 2023

002-081-679

No View:

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior:

Vinyl

Rain Screen: Renovations: # of Fireplaces:

Foundation:

Flood Plain:

Rear Yard Exp:

1 - Fuel: Natural Gas Water Supply: City/Municipal Forced Air, Natural Gas Fuel/Heating:

**Outdoor Area:** Patio(s) & Deck(s) Type of Roof: Asphalt

Floor Finish: Hardwood, Vinyl/Linoleum Parking:

**Covered Parking: Parking Access:** Front

Parking: Garage; Double, Open Locker:

Units in Dev: Distance to: Title to Land: Freehold NonStrata

**Property Disc:** Yes

**PAD Rental:** 

**Fixtures Leased:** No Fixtures Rmvd: Yes

View: No

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

LOT 453, PLAN NWP60354, PART SE1/4, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT Legal:

Amenities: Air Cond./Central, Tennis Court(s)

3.821 saft

Site Influences: Adult Oriented

Features: Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Refrigerator, Stove

**Bylaw Restric:** 

Listing Broker(s): Vybe Realty

Floor	Туре	Dimensions	Floor	Туре	Dimensions
Above	Primary Bedroom	21'0 x 13'3	Main	Family Room	11'1 x 11'2
Above	Office	13'3 x 12'9	Main	Foyer	7'9 x 7'8
Above	Bedroom	9'7 x 11'7	Main	Kitchen	18'3 x 11'8
Above	Bedroom	10'9 x 16'11	Main	Dining Room	11'6 x 12'0
Above	Walk-In Closet	5'7 x 7'10	Main	Pantry	7'3 x 7'3
Main	Living Room	13'1 x 22'7	Main	Patio	11'10 x 26'3

# Of Rooms: 18 Finished Floor (Main): 1,175 sqft Finished Floor (Above): 1,308 sqft # Of Kitchens: 2 Main Finished Floor (Below): 0 sqft # Of Levels: Bsmt Finished Floor (Bsmt): 1,338 sqft Suite: **Unauthorized Suite** Above Finished Floor (Total): 3,821 sqft Crawl/Bsmt Height: **Unfinished Floor:** Basement: 0 sqft Fully Finished

**Beds In Bsmt:** 

# Of Pets:

# of Pieces Ensuite? **Bathroom Floor** 2 No 3 Nο 5 Yes

Welcome to Orchard Drive, one of the most sought after streets in East Abbotsford. Set on 1/2 acre this classic 2 storey with basement home has it all. Three bedrooms plus office on the upper floor, the main floor has received a substantial renovation in 2020 with stunning kitchen including a massive island with gas range, LVP floors, pot lights, wet bar, and wonderful sunroom for entertaining. Walkout lower level features an in-law suite, rec-room, bedroom, den and storage area. Natural, private backyard with shared tennis, hockey or pickle ball? area, circular driveway, air conditioning and hot water on demand just to name a few bonus features. Don't miss this opportunity for a classic home close to all levels of schools and Abbotsford Recreation Centre.

1/4

**Grand Total:**