

Depth/Size (ft):	71.12	Bedrooms:	4	Approx. Year Built:	1969
Frontage (ft):	85.89	Bathrooms:	4	Age:	55
Lot Area:		Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$8,133.21
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	002-081-679

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Vinyl/Linoleum	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 453, PLAN NWP60354, PART SE1/4, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,Tennis Court(s)
Site Influences:	Adult Oriented
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	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

Finished Floor (Main):	1,175 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,308 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Bsmt	3	No
Finished Floor (Bsmt):	1,338 sqft	Suite:	Unauthorized Suite	Above	5	Yes
Finished Floor (Total):	3,821 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	3,821 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

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.