34951 ORCHARD DRIVE ABBOTSFORD

Abbotsford East, V3G 2B4

		Abbotst				
Depth/Size (ft):	71.12	Bedrooms:	4	Approx. Year Bui	ilt: 1969	9
rontage (ft):	85.89	Bathrooms:	4	Age:	55	
ot Area:		Full Baths:	3	Zoning:	RS3	5
lood Plain:	No	Half Baths:	1	Gross Taxes:	\$8,1	33.21
Rear Yard Exp:	North			For Tax Year:	2023	3
/iew:	No			P.I.D.:	002-	-081-679
tyle of Home:	2 Storey w/Bsmt.		Parking:	Total: 8 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
xterior:	Vinyl		Parking Access:	Front		
oundation:			Parking:	Garage; Double,C	Open	
ain Screen:			Locker:			
Renovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural Gas	S	Property Disc:	Yes		
Outdoor Area:	Patio(s) & Deck(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood, Vinyl/Linole	eum	Fixtures Rmvd:	Yes		
Mgmt. Company: Complex / Subdiv:	No Electricity,Natural Gas	s,Sanitary Sewer,Water				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Ten Adult Oriented	60354, PART SE1/4, SECTION 2				we
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Ten Adult Oriented Air Conditioning,Cloth Vybe Realty	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra	apes/Window Coverings,Garage	Door Opener,Microwave	e,Refrigerator,Sto	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Ten Adult Oriented Air Conditioning,Cloth Vybe Realty Type	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra Dimensions	apes/Window Coverings,Garage	Door Opener,Microwave	e,Refrigerator,Sto	nsions
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Teni Adult Oriented Air Conditioning,Cloth Vybe Realty Type Primary Bedroom	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra Dimensions 21'0 x 13'3	apes/Window Coverings,Garage Floor Main	Door Opener,Microwave Type Family Room	e,Refrigerator,Sto Dimen 11'1 x	isions 11'2
Igmt. Company: complex / Subdiv: Gervices Connected: egal: menities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): loor bove	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Teni Adult Oriented Air Conditioning,Cloth Vybe Realty Type Primary Bedroom Office	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra Dimensions 21'0 x 13'3 13'3 x 12'9	apes/Window Coverings,Garage Floor Main Main	Door Opener,Microwave Type Family Room Foyer	e,Refrigerator,Sto Dimen 11'1 x 7'9 x 7	isions 11'2 ''8
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor .bove .bove	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Tenu Adult Oriented Air Conditioning,Cloth Vybe Realty Vybe Realty Type Primary Bedroom Office Bedroom	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra Dimensions 21'0 x 13'3 13'3 x 12'9 9'7 x 11'7	apes/Window Coverings,Garage Floor Main Main Main	Door Opener,Microwave Type Family Room Foyer Kitchen	e,Refrigerator,Sto Dimen 11'1 x 7'9 x 7 18'3 x	isions 11'2 '8 11'8
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Siloor Above Above	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Tenu Adult Oriented Air Conditioning,Cloth Vybe Realty Vybe Realty Type Primary Bedroom Office Bedroom Bedroom	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra Dimensions 21'0 x 13'3 13'3 x 12'9 9'7 x 11'7 10'9 x 16'11	apes/Window Coverings,Garage Floor Main Main Main Main Main	Door Opener,Microwave Type Family Room Foyer Kitchen Dining Room	e,Refrigerator,Sto Dimen 11'1 x 7'9 x 7 18'3 x 11'6 x	nsions 11'2 '8 11'8 12'0
Algmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Above Above Above Above	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Teni Adult Oriented Air Conditioning,Cloth Vybe Realty Vybe Realty Primary Bedroom Office Bedroom Bedroom Walk-In Closet	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra Dimensions 21'0 x 13'3 13'3 x 12'9 9'7 x 11'7 10'9 x 16'11 5'7 x 7'10	apes/Window Coverings,Garage Floor Main Main Main Main Main Main	Door Opener,Microwave Type Family Room Foyer Kitchen Dining Room Pantry	e,Refrigerator,Sto Dimen 11'1 x 7'9 x 7 18'3 x 11'6 x 7'3 x 7	isions 11'2 '8 11'8 12'0 '3
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor bove bove bove bove bove	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Tenu Adult Oriented Air Conditioning,Cloth Vybe Realty Vybe Realty Type Primary Bedroom Office Bedroom Bedroom	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra Dimensions 21'0 x 13'3 13'3 x 12'9 9'7 x 11'7 10'9 x 16'11	apes/Window Coverings,Garage Floor Main Main Main Main Main	Door Opener,Microwave Type Family Room Foyer Kitchen Dining Room	e,Refrigerator,Sto Dimen 11'1 x 7'9 x 7 18'3 x 11'6 x	isions 11'2 '8 11'8 12'0 '3
Igmt. Company: complex / Subdiv: eervices Connected: egal: 	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Teni Adult Oriented Air Conditioning,Cloth Vybe Realty Vybe Realty Primary Bedroom Office Bedroom Bedroom Walk-In Closet	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra Dimensions 21'0 x 13'3 13'3 x 12'9 9'7 x 11'7 10'9 x 16'11 5'7 x 7'10	apes/Window Coverings,Garage Floor Main Main Main Main Main Main	Door Opener,Microwave Type Family Room Foyer Kitchen Dining Room Pantry	e,Refrigerator,Sto Dimen 11'1 x 7'9 x 7 18'3 x 11'6 x 7'3 x 7	isions 11'2 '8 11'8 12'0 '3
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor bove bove bove bove ain	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Teni Adult Oriented Air Conditioning,Cloth Vybe Realty Type Primary Bedroom Office Bedroom Bedroom Walk-In Closet Living Room	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra 21'0 x 13'3 13'3 x 12'9 9'7 x 11'7 10'9 x 16'11 5'7 x 7'10 13'1 x 22'7	apes/Window Coverings,Garage Floor Main Main Main Main Main Main Main	Door Opener,Microwave Type Family Room Foyer Kitchen Dining Room Pantry Patio	e,Refrigerator,Sto Dimen 11'1 x 7'9 x 7 18'3 x 11'6 x 7'3 x 7 11'10 >	nsions 11'2 '8 11'8 12'0 '3 × 26'3
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Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor bove bove bove bove bove bove lain inished Floor (Main): inished Floor (Below):	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Teni Adult Oriented Air Conditioning,Cloth Vybe Realty Type Primary Bedroom Office Bedroom Bedroom Bedroom Walk-In Closet Living Room	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra 21'0 x 13'3 13'3 x 12'9 9'7 x 11'7 10'9 x 16'11 5'7 x 7'10 13'1 x 22'7 # Of Rooms: # Of Kitchens: # Of Levels:	Apes/Window Coverings,Garage Floor Main Main Main Main Main Main Main 18 2 3	Door Opener,Microwave Type Family Room Foyer Kitchen Dining Room Pantry Patio Bathroom Floor Main Bsmt	e,Refrigerator,Sto Dimen 11'1 x 7'9 x 7 18'3 x 11'6 x 7'3 x 7 11'10 > # of Pieces 2 3	nsions 11'2 '8 11'8 12'0 '3 x 26'3 Ensuite? No No
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Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Above	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Ten Adult Oriented Air Conditioning,Cloth Vybe Realty Type Primary Bedroom Office Bedroom Bedroom Walk-In Closet Living Room 1,175 sqft 1,308 sqft 0 sqft 1,338 sqft 3,821 sqft	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra Dimensions 21'0 × 13'3 13'3 × 12'9 9'7 × 11'7 10'9 × 16'11 5'7 × 7'10 13'1 × 22'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Apes/Window Coverings,Garage Floor Main Main Main Main Main Main 18 2 3 Unauthorized Suite	Door Opener,Microwave Type Family Room Foyer Kitchen Dining Room Pantry Patio Bathroom Floor Main Bsmt	e, Refrigerator, Sto Dimen 11'1 x 7'9 x 7 18'3 x 11'6 x 7'3 x 7 11'10 > # of Pieces 2 3	nsions 11'2 '8 11'8 12'0 '3 x 26'3 Ensuite? No No
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Above Above Above Above Sinished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bamt): Finished Floor (Total): Jnfinished Floor: Grand Total:	Electricity,Natural Gas LOT 453, PLAN NWP Air Cond./Central,Tenu Adult Oriented Air Conditioning,Cloth Vybe Realty Type Primary Bedroom Office Bedroom Bedroom Bedroom Walk-In Closet Living Room	60354, PART SE1/4, SECTION 2 nis Court(s) es Washer/Dryer,Dishwasher,Dra Dimensions 21'0 x 13'3 13'3 x 12'9 9'7 x 11'7 10'9 x 16'11 5'7 x 7'10 13'1 x 22'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Apes/Window Coverings,Garage Floor Main Main Main Main Main Main Main 18 2 3	Door Opener,Microwave Type Family Room Foyer Kitchen Dining Room Pantry Patio Bathroom Floor Main Bsmt	e, Refrigerator, Sto Dimen 11'1 x 7'9 x 7 18'3 x 11'6 x 7'3 x 7 11'10 > # of Pieces 2 3	nsions 11'2 '8 11'8 12'0 '3 x 26'3 Ensuite? No No

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.

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