

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):	56.00	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	5,793.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,383.52
Rear Yard Exp:	East			For Tax Year:	2023
View:	No			P.I.D.:	005-619-688

Style of Home:	Split Entry	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 368, PLAN NWP57816, SECTION 28, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Storage
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Refrigerator,Storage Shed,Stove
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'6 x 12'7	Below	Living Room	12'9 x 16'1
Main	Dining Room	7'8 x 12'7	Below	Bedroom	12'8 x 10'10
Main	Living Room	12'7 x 16'11	Below	Walk-In Closet	8'2 x 6'5
Main	Primary Bedroom	11'8 x 13'4	Below	Den	6'0 x 13'4
Main	Bedroom	9'5 x 10'10	Below	Laundry	12'0 x 10'4
Main	Bedroom	9'4 x 9'9			
Below	Kitchen	7'1 x 9'8			

Finished Floor (Main):	1,219 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	999 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	2,218 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,218 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Fantastic location in Central Abbotsford!! This lovely 4 bedroom 3 bathroom home is nestled on a quiet street in a family oriented area. Close to schools, shopping and transit!! The open concept kitchen on the main floor has 2 islands which offer loads of counter and cupboard space and is perfect for entertaining or hanging out with the family. Spend your summer evenings in the private back yard on one of your patios or balcony. The lower floor offers a great self contained living space with a bedroom, bathroom, living room and a separate entry to the lower level as well!