

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1975
<b>Frontage (ft):</b>	177.00	<b>Bathrooms:</b>	2	<b>Age:</b>	49
<b>Lot Area (sq.ft.):</b>	7,310.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,027.53
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	007-480-300

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Stucco,Wood	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain views
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 39 SECTION 23 TOWNSHIP 16 NEW WESTMINSTER DISTRICTPLAN 44535
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Private Yard
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Smoke Alarm
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	Kitchen	15'2 x 14'	<b>Below</b>	Recreation Room	17'6 x 24'4
<b>Above</b>	Dining Room	9'4 x 14'	<b>Below</b>	Foyer	10'8 x 12'9
<b>Above</b>	Living Room	18'7 x 13'8			
<b>Above</b>	Primary Bedroom	15'6 x 12'8			
<b>Above</b>	Bedroom	8'10 x 9'6			
<b>Above</b>	Bedroom	9'6 x 12'10			
<b>Below</b>	Laundry	19'11 x 11'2			

<b>Finished Floor (Main):</b>	1,134 sqft	<b># Of Rooms:</b>	9	<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	Yes
<b>Finished Floor (Below):</b>	926 sqft	<b># Of Levels:</b>	2	Below	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,060 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,060 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Your home search stops here! This updated East Abbotsford home has it all! 3 Bedrooms upstairs, while Downstairs has been strategically renovated to accommodate either a secondary suite or 2 additional bedrooms plus living room. TONS of upgrades including High Efficient furnace, Central AC, and Tankless Hot Water. Private back yard boasts large concrete patio, ideal for summer barbecues and family gatherings. Double car garage with 6 additional parking spots up front and side access for RV parking. Amazing location with walking distance from ARC, Yale Secondary, Shopping, Public transport. Book your private showing today! This one wont last long!