

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	1981
Frontage (ft):	60.00	Bathrooms:	3	Age:	43
Lot Area: (sq.ft.)	6,000.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,383.19
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	002-548-291

Style of Home:	Split Entry	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood,Other	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt,Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Water

Legal: LOT 24 SECTION 28 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 60533

Amenities: Air Cond./Central,Playground

Site Influences: Central Location

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Vacuum - Built In,Windows - Thermo

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 17'0	Below	Bedroom	9'0 x 10'0
Main	Dining Room	10'0 x 10'4	Below	Laundry	9'0 x 11'0
Main	Kitchen	10'0 x 12'10			
Main	Primary Bedroom	11'0 x 13'5			
Main	Bedroom	9'5 x 11'15			
Main	Bedroom	8'5 x 9'5			
Below	Recreation Room	15'6 x 26'0			

Finished Floor (Main):	1,215 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	911 sqft	Suite:	None	Bsmt	3	No
Finished Floor (Total):	2,126 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	2,126 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Immaculate well loved & well maintained 2 level home in central Abbotsford. Hardwood floors, newer windows & appliances. Low maintenance yard. Bsmt has suite potential with separate access to back. Lots of parking - Triple wide driveway. 2 Blocks to Chief Dan George Middle School. Detached cedar shed is wired, 7' x 7' Enclosed Balcony size 7'7 X 13' OPEN HOUSE Saturday July 27th 1pm - 3pm & Sunday July 28th 2pm - 4pm