## 34678 SANDON DRIVE ABBOTSFORD

Abbotsford East, V2S 7J2

<b>Residential Detached</b>
\$1,199,900 (LP)

nouse/Single Family	Abbotsford East, V2S 7J2					\$1,199,900 (	
Depth/Size (ft):	96.81	Bedrooms:	5	Approx. Year Bui	lt: 1991	1	
rontage (ft):	74.41	Bathrooms:	3	Age:	33		
ot Area: (sq.ft.)	7,204.00	Full Baths:	3	Zoning:	RMS	3	
lood Plain:		Half Baths:	0	Gross Taxes:	\$5,2	71.25	
Rear Yard Exp:				For Tax Year:	2024	1	
/iew:				P.I.D.:	015-	998-088	
Style of Home:	Rancher/Bungalow w/Bsmt.		Parking:	Total: 2 - Covered	: 4		
Construction:	Other		Covered Parking:	4			
Exterior:	Vinyl		Parking Access:	Front			
oundation:			Parking:	Garage; Double			
Rain Screen:			Locker:				
Renovations:			Units in Dev:				
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:	<b>_</b>			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	InStrata		
uel/Heating:	Natural Gas		Property Disc:	Yes			
Dutdoor Area:	Fenced Yard, Patio(s) &	& Deck(s)	PAD Rental:				
Type of Roof:	Other		Fixtures Leased:	No			
loor Finish:			Fixtures Rmvd:	No			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:		5323, PART SW1/4, SECTION 23,	TOWNSHIP 16, NEW WESTN	INSTER LAND DISTRIC	)T		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:		oping Nearby	TOWNSHIP 16, NEW WESTN	IINSTER LAND DISTRIC	T		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea	oping Nearby alty					
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea	oping Nearby alty Dimensions	Floor	Туре	Dimen		
Agmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: seatures: Bylaw Restric: isting Broker(s):	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea <b>Type</b> Living Room	Dimensions 17'6 x 14'	Floor Bsmt	<b>Type</b> Living Room	<b>Dimen</b> 12' x 1-	4'	
Agmt. Company: complex / Subdiv: services Connected: .egal: .menities: Site Influences: .eeatures: Bylaw Restric: .isting Broker(s): loor lain lain	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea <b>Type</b> Living Room Kitchen	Dimensions 17'6 x 14' 11' x 10'	Floor Bsmt Bsmt	<b>Type</b> Living Room Bedroom	<b>Dimen</b> 12' x 1 10' x 10	4' 0'	
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s): Cloor Iain Iain	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea <b>Type</b> Living Room Kitchen Dining Room	Dimensions 17'6 x 14' 11' x 10' 10' x 9'	Floor Bsmt Bsmt Bsmt	<b>Type</b> Living Room Bedroom Kitchen	<b>Dimen</b> 12' x 1 10' x 1 10' x 1	4' 0' 1'	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Iain Iain Iain	LOT 46, PLAN NWP85 Central Location,Shop RE/MAX Treeland Res Type Living Room Kitchen Dining Room Family Room	Dimensions 17'6 x 14' 11' x 10' 10' x 9' 12' x 13'6	Floor Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Living Room Bedroom Kitchen Bedroom	<b>Dimen</b> 12' x 1 10' x 1 10' x 1 10' x 1	4' 0' 1' 0'	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea Type Living Room Kitchen Dining Room Family Room Primary Bedroom	Dimensions 17'6 x 14' 11' x 10' 10' x 9' 12' x 13'6 15'8 x 11'6	Floor Bsmt Bsmt Bsmt	<b>Type</b> Living Room Bedroom Kitchen	<b>Dimen</b> 12' x 1 10' x 1 10' x 1	4' 0' 1' 0'	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea <b>Type</b> Living Room Kitchen Dining Room Family Room Primary Bedroom Bedroom	Dimensions 17'6 x 14' 11' x 10' 10' x 9' 12' x 13'6 15'8 x 11'6 10'8 x 11'2	Floor Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Living Room Bedroom Kitchen Bedroom	<b>Dimen</b> 12' x 1 10' x 1 10' x 1 10' x 1	4' 0' 1' 0'	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea Type Living Room Kitchen Dining Room Family Room Primary Bedroom	Dimensions 17'6 x 14' 11' x 10' 10' x 9' 12' x 13'6 15'8 x 11'6	Floor Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Living Room Bedroom Kitchen Bedroom	<b>Dimen</b> 12' x 1 10' x 1 10' x 1 10' x 1	4' 0' 1' 0'	
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): loor lain lain lain lain lain lain	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea <b>Type</b> Living Room Kitchen Dining Room Family Room Primary Bedroom Bedroom	Dimensions 17'6 x 14' 11' x 10' 10' x 9' 12' x 13'6 15'8 x 11'6 10'8 x 11'2	Floor Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Living Room Bedroom Kitchen Bedroom	<b>Dimen</b> 12' x 1 10' x 1 10' x 1 10' x 1	4' 0' 1' 0'	
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Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Iain Iain Iain Iain Iain Iain Iain Iain	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea Type Living Room Kitchen Dining Room Family Room Primary Bedroom Bedroom Bedroom Bedroom	Dimensions 17'6 x 14' 11' x 10' 10' x 9' 12' x 13'6 15'8 x 11'6 10'8 x 11'2 10' x 10' # Of Rooms:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt	<b>Type</b> Living Room Bedroom Kitchen Bedroom Storage <b>Bathroom Floor</b>	Dimen 12' x 1 10' x 1 10' x 1 10' x 1 6' x 10 # of Pieces	4' 0' 1' 0' - <b>Ensuite?</b>	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 46, PLAN NWP85 Central Location,Shop RE/MAX Treeland Rea Type Living Room Kitchen Dining Room Family Room Primary Bedroom Bedroom Bedroom 1,530 sqft 0 sqft	Dimensions 17'6 x 14' 11' x 10' 10' x 9' 12' x 13'6 15'8 x 11'6 10'8 x 11'2 10' x 10' # Of Rooms: # Of Kitchens:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt 12 2 2 2 Legal	Type Living Room Bedroom Kitchen Bedroom Storage Bathroom Floor Main	Dimen 12' x 1 10' x 1 10' x 1 10' x 1 6' x 10 <b># of Pieces</b> 4	4' 0' 1' 0' • • • • • • • • • • • • • • • • • •	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain lain lain	LOT 46, PLAN NWP85 Central Location,Shop RE/MAX Treeland Rea Type Living Room Kitchen Dining Room Family Room Primary Bedroom Bedroom Bedroom Bedroom 1,530 sqft 0 sqft 0 sqft	Dimensions 17'6 x 14' 11' x 10' 10' x 9' 12' x 13'6 15'8 x 11'6 10'8 x 11'2 10' x 10' # Of Rooms: # Of Kitchens:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt 12 2 2 2 Legal Suite,Unauthorized	Type Living Room Bedroom Kitchen Bedroom Storage Bathroom Floor Main Main	Dimen 12' x 1- 10' x 1 10' x 1 10' x 1 6' x 10' 6' x 10' # of Pieces 4 4	4' 0' 1' 0' - - - - - - - - - - - - - - - - - -	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea Type Living Room Kitchen Dining Room Family Room Primary Bedroom Bedroom Bedroom Bedroom 1,530 sqft 0 sqft 1,530 sqft 1,530 sqft	Dimensions 17'6 x 14' 11' x 10' 10' x 9' 12' x 13'6 15'8 x 11'6 10'8 x 11'2 10' x 10' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt 12 2 2 2 Legal	Type Living Room Bedroom Kitchen Bedroom Storage Bathroom Floor Main Main	Dimen 12' x 1- 10' x 1 10' x 1 10' x 1 6' x 10' 6' x 10' # of Pieces 4 4	4' 0' 1' 0' - - - - - - - - - - - - - - - - - -	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea Type Living Room Kitchen Dining Room Family Room Primary Bedroom Bedroom Bedroom Bedroom 1,530 sqft 0 sqft 0 sqft 1,530 sqft 3,060 sqft	Dimensions 17'6 x 14' 11' x 10' 10' x 9' 12' x 13'6 15'8 x 11'6 10'8 x 11'2 10' x 10' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt 12 2 2 2 Legal Suite,Unauthorized Suite	Type Living Room Bedroom Kitchen Bedroom Storage Bathroom Floor Main Main	Dimen 12' x 1- 10' x 1 10' x 1 10' x 1 6' x 10' 6' x 10' # of Pieces 4 4	4' 0' 1' 0' - - - - - - - - - - - - - - - - - -	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jnfinished Floor:	LOT 46, PLAN NWP8 Central Location,Shop RE/MAX Treeland Rea Type Living Room Kitchen Dining Room Family Room Primary Bedroom Bedroom Bedroom 1,530 sqft 0 sqft 0 sqft 1,530 sqft 3,060 sqft 0 sqft	Dimensions 17'6 x 14' 11' x 10' 10' x 9' 12' x 13'6 15'8 x 11'6 10'8 x 11'2 10' x 10' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	Floor Bsmt Bsmt Bsmt Bsmt Bsmt 12 2 2 Legal Suite,Unauthorized Suite	Type Living Room Bedroom Kitchen Bedroom Storage Bathroom Floor Main Main	Dimen 12' x 1- 10' x 1 10' x 1 10' x 1 6' x 10' 6' x 10' # of Pieces 4 4	4' 0' 1' 0' - - - - - - - - - - - - - - - - - -	
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Super popular McMillan neighbourhood! Close to all levels of best schools - McMillan Elem, WM Fraser Middle, and Yale Secondary. Main floor kitchen has loads of oak cupboards w/ island plus eating area and 3 good sized bedrooms. Lower level features 1 bedroom legal suite (could be 2) lots of storage. Suite kitchen is same size as a single detached house. Sunny south facing backyard has storage shed plus extra shed by dble garage. Extra wide lot (74') great for RV parking or ? Pls give ample notice for showings.

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