

Depth/Size (ft):	100	Bedrooms:	5	Approx. Year Built:	1975
Frontage (ft):	70.00	Bathrooms:	3	Age:	49
Lot Area: (sq.ft.)	7,000.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,632.32
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-118-220

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL 46987 LT 452 LD 36 SEC 17 TWP 16 PART NE1/4
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 14'2	Main	Bedroom	8'9 x 9'3	Bsmt	Den	11' x 11'
Main	Dining Room	9'11 x 11'11	Main	Walk-In Closet	4'1 x 5'2			
Main	Kitchen	9'3 x 11'6	Bsmt	Kitchen	13'1 x 9'1			
Main	Eating Area	8' x 8'10	Bsmt	Family Room	16'8 x 12'11			
Main	Foyer	6'10 x 4'9	Bsmt	Bedroom	15'10 x 10'8			
Main	Primary Bedroom	11'11 x 13'5	Bsmt	Bedroom	10'3 x 11'3			
Main	Bedroom	12' x 9'3	Bsmt	Walk-In Closet	5'4 x 10'8			

Finished Floor (Main):	1,306 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	1,306 sqft	Suite:	Unauthorized Suite	Main	4	No
Finished Floor (Total):	2,612 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,612 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Location! Location! Location! Situated in the heart of Abbotsford, close to shopping, schools, Mill Lake, Seven Oaks Mall, minutes to the freeway either way and more! This 2600+ sq ft rancher with basement is perfect for a family or investor looking for future potential. 3 bedrooms on the main floor with an updated kitchen, living room, dining, room and walk out to a large private deck. In the basement is a 2 bedroom unauthorized suite with separate entrance and a den/office for upstairs or downstairs use. Metal 40 year roof outside. Well maintained property that needs to be seen in person! Call Today.