## R2922448 1/2 Duplex

## 2746 SANDON DRIVE ABBOTSFORD

**Residential Attached** \$730,000 (LP)

Abbotsford East, V2S 7J3

Depth/Size (ft):

Frontage (ft):

40.00

Rancher/Bungalow

Frame - Wood

Wood

Bedrooms: Bathrooms: 3 2 2

0

Approx. Year Built:

Lot Area: (sq.ft.) Flood Plain:

Rear Yard Exp:

4,102.00

**Full Baths:** Half Baths:

Zoning: **Gross Taxes:** For Tax Year:

Age:

P.I.D.:

RS4 \$2,980.45 2024

000-745-723

1976

48

Style of Home:

Construction:

Foundation:

Rain Screen:

Renovations: # of Fireplaces:

Water Supply:

Floor Finish:

Exterior:

No

Parking: Total: 2

**Covered Parking:** 

**Parking Access:** 

Parking: Open

Locker:

Units in Dev: Distance to: Title to Land:

Freehold NonStrata

**Property Disc:** 

No

Type

Storage

Laundry

Fuel/Heating: **Outdoor Area:** 

Patio(s)

Type of Roof: Asphalt

Laminate, Carpet

1 - Fuel: Wood

City/Municipal

Baseboard, Electric

**PAD Rental:** 

**Fixtures Leased:** No Fixtures Rmvd: No

View: No

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

LOT 116, PLAN NWP50554, PART SW1/4, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT Legal:

> None Central Location, Private Yard, Recreation Nearby, Shopping Nearby

Site Influences:

Amenities:

Features:

Sutton Group-West Coast Realty (Abbotsford)

**Bylaw Restric:** Listing Broker(s):

Finished Floor (Main):

Finished Floor (Above):

Finished Floor (Below):

Finished Floor (Bsmt):

Finished Floor (Total):

**Unfinished Floor:** 

**Grand Total:** 

Floor	Туре	Dimensions
Main	Living Room	15'2 x 13'0
Main	Kitchen	9'6 x 8'6
Main	Dining Room	15'2 x 10'0
Main	Primary Bedroom	13'5 x 13'4
Main	Bedroom	13'4 x 9'4
Main	Bedroom	10'0 x 9'6
Main	Flex Room	19'6 x 11'8

1,564 sqft

1,564 sqft

1,564 sqft

0 saft

0 sqft

0 sqft

0 sqft

# Of Rooms: 9 # Of Kitchens: 1 # Of Levels: None

Floor

Main

Main

Crawl/Bsmt Height:

**Basement:** None **Beds In Bsmt:** 0/3

# Of Pets:

Suite:

**Bathroom Floor** # of Pieces Ensuite? Main 4 Nο 3 Main No

Dimensions

6'0 x 5'6

6'0 x 3'0

Discover the perfect blend of space, comfort, and convenience in this well-maintained 3 bedroom, 2 bathroom half duplex, boasting a functional layout with a spacious kitchen, bright living room, formal dining room, huge flex room, and 3 generous bedrooms with plenty of natural light. Ideally located close to shopping, Abbotsford Recreation Centre, and top-rated schools, this half duplex offers the perfect balance of privacy and community, making it a superior choice to a townhouse - don't miss out on this incredible opportunity to own a piece of paradise!