

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1976
Frontage (ft):	40.00	Bathrooms:	2	Age:	48
Lot Area: (sq.ft.)	4,102.00	Full Baths:	2	Zoning:	RS4
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,980.45
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	000-745-723

Style of Home:	Rancher/Bungalow	Parking:	Total: 2
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 116, PLAN NWP50554, PART SW1/4, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 13'0	Main	Storage	6'0 x 5'6
Main	Kitchen	9'6 x 8'6	Main	Laundry	6'0 x 3'0
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			

Finished Floor (Main):	1,564 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,564 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,564 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

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!