

Depth/Size (ft):	1027	Bedrooms:	4	Approx. Year Built:	1974
Frontage (ft):	323.00	Bathrooms:	2	Age:	50
Lot Area: (Acres)	7.65	Full Baths:	2	Zoning:	A2
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,210.78
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	004-932-897

Style of Home:	Rancher/Bungalow	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Open, RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community, Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard, Forced Air, Natural Gas	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Septic, Water
Legal:	LOT 3, PLAN NWP32991, DISTRICT LOT 46, SECTION 31, TOWNSHIP 16, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Pool; Outdoor, Workshop Detached
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 12'	Main	Den	8' x 8'
Main	Kitchen	18' x 11'3	Main	Hobby Room	12' x 10'
Main	Dining Room	18' x 11'3	Main	Recreation Room	14' x 14'
Main	Primary Bedroom	15' x 11'4			
Main	Bedroom	11'8 x 11'7			
Main	Bedroom	11'2 x 9'7			
Main	Bedroom	11'3 x 8'7			

Finished Floor (Main):	2,450 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,450 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,450 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

7.65 acre property on the edge of town located on prestigious Olund ave. Only a few mins drive to MEI schools, Rick Hansen, Bolt fitness centre and ice rinks, Highstreet Mall, and parks. Solid large rancher home with shop and outbuilding. Great future building site with mountain views.

