

<b>Depth/Size (ft):</b>	165	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>	70.00	<b>Bathrooms:</b>	3	<b>Age:</b>	50
<b>Lot Area: (sq.ft.)</b>	11,500.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	006-885-241

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Single,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 59 SECTION 17 TOWNSHIP 16 PLAN NWP43478 NWD PART SE 1/4.
<b>Amenities:</b>	None
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 13'10	Bsmt	Living Room	10'4 x 12'0	Bsmt	Mud Room	14'4 x 11'4
Main	Dining Room	10'8 x 11'2	Bsmt	Dining Room	7'7 x 9'4			
Main	Kitchen	13'11 x 10'10	Bsmt	Kitchen	14'1 x 11'4			
Main	Primary Bedroom	11'8 x 10'10	Bsmt	Eating Area	7'8 x 5'7			
Main	Bedroom	10'8 x 10'6	Bsmt	Bedroom	10'1 x 12'2			
Main	Bedroom	10'8 x 9'5	Bsmt	Bedroom	11'4 x 12'2			
Main	Patio	18'7 x 7'6	Bsmt	Bedroom	9'0 x 11'4			

<b>Finished Floor (Main):</b>	1,220 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	1,171 sqft	<b>Suite:</b>	Legal Suite	Bsmt	4	No
<b>Finished Floor (Total):</b>	2,391 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,391 sqft	<b>Beds In Bsmt:</b>	3 / 6			
		<b># Of Pets:</b>				

Central location, walking distance to Abbotsford Regional Hospital and Cancer Centre, Mill lake and easy access to highway 1. large 1/4 acre clean flat lot with 70' frontage and no easement. This house has 4 bedrooms & 2 bath for upstairs use and 2 bed 1 bath legal suite. Laundry on the covered patio, which has easy access for downstairs people as well. Easy to show.