## 2540 BIRCH STREET ABBOTSFORD

Abbotsford East, V2S 4H8

<b>Residential Detached</b>
\$1,149,000 (LP)

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built	: 1972	2
rontage (ft):	73.00	Bathrooms:	3	Age:	52	
.ot Area: (sq.ft.)	7,405.00	Full Baths:	3	Zoning:	RS3	5
lood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,3	96.90
Rear Yard Exp:				For Tax Year:	2024	4
/iew:	Yes			P.I.D.:	008-	-373-744
Style of Home:	4 Level Split		Parking:	Total: 6 - Covered: 2	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed		Parking Access:			
oundation:			Parking:	Carport & Garage		
ain Screen:			Locker:			
lenovations:	Partly		Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrata	a	
uel/Heating:	Forced Air, Natural Ga	S	Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck	i(s)	PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Mixed		Fixtures Rmvd:	No		
-	Yes : skippy squirrels,	hooty owls				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 373 SECTION 22 Air Cond./Central,Wor Central Location,Cul-o	s,Sanitary Sewer 2 TOWNSHIP 16 NEW WESTMINS				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 373 SECTION 22 Air Cond./Central,Wor Central Location,Cul-o	s,Sanitary Sewer 2 TOWNSHIP 16 NEW WESTMINS kshop Attached de-Sac,Greenbelt,Private Setting,P Vsh/Dryr/Frdg/Stve/DW				
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Agmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: eatures: sylaw Restric: isting Broker(s): loor bove bove	Electricity,Natural Gas LOT 373 SECTION 22 Air Cond./Central,Wor Central Location,Cul-c Air Conditioning,ClthW Lighthouse Realty Ltd <b>Type</b> Kitchen Dining Room	s,Sanitary Sewer 2 TOWNSHIP 16 NEW WESTMINS rkshop Attached de-Sac,Greenbelt,Private Setting,P Vsh/Dryr/Frdg/Stve/DW ., Dexter Realty Dimensions 12'10 x 14'9 13'4 x 10'8	rivate Yard,Recreation Nearby Floor Below Below	y <b>Type</b> Bar Room Bedroom	12'9 x 13'2 x	6' 11'8
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/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Selow Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bamt): Finished Floor (Total): Jnfinished Floor:	Electricity,Natural Gas LOT 373 SECTION 22 Air Cond./Central,Wor Central Location,Cul-c Air Conditioning,ClthV Lighthouse Realty Ltd Type Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Recreation Room	s,Sanitary Sewer 2 TOWNSHIP 16 NEW WESTMINS kshop Attached de-Sac,Greenbelt,Private Setting,P Vsh/Dryr/Frdg/Stve/DW L, Dexter Realty Dimensions 12'10 x 14'9 13'4 x 10'8 19' x 14'2 15'5 x 14'7 10' x 10' 9'11 x 9'11 26' x 13'6 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	rivate Yard,Recreation Nearby Floor Below Below Bsmt 10 1 2	y Type Bar Room Bedroom Bedroom Bedroom Bedroom Main Main	12'9 x 13'2 x 18'9 x <b># of Pieces</b> 3 3	6' 11'8 12'7 Ensuite? Yes No
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Unique home on a unique property! This cozy 5bdrm home is a perfect family home w/ three levels of bedrooms; everyone can find a space to call their own. Large recroom w/ separate entrance & a spacious covered deck to hang out w/ friends. The master has lovely views of the large park trees and the friendly squirrels plus a balcony to have a coffee and bring in the morning. The kitchen spills out onto a massive covered patio for entertaining. All of this backing onto your own private and personal park! Glenwood Homeowners Park is surrounded by 37 homes that have exclusive access and you could be one of those owners! The house in situated in a culdesac where kids can play hockey all afternoon without interruption. Updates done over the years: windows, HotWater on Demand (2024), Furnace/AC.

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