

<b>Depth/Size (ft):</b>	229	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>	63.00	<b>Bathrooms:</b>	3	<b>Age:</b>	50
<b>Lot Area: (sq.ft.)</b>	14,384.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,960.20
<b>Rear Yard Exp:</b>	No			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	002-364-018

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 7 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Aluminum,Fibre Cement Board,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Propane Gas	<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>	Other,Tile - Composite	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<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 457, PLAN NWP60711, PART SE1/4, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 13'8	Bsmt	Kitchen	13'10 x 8'6
Main	Kitchen	11'3 x 13'6	Bsmt	Family Room	17'4 x 13'10
Main	Dining Room	15'8 x 11'6	Bsmt	Bedroom	16'8 x 12'8
Main	Primary Bedroom	11' x 14'7	Bsmt	Bedroom	17'2 x 11'1
Main	Bedroom	9'4 x 10'6	Bsmt	Utility	9'2 x 12'8
Main	Bedroom	10'6 x 13'3	Bsmt	Laundry	7'6 x 6'2
Main	Solarium	30'1 x 11'11	Bsmt	Storage	5'5 x 13'4

<b>Finished Floor (Main):</b>	1,805 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	2	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	5	No
<b>Finished Floor (Bsmt):</b>	1,426 sqft	<b>Suite:</b>	Unauthorized Suite	Bsmt	4	No
<b>Finished Floor (Total):</b>	3,231 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	3,231 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

This stunning 5-bedroom rancher with a 2-bedroom basement suite is on one of Abbotsford's most desirable streets! Set on a spacious 1/3-acre lot, this home has numerous updates, including a new roof, furnace, A/C, hot water tank, and a modern kitchen. The main level offers 3 bedrooms and a large heated solarium, perfect for year-round use. Step outside to a covered patio with an outdoor kitchen, overlooking a fully fenced private yard—ideal for entertaining. The basement suite has 2 bedrooms, its own laundry, and is a great mortgage helper. Ample parking, incl. RV space. Walking distance to top schools, parks, and a nearby rec center. A fantastic neighborhood you won't want to miss!