

Depth/Size (ft):	100	Bedrooms:	3	Approx. Year Built:	1986
Frontage (ft):	60.00	Bathrooms:	1	Age:	38
Lot Area: (sq.ft.)	6,000.00	Full Baths:	1	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,268.11
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	003-039-692

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 15, PLAN NWP70985, PART SW1/4, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 12'1	Main	Foyer	4'9 x 3'9
Main	Dining Room	10'8 x 9'11			
Main	Kitchen	12'8 x 9'11			
Main	Primary Bedroom	14'8 x 12'5			
Main	Bedroom	10'7 x 10'0			
Main	Bedroom	9'9 x 8'10			
Main	Solarium	17'9 x 8'9			

Finished Floor (Main):	1,172 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,172 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,172 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

An incredible opportunity for first-time buyers or active retirees! This charming 1,172 sq. ft. 3-bedroom, one-level rancher situated on a 6,000 sq. ft. lot is nestled on a quiet street. Conveniently located and close to schools, shopping, and recreation. The double garage offers ample parking, and the home's location provides easy access to Hwy #1 and Hwy #11. A fantastic alternative to strata living without the hassle of rules and restrictions. Located in a re-emerging area of Central-East Abbotsford, making it a smart buy-or-hold investment.