

Depth/Size (ft):	107	Bedrooms:	4	Approx. Year Built:	1972
Frontage (ft):	60.00	Bathrooms:	2	Age:	52
Lot Area: (sq.ft.)	6,400.00	Full Baths:	2	Zoning:	RS-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,220.19
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	005-880-220

Style of Home:	Split Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum,Stucco,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas,Wood	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : Mt Baker
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	NWP41002 LOT172 LD36 SEC22 TWP16 NE1/4
Amenities:	None
Site Influences:	Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Smoke Alarm,Storage Shed,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Below	Bedroom	10'6 x 8'10
Main	Kitchen	18' x 10'	Below	Laundry	4' x 8'
Main	Dining Room	11' x 7'6	Below	Storage	12' x 8'4
Main	Primary Bedroom	11'6 x 11'	Below	Storage	5' x 7'
Main	Bedroom	9' x 9'			
Main	Bedroom	11' x 9'			
Below	Recreation Room	16'7 x 12'			

Finished Floor (Main):	1,100 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	800 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,900 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	1,900 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Freshly remodeled for your ease of transition! Everything new here!! New kitchen with stainless appliances, quartz counter tops and vinyl plank flooring. Updated bathrooms up and down! Fresh new light fixtures and paint throughout! Nothing left to do here except move in and enjoy your new home! Also a high efficiency furnace in a room big enough providing a storage, work shop or craft area. New decking off the kitchen for those bar bq and entertaining evenings. This split entry 4 bedroom 2 bathroom home is nestled in east Abbotsford close to lots of Abbotsford's amenities! Shopping, transit, great schools, recreation and much much more! Views of Mt Baker right out your front living room window!