

Depth/Size (ft):	80.66	Bedrooms:	3	Approx. Year Built:	1970
Frontage (ft):	15.23	Bathrooms:	2	Age:	54
Lot Area:		Full Baths:	2	Zoning:	RS3-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,530.81
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	007-236-069

Style of Home:	Rancher/Bungalow	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 120 DISTRICT LOT 48 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 35900
Amenities:	None
Site Influences:	Cul-de-Sac,Greenbelt,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 20'			
Main	Kitchen	14' x 12'			
Main	Bedroom	12' x 12'			
Main	Primary Bedroom	15' x 11'			
Main	Bedroom	12' x 14'			
Above	Storage	12' x 12'			

Finished Floor (Main):	1,288 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,288 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,288 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Rancher style home sitting on a large cul-de-sac lot, 0.44 acre! Private setting backs onto a greenbelt space. 3 good sized bedrooms & 2 bathrooms with 1,288 sqft of bright, open living space. Primary bedroom has ensuite & its own private door to the backyard. Bring your ideas for the perfect deck that has hookups for a hot tub & natural gas hookup for heaters & bbq. Tandem garage with its own 100 amp electrical box & 12x12' storage/ hobby room above the garage with power. Great central location only minutes to Terry Fox elementary, Babich park & a short drive to shopping, historic downtown Abbotsford & Hwy 11!

