

Depth/Size (ft):	105	Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):	60.00	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	6,030.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,181.87
Rear Yard Exp:	East			For Tax Year:	2024
View:	No			P.I.D.:	005-454-913

Style of Home:	3 Level Split	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple
Rain Screen:		Locker:	
Renovations:	Partly	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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	CLAYBURN HILLS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 24, PLAN NWP56476, PART NW1/4, SECTION 25, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT.
Amenities:	None
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Fireplace Insert,Range Top,Refrigerator,Stove,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'0 x 14'6	Below	Laundry	11'0 x 13'0
Main	Dining Room	11'3 x 10'6	Below	Foyer	11'0 x 8'6
Main	Kitchen	17'0 x 10'3			
Above	Primary Bedroom	15'0 x 10'6			
Above	Bedroom	11'0 x 9'0			
Above	Bedroom	11'0 x 9'6			
Below	Family Room	21'0 x 13'6			

Finished Floor (Main):	686 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	585 sqft	# Of Kitchens:	1	Above	3	No
Finished Floor (Below):	585 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,856 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,856 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Charming 3-bedroom, 3-bathroom Split level family home in the heart of Abbotsford! Over 1,838 sqft of bright living space, featuring new floors throughout, a cozy gas fireplace, and fenced yard! The open layout is perfect for entertaining, with spacious bedrooms upstairs, including a master with ensuite. Located just blocks from Sandhill Elementary, Abbotsford Christian School, and Robert Bateman Secondary. Perfect for outdoor relaxation. don't miss this fantastic opportunity! Accepted offer subject free, rescission date October 29. Open house cancelled. House can still be shown incase buyers rescinds.