

Depth/Size (ft):	100.25	Bedrooms:	5	Approx. Year Built:	1987
Frontage (ft):	106.50	Bathrooms:	3	Age:	38
Lot Area: (sq.ft.)	8,017.00	Full Baths:	3	Zoning:	RS3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,789.47
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	005-233-798

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 8 - 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:	2 - 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,Sundeck(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,Storm Sewer,Water
Legal:	LOT A PLAN NWP72904, PART SW 1/4,SECTION 26, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 16'9	Bsmt	Bar Room	12'11 x 6'8
Main	Kitchen	11'9 x 15'7	Bsmt	Family Room	20'11 x 14'4
Main	Dining Room	10'11 x 9'10	Bsmt	Flex Room	10'5 x 12'8
Main	Primary Bedroom	13'4 x 12'4	Bsmt	Bedroom	10'9 x 9'11
Main	Bedroom	10'9 x 9'10	Bsmt	Bedroom	13'5 x 12'4
Main	Bedroom	10'9 x 9'11	Bsmt	Storage	9'6 x 5'0
Main	Foyer	4'10 x 6'10	Bsmt	Laundry	6'4 x 7'6

Finished Floor (Main):	1,343 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	1,197 sqft	Suite:	None			
Finished Floor (Total):	2,540 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,540 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Rare home perfect for car guys or those wanting a large garage, extra parking and tons of storage area. Room for 8 or more vehicles and or an RV. Not listed for sale in 30 years! This is a special home in a great area close to schools and recreation in east Abbotsford. 5 bed 3 bath rancher with a basement with private backyard and old growth trees. It even backs on to a park that is accessible just through the back gate! This home has 2 gas fireplaces, a bar, skylights for extra light, and a low maintenance front yard complete with in ground sprinklers. There is a large deck great for relaxing, a 9'x10' shed, and 10'x20' portable garage included. Garage is approx 640 sq ft with attic storage above! A very tidy home ready for you to move in and enjoy. Don't miss this great opportunity.