

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

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT A PLAN NWP72904, PART SW 1/4,SECTION 26, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	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

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

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.