

Depth/Size (ft):	21.34	Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):	70.00	Bathrooms:	3	Age:	45
Lot Area: (sq.ft.)	7,350.00	Full Baths:	2	Zoning:	RS3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,196.32
Rear Yard Exp:				For Tax Year:	2024
View:				P.I.D.:	001-255-452

Style of Home:	3 Level Split	Parking:	Total: 9 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 200, PLAN NWP51673, PART NW1/4, SECTION 14, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry

Site Influences:

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert

Bylaw Restrict:

Listing Broker(s): Royal LePage Little Oak Realty, Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	20'9 x 9'8	Above	Bedroom	10' x 9'8
Main	Laundry	8'6 x 4'6	Above	Bedroom	10' x 10'
Main	Living Room	21' x 13'4			
Main	Kitchen	13' x 10'			
Main	Dining Room	9' x 11'			
Main	Living Room	13'7 x 22'			
Above	Primary Bedroom	13'4 x 12'6			

Finished Floor (Main):	719 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	586 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	2	No
Finished Floor (Total):	1,895 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,895 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

FULLY RENOVATED inside and out 3 Bed 3 Bath East Abbotsford Home, Double car garage tons of driveway parking + RV! New appliances, Furnace, AC, Perfectly manicured private fenced backyard with garden boxes. Large family living spaces with walk out level backyard. Amazing location! Walk to all levels of schools, ARC, parks & quick access to HWY 1 for commuters. Nothing to do but move in! Book your private showing today!