

R2477601

34938 CLAYBURN ROAD

Land Only

Abbotsford
Abbotsford East
V2S 7Y9



Depth/Size (ft.): **148** Frontage (ft.): **50.00** Approx. Yr Built:

Lot Area (sq.ft.): **7,400.00** Bedrooms:

Flood Plain: **No** Bathrooms:

Rear Yard Exp: Full Baths:

Half Baths:

View:

Complex / Subdiv: **Historical Clayburn Village**

Services Connected:

Age:

Zoning: **RS1**

Gross Taxes: **\$2,501.17**

For Tax Year: **2019**

P.I.D.: **011-260-475**

Style of Home:

Construction:

Exterior:

Foundation:

Rain Screen:

Renovations:

of Fireplaces:

Fireplace Fuel:

Water Supply: **City/Municipal**

Fuel/Heating:

Outdoor Area:

Type of Roof:

Total Parking: Covered Parking: Parking Access:

Parking:

Dist. to Transit: Dist to School Bus:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased:

Fixtures Rmvd:

Floor Finish:

Legal: **LOT9 SEC 35 TWP 16 PLAN NWP7751 NWD DIST LOT 204**

Amenities:

Site Influences: **Central Location,Golf Course Nearby,Lane Access,Recreation Nearby,Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	# of Rooms:	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	# of Kitchens:	1			
Finished Floor (Below):	# of Levels:	2			
Finished Floor (Basement):	Suite:	3			
Finished Floor (Total): sq. ft.	Crawl/Bsmt. Height:	4			
Unfinished Floor:	Beds in Bsmt.: Beds not in Bsmt.:	5			
Grand Total: sq. ft.	Basement:	6			
		7			
		8			

Listing Broker(s): **Lighthouse Realty Ltd.**

HISTORICAL CLAYBURN VILLAGE! No other village of its kind in Canada, established in 1905. This is a rare opportunity for you to build a home in this wonderful community. Plenty of room on this 7400 sq ft. which has a garage with a door opener and a child's playhouse. Your sewer and hydro are at lot line, water is City and you have back lane access. Enjoy a walk to the Clayburn Village Store built in 1912 and enjoy the best candy ever! The Community School House/Museum built in 1907 and the Clayburn Church in 1912. Both are available to the public and hold many events and weddings to this day. Come view this blast from the past and build your future home!

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.