

R2483418
House/Single Family

2355 ORCHARD DRIVE
Abbotsford
Abbotsford East
V3G 2B5

Residential Detached
\$849,000 (LP)



Depth/Size (ft.): **irreg** Frontage (ft.): **63.20** Approx. Yr Built: **1989**
 Lot Area (sq.ft.): **7,201.00** Bedrooms: **3** Age: **31**
 Flood Plain: Bathrooms: **3** Zoning: **RS3**
 Rear Yard Exp: Full Baths: **3** Gross Taxes: **\$3,697.56**
 Half Baths: **0** For Tax Year: **2019**
 P.I.D.: **001-099-400**
 View:
 Complex / Subdiv: **McMillan**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl,Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail.,Garage; Double**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood,Laminate**

Legal: **PL NWP68989 LT 378 LD 36 SEC 14 TWP 16**
 Amenities:
 Site Influences: **Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 14'3	Bsmt	Laundry	8'11 x 5'			x
Main	Kitchen	9' x 9'11	Main	Dining Room	8'6 x 15'8			x
Main	Master Bedroom	12' x 12'			x			x
Main	Bedroom	9'6 x 10'4			x			x
Main	Bedroom	9'6 x 10'			x			x
Main	Eating Area	6' x 9'3			x			x
Bsmt	Foyer	9'4 x 14'5			x			x
Bsmt	Office	8'2 x 13'4			x			x
Bsmt	Recreation Room	13'3 x 14'6			x			
Bsmt	Hobby Room	11'4 x 11'9			x			

Finished Floor (Main):	1,100	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	Yes
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No
Finished Floor (Basement):	733	Suite:	None	3	Bsmt	3	No
Finished Floor (Total):	1,833 sq. ft.	Crawl/Bsmt. Height:		4			No
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 3	5			No
Grand Total:	1,833 sq. ft.	Basement:	Full,Fully Finished	6			No
				7			No
				8			No

Listing Broker(s): **Performance Power Play Realty**

This extremely well maintained house has been occupied and lovingly looked after by the same owners for the past 30 years. Walking distance to all levels of high quality schools and Abby Rec Centre. The driveway is covered with the latest rubber based material, High efficiency furnace, newer flooring and Hot water tank. Enjoy the great wrap around verandah while enjoying your morning coffee, or the serene deck / patio at the back for quiet privacy. Well priced house in one of the most sought after locations in East Abbotsford.