

R2495816
House/Single Family

30597 GARNET PLACE
Abbotsford
Abbotsford West
V2T 6Y5

Residential Detached
\$999,000 (LP)



Depth/Size (ft.): **IRREG** Frontage (ft.): **24.00** Approx. Yr Built: **2005**
 Lot Area (sq.ft.): **6,372.00** Bedrooms: **6** Age: **15**
 Flood Plain: **No** Bathrooms: **4** Zoning: **RS-3**
 Rear Yard Exp: Full Baths: **4** Gross Taxes: **\$4,465.65**
 Half Baths: **0** For Tax Year: **2019**
 P.I.D.: **025-849-557**

View: **Yes: OTHER**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: 2 Storey,Basement Entry	Total Parking: 4 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Mixed,Stone	Dist. to Transit: Dist to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata
Rain Screen:	Property Disc.: Yes
Renovations:	PAD Rental:
# of Fireplaces: 2	Fixtures Leased: No
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No
Water Supply: City/Municipal	Floor Finish: Laminate,Tile
Fuel/Heating: Natural Gas	
Outdoor Area: Balcny(s) Patio(s) Dck(s)	
Type of Roof: Asphalt	

Legal: **PL BCP9386 LTF LD 36 SEC 25 TWP 13 PART SW 1/4**
 Amenities: **Garden,In Suite Laundry,Independent living,Storage**
 Site Influences: **Central Location,Cul-de-Sac,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Bsmt	Living Room	16' x 11'			x
Main	Family Room	17' x 12'6	Bsmt	Kitchen	11' x 6'			x
Main	Kitchen	12' x 12'10	Bsmt	Bedroom	12'4 x 11'6			x
Main	Dining Room	12' x 10'7	Bsmt	Bedroom	12'8 x 11'10			x
Main	Nook	12'6 x 8'2	Bsmt	Laundry	0' x 0'			x
Main	Master Bedroom	18' x 12'			x			x
Main	Bedroom	11'2 x 11'6			x			x
Main	Bedroom	13' x 9'8			x			x
Main	Bedroom	13'6 x 10'			x			x
Bsmt	Recreation Room	12'6 x 17'			x			

Finished Floor (Main):	1,680	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	Yes
Finished Floor (Basement):	1,120	Suite:	Legal Suite	3	Bsmt	4	No
Finished Floor (Total):	2,800 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No
Unfinished Floor:	0	Beds in Bsmt.:	2 Beds not in Bsmt.: 4	5			
Grand Total:	2,800 sq. ft.	Basement:	Full,Fully Finished,Separate Entry	6			
				7			
				8			

Listing Broker(s): **Century 21 Coastal Realty Ltd., Century 21 Coastal Realty Ltd.**

Fully renovated 6 bedrooms, 4 bathroom & Huge Rec Room house near Gurdwara Kalgidhar Darbar. 4 bedrooms and 2 bathrooms on main floor and Rec room with full bathroom downstairs. It has 2 bedroom legal suite rented to great tenants. Whole house is recently renovated with new Laminate flooring and Tiles, New paint, Counter tops, Railing & many more. This house is very close to Gurdwara, Church, Park, High Street Shopping and only 2-3 minutes from freeway access. This won't last!! OPEN HOUSE SAT-SUN (Sept. 12-13) 1-4 pm.