## **1559 WHATCOM ROAD ABBOTSFORD**

Sumas Prairie, V3G 1Y9

Residential Detached \$1,599,900 (LP)

	Sumas Prairie, V3G 1Y9					\$1,599,900 (LF)	
Depth/Size (ft):		Bedrooms:	4	Approx. Year Built	: 1977		
Frontage (ft):	198.49	Bathrooms:	3	Age:	46		
Lot Area:		Full Baths:	2	Zoning:	A2		
Flood Plain:		Half Baths:	- 1	Gross Taxes:	\$6,05	51.62	
Rear Yard Exp:			·	For Tax Year:	2022		
View:	Yes			P.I.D.:		)57-788	
TICW.	100			1	000 0		
Style of Home:	2 Storey		Parking:	Total: 10 - Covered:	: 3		
Construction:	Frame - Wood		Covered Parking:	3			
Exterior:	Aluminum,Stucco		Parking Access:	Front			
Foundation:			Parking:	Garage; Double,Ga	arage; Single,Ope	en	
Rain Screen:			Locker:				
Renovations:			Units in Dev:				
# of Fireplaces:	2 - Fuel: Natural Gas		Distance to:				
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata	a		
Fuel/Heating:	Forced Air,Natural Ga	s	Property Disc:	No			
Outdoor Area:	Sundeck(s)		PAD Rental:				
Type of Roof:	Torch-On		Fixtures Leased:	No			
Floor Finish:			Fixtures Rmvd:	No			
View: Mgmt. Company:	Yes : MOUNTAINS						
Mgmt. Company:	Yes : MOUNTAINS						
Mgmt. Company: Complex / Subdiv:	Yes : MOUNTAINS Electricity,Natural Gas	s,Septic,Water					
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Gas	s,Septic,Water 47A GRP 2 PLAN 10974					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Gas	•					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas LOT B OF 3 OF DL. 2	•	Shopping Nearby,Waterfront F	Property			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas LOT B OF 3 OF DL. 2	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby,	Shopping Nearby,Waterfront F	Property			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby,	Shopping Nearby,Waterfront F	Property			
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW ealty		<sup>p</sup> roperty <b>Type</b> Living Room	<b>Dimens</b> 16'6 x 1		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW ealty Dimensions 18'11 x 20'4	Floor	Туре		2'9	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re <b>Type</b> Living Room	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW ealty Dimensions 18'11 x 20'4 14'6 x 17'02	Floor Bsmt Bsmt	<b>Type</b> Living Room	16'6 x 1	2'9 3'9	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re <b>Type</b> Living Room Dining Room Kitchen	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW Pealty Dimensions 18'11 x 20'4 14'6 x 17'02 10'7 x 11'5	Floor Bsmt	<b>Type</b> Living Room Recreation Room	16'6 x 1 13'8 x 6 11' x 10	2'9 3'9 )'	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re <b>Type</b> Living Room Dining Room	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW ealty Dimensions 18'11 x 20'4 14'6 x 17'02	Floor Bsmt Bsmt Bsmt	<b>Type</b> Living Room Recreation Room Bedroom	16'6 x 1 13'8 x 6	2'9 3'9 )'	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re <b>Type</b> Living Room Dining Room Kitchen Eating Area Flex Room	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW Palty Dimensions 18'11 x 20'4 14'6 x 17'02 10'7 x 11'5 9'4 x 10'7 12'4 x 7'5	Floor Bsmt Bsmt Bsmt	<b>Type</b> Living Room Recreation Room Bedroom	16'6 x 1 13'8 x 6 11' x 10	2'9 3'9 )'	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re <b>Type</b> Living Room Dining Room Kitchen Eating Area Flex Room Primary Bedroom	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW ealty Dimensions 18'11 × 20'4 14'6 × 17'02 10'7 × 11'5 9'4 × 10'7 12'4 × 7'5 11' × 14'	Floor Bsmt Bsmt Bsmt	<b>Type</b> Living Room Recreation Room Bedroom	16'6 x 1 13'8 x 6 11' x 10	2'9 3'9 )'	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re <b>Type</b> Living Room Dining Room Kitchen Eating Area Flex Room Primary Bedroom Bedroom	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW ealty Dimensions 18'11 x 20'4 14'6 x 17'02 10'7 x 11'5 9'4 x 10'7 12'4 x 7'5 11' x 14' 11'5 x 9'5 # Of Rooms:	Floor Bsmt Bsmt Bsmt Bsmt	Type Living Room Recreation Room Bedroom Bedroom	16'6 x 1 13'8 x 6 11' x 10 9'5 x 14 # of Pieces	2'9 3'9 1'5 Ensuite?	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re Living Room Dining Room Kitchen Eating Area Flex Room Primary Bedroom Bedroom 1,620 sqft 0 sqft	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW Palty Dimensions 18'11 × 20'4 14'6 × 17'02 10'7 × 11'5 9'4 × 10'7 12'4 × 7'5 11' × 14' 11'5 × 9'5 # Of Rooms: # Of Kitchens:	Floor Bsmt Bsmt Bsmt Bsmt 11	Type Living Room Recreation Room Bedroom Bedroom	16'6 x 1 13'8 x 6 11' x 10 9'5 x 14 <b># of Pieces</b> 4	2'9 3'9 1'5 <b>Ensuite?</b> No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re Living Room Dining Room Kitchen Eating Area Flex Room Primary Bedroom Bedroom 1,620 sqft 0 sqft 0 sqft	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW Palty Dimensions 18'11 × 20'4 14'6 × 17'02 10'7 × 11'5 9'4 × 10'7 12'4 × 7'5 11' × 14' 11'5 × 9'5 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Bsmt Bsmt Bsmt Bsmt 11 1 2	Type Living Room Recreation Room Bedroom Bedroom	16'6 x 1 13'8 x 6 11' x 10 9'5 x 14 <b># of Pieces</b> 4 2	2'9 3'9 9' 1'5 <b>Ensuite?</b> No No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re Living Room Dining Room Kitchen Eating Area Flex Room Primary Bedroom Bedroom 1,620 sqft 0 sqft 0 sqft 1,045 sqft	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW Palty Dimensions 18'11 × 20'4 14'6 × 17'02 10'7 × 11'5 9'4 × 10'7 12'4 × 7'5 11' × 14' 11'5 × 9'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Bsmt Bsmt Bsmt Bsmt 11 1 2	Type Living Room Recreation Room Bedroom Bedroom	16'6 x 1 13'8 x 6 11' x 10 9'5 x 14 <b># of Pieces</b> 4 2	2'9 3'9 9' 1'5 <b>Ensuite?</b> No No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas LOT B OF 3 OF DL. 2 Golf Course Nearby,P ClthWsh/Dryr/Frdg/St RE/MAX Truepeak Re Living Room Dining Room Kitchen Eating Area Flex Room Primary Bedroom Bedroom 1,620 sqft 0 sqft 0 sqft 1,045 sqft 2,665 sqft	47A GRP 2 PLAN 10974 Private Setting,Recreation Nearby, ve/DW Palty Dimensions 18'11 × 20'4 14'6 × 17'02 10'7 × 11'5 9'4 × 10'7 12'4 × 7'5 11' × 14' 11'5 × 9'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Bsmt Bsmt Bsmt Bsmt 11 1 2 None	Type Living Room Recreation Room Bedroom Bedroom	16'6 x 1 13'8 x 6 11' x 10 9'5 x 14 <b># of Pieces</b> 4 2	2'9 3'9 9' 1'5 <b>Ensuite?</b> No No	

Great opportunity for investors and business/truckers. 1 acre lot features a 2 storey home with great views and privacy and 720 square feet heated shop. Main floor offers a large living, kitchen, dining/eating area. Bottom floor has very spacious family and flex rooms. Lots of open parking in front with a double and a single garage and room to park your RV. Located close to freeway for easy access. Close to schools, shopping and recreation centres.

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