## 30883 DOWNES ROAD ABBOTSFORD

Bradner, V2S 1L5

<b>Residential Detached</b>
\$2,399,000 (LP)

Depth/Size	(ft):	670(5AC)	Bedrooms:	7		Approx. Year Bu	<b>Jilt:</b> 198	30
rontage (f		325.00	Bathrooms:	3		Age:	44	
.ot Area: (/	-	5.00	Full Baths:	3		Zoning:	A-1	
Flood Plain	-	No	Half Baths:	0		Gross Taxes:		290.26
Rear Yard E	Exp:	North				For Tax Year:	202	
View:		Yes				P.I.D.:		 6-129-871
Style of Ho	me:	Rancher/Bungalow w/Bs	mt.		rking:	Total: 10 - Cover	ed: 3	
Construction:		Frame - Wood			vered Parking:	3		
Exterior:		Brick,Wood			rking Access:	Front		
oundation					rking:	DetachedGrge/C	Carport,Garage; D	Double
Rain Scree					cker:			
Renovation	-	Partly		_	its in Dev:			
f of Firepla		2 - Fuel: Natural Gas		-	tance to:			
Water Supp		City/Municipal			e to Land:	Freehold NonStrata		
Fuel/Heatin	•	Natural Gas			operty Disc:	Yes		
Outdoor Ar		Patio(s)			D Rental:			
Type of Ro		Other			tures Leased:	No		
Floor Finis	h:	Hardwood,Wall/Wall/Mixed		Fix	Fixtures Rmvd: No			
Mgmt. Com Complex / Services C Legal:	Subdiv: connected:	Yes : Forest Electricity,Natural Gas,S LOT 4, PLAN NWP4129	-	TON 36, TOWNSHI	P 13, NEW WESTMI	NSTER LAND DISTRIC	т	
Mgmt. Com Complex / Services C Legal: Amenities: Site Influer Features: Bylaw Rest	Subdiv: connected: nces: tric:	Electricity,Natural Gas,S	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E		P 13, NEW WESTMI	NSTER LAND DISTRIC	T	
Mgmt. Com Complex / Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro	Subdiv: connected: nces: tric: oker(s):	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatio ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E	Equip.				
Mgmt. Com Complex / Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro	Subdiv: connected: nces: tric: oker(s): Type	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatio ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt Dimensions	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E ty Floor	Equip. Type	Dimensions	Floor	Туре	Dimensions
Mgmt. Com Complex / Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Floor	Subdiv: connected: nces: tric: oker(s): Type Living Room	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatio ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt <b>Dimensions</b> 18' x 21'6	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E ty Floor Bsmt	Equip. <b>Type</b> Bedroom	<b>Dimensions</b> 13'6 x 13'6	Floor Abv Main 2	<b>Type</b> Living Room	11' x 15'
Mgmt. Com Complex / Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Listing Bro Floor Main	Subdiv: connected: nces: tric: oker(s): Type Living Room Dining Room	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatio ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt <b>Dimensions</b> 18' x 21'6 12' x 18'	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E ty Floor Bsmt Bsmt	Equip. <b>Type</b> Bedroom Laundry	<b>Dimensions</b> 13'6 x 13'6 6' x 14'	Floor Abv Main 2 Abv Main 2	<b>Type</b> Living Room Kitchen	11' x 15' 11' x 17'
Agmt. Com Complex / Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Listing Bro Cloor Aain Main Main	Subdiv: connected: tric: oker(s): Type Living Room Dining Room Kitchen	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatio ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt Dimensions 18' x 21'6 12' x 18' 10' x 18'	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E ty Floor Bsmt Bsmt Bsmt	Type Bedroom Laundry Hobby Room	<b>Dimensions</b> 13'6 x 13'6 6' x 14' 13' x 8'	Floor Abv Main 2 Abv Main 2 Abv Main 2	<b>Type</b> Living Room Kitchen Eating Area	11' x 15' 11' x 17' 7'6 x 12'
Mgmt. Com Complex / S Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Listing Bro Floor Main Main Main	Subdiv: connected: nces: tric: oker(s): Type Living Room Dining Room Kitchen Primary Bedr	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatic ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt Dimensions 18' x 21'6 12' x 18' 10' x 18' room 15' x 15'	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E ty Floor Bsmt Bsmt Bsmt Bsmt	Type Bedroom Laundry Hobby Room Recreation Room	<b>Dimensions</b> 13'6 x 13'6 6' x 14' 13' x 8' 12' x 18'6	Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2	<b>Type</b> Living Room Kitchen Eating Area Bedroom	11' x 15' 11' x 17' 7'6 x 12' 10'6 x 11'6
Mgmt. Com Complex / 3 Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Floor Main Main Main Main Main	Subdiv: connected: nces: tric: oker(s): Type Living Room Dining Room Kitchen Primary Bedr Bedroom	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatic ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt Dimensions 18' x 21'6 12' x 18' 10' x 18' room 15' x 15' 12' x 13'	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E ty Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Laundry Hobby Room Recreation Room Bedroom	<b>Dimensions</b> 13'6 × 13'6 6' x 14' 13' x 8' 12' x 18'6 13' x 17'4	Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2	<b>Type</b> Living Room Kitchen Eating Area Bedroom Bedroom	11' x 15' 11' x 17' 7'6 x 12' 10'6 x 11'6 9' x 11'6
Mgmt. Com Complex / S Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Listing Bro Floor Main Main Main Main Main Main	Subdiv: connected: nces: tric: oker(s): Type Living Room Dining Room Kitchen Primary Bedr Bedroom Bedroom	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatic ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt Dimensions 18' x 21'6 12' x 18' 10' x 18' room 15' x 15' 12' x 13' 8'4 x 11'6	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E ty Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Laundry Hobby Room Recreation Room Bedroom Office	<b>Dimensions</b> 13'6 × 13'6 6' × 14' 13' × 8' 12' × 18'6 13' × 17'4 8'6 × 15'5	Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2	<b>Type</b> Living Room Kitchen Eating Area Bedroom Bedroom Storage	11' x 15' 11' x 17' 7'6 x 12' 10'6 x 11'6 9' x 11'6 3' x 10'
Mgmt. Com Complex / S Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Listing Bro Floor Main Main Main Main Main	Subdiv: connected: nces: tric: oker(s): Type Living Room Dining Room Kitchen Primary Bedr Bedroom	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatic ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt Dimensions 18' x 21'6 12' x 18' 10' x 18' room 15' x 15' 12' x 13'	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E ty Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Laundry Hobby Room Recreation Room Bedroom	<b>Dimensions</b> 13'6 × 13'6 6' x 14' 13' x 8' 12' x 18'6 13' x 17'4	Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2	<b>Type</b> Living Room Kitchen Eating Area Bedroom Bedroom	11' x 15' 11' x 17' 7'6 x 12' 10'6 x 11'6 9' x 11'6
Mgmt. Com Complex / Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Floor Main Main Main Main Main Main Main	Subdiv: connected: tric: bker(s): Type Living Room Dining Room Kitchen Primary Bedr Bedroom Bedroom Den	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatic ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt Dimensions 18' x 21'6 12' x 18' 10' x 18' room 15' x 15' 12' x 13' 8'4 x 11'6	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E ty Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Laundry Hobby Room Recreation Room Bedroom Office	<b>Dimensions</b> 13'6 × 13'6 6' × 14' 13' × 8' 12' × 18'6 13' × 17'4 8'6 × 15'5	Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2	<b>Type</b> Living Room Kitchen Eating Area Bedroom Bedroom Storage Storage	11' x 15' 11' x 17' 7'6 x 12' 10'6 x 11'6 9' x 11'6 3' x 10'
Mgmt. Com Complex / Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Listing Bro Hain Main Main Main Main Main Main Main	Subdiv: sonnected: tric: bker(s): Type Living Room Dining Room Kitchen Primary Bedr Bedroom Bedroom Den	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatic ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt <b>Dimensions</b> 18' x 21'6 12' x 18' 10' x 18' 10' x 18' room 15' x 15' 12' x 13' 8'4 x 11'6 9'7 x 13'6	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E ty Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Equip. Type Bedroom Laundry Hobby Room Recreation Room Bedroom Office Cold Room	<b>Dimensions</b> 13'6 × 13'6 6' × 14' 13' × 8' 12' × 18'6 13' × 17'4 8'6 × 15'5	Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Below	<b>Type</b> Living Room Kitchen Eating Area Bedroom Bedroom Storage Storage	11' x 15' 11' x 17' 7'6 x 12' 10'6 x 11'6 9' x 11'6 3' x 10' 11'6 x 22'
Mgmt. Com Complex / S Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Floor Main Main Main Main Main Main Main Main	Subdiv: sonnected: nces: tric: oker(s): Type Living Room Dining Room Kitchen Primary Bedr Bedroom Bedroom Den Door (Main): loor (Main):	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatic ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt Dimensions 18' x 21'6 12' x 18' 10' x 18' room 15' x 15' 12' x 13' 8'4 x 11'6 9'7 x 13'6 1,986 sqft	6, PART SE1/4, SECT on Nearby,Treed /DW,Swimming Pool E ty Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Equip. Type Bedroom Laundry Hobby Room Recreation Room Bedroom Office Cold Room	<b>Dimensions</b> 13'6 × 13'6 6' × 14' 13' × 8' 12' × 18'6 13' × 17'4 8'6 × 15'5	Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Below	Type Living Room Kitchen Eating Area Bedroom Bedroom Storage Storage	11' x 15' 11' x 17' 7'6 x 12' 10'6 x 11'6 9' x 11'6 3' x 10' 11'6 x 22' Ensuite?
Mgmt. Com Complex / S Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Listing Bro Floor Main Main Main Main Main Main Main Finished Fl Finished Fl Finished Fl	Subdiv: sonnected: nces: tric: bker(s): Type Living Room Dining Room Kitchen Primary Bedr Bedroom Bedroom Bedroom Den loor (Main): loor (Above): loor (Below):	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatic ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt Dimensions 18' x 21'6 12' x 18' 10' x 18' 10' x 18' 10' x 18' 10' x 13' 8'4 x 11'6 9'7 x 13'6 1,986 sqft 0 sqft	6, PART SE1/4, SECT on Nearby, Treed /DW, Swimming Pool E ty Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Laundry Hobby Room Recreation Room Bedroom Office Cold Room 22 2 2 2 2 2 2 1	<b>Dimensions</b> 13'6 × 13'6 6' × 14' 13' × 8' 12' × 18'6 13' × 17'4 8'6 × 15'5	Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Below Bathroom Floor Main	Type Living Room Kitchen Eating Area Bedroom Bedroom Storage Storage	11' x 15' 11' x 17' 7'6 x 12' 10'6 x 11'6 9' x 11'6 3' x 10' 11'6 x 22' Ensuite? No
Mgmt. Com Complex / S Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Listing Bro Floor Main Main Main Main Main Main Main Main	Subdiv: sonnected: inces: tric: bker(s): Type Living Room Dining Room Kitchen Primary Bedr Bedroom Bedroom Bedroom Den loor (Main): loor (Above): loor (Below): loor (Bsmt):	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatic ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt Dimensions 18' x 21'6 12' x 18' 10' x 18' room 15' x 15' 12' x 13' 8'4 x 11'6 9'7 x 13'6 1,986 sqft 0 sqft 0 sqft	6, PART SE1/4, SECT on Nearby, Treed /DW, Swimming Pool E ty Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Laundry Hobby Room Recreation Room Bedroom Office Cold Room 22 2 2 2 2 2 2 1	<b>Dimensions</b> 13'6 x 13'6 6' x 14' 13' x 8' 12' x 18'6 13' x 17'4 8'6 x 15'5 4' x 14'	Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Below Bathroom Floor Main Main	Type Living Room Kitchen Eating Area Bedroom Bedroom Storage Storage Storage	11' x 15' 11' x 17' 7'6 x 12' 10'6 x 11'6 9' x 11'6 3' x 10' 11'6 x 22' <b>Ensuite?</b> No No
Mgmt. Com Complex / S Services C Legal: Amenities: Site Influer Features: Bylaw Rest Listing Bro Floor Main Main Main Main Main Main Main Main	Subdiv: sonnected: tric: oker(s): Type Living Room Dining Room Dining Room Kitchen Primary Bedr Bedroom Bedroom Bedroom Den Coor (Main): loor (Main): loor (Below): loor (Bsmt): loor (Total):	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatic ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt <b>Dimensions</b> 18' x 21'6 12' x 18' 10' x 18' room 15' x 15' 12' x 13' 8'4 x 11'6 9'7 x 13'6 1,986 sqft 0 sqft 1,716 sqft	6, PART SE1/4, SECT on Nearby, Treed /DW, Swimming Pool E ty Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Laundry Hobby Room Recreation Room Bedroom Office Cold Room 22 2 2 2 2 2 2 1	<b>Dimensions</b> 13'6 x 13'6 6' x 14' 13' x 8' 12' x 18'6 13' x 17'4 8'6 x 15'5 4' x 14' authorized Suite	Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Below Bathroom Floor Main Main Bsmt	Type Living Room Kitchen Eating Area Bedroom Bedroom Storage Storage Storage	11' x 15' 11' x 17' 7'6 x 12' 10'6 x 11'6 9' x 11'6 3' x 10' 11'6 x 22' <b>Ensuite?</b> No No No
Finished Fl Finished Fl Finished Fl	Subdiv: sonnected: tric: oker(s): Type Living Room Dining Room Dining Room Dining Room Kitchen Primary Bedr Bedroom Bedroom Den loor (Main): loor (Main): loor (Below): loor (Bsmt): loor (Total): Floor:	Electricity,Natural Gas,S LOT 4, PLAN NWP4129 Pool; Outdoor Private Setting,Recreatic ClthWsh/Dryr/Frdg/Stve/ RE/MAX Truepeak Realt <b>Dimensions</b> 18' x 21'6 12' x 18' 10' x 18' room 15' x 15' 12' x 13' 8'4 x 11'6 9'7 x 13'6 1,986 sqft 0 sqft 1,716 sqft 3,702 sqft	6, PART SE1/4, SECT on Nearby, Treed /DW, Swimming Pool E ty Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Equip. Type Bedroom Laundry Hobby Room Recreation Room Bedroom Office Cold Room 22 s: 2 2 un Height: Ful	<b>Dimensions</b> 13'6 x 13'6 6' x 14' 13' x 8' 12' x 18'6 13' x 17'4 8'6 x 15'5 4' x 14' authorized Suite	Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Below Bathroom Floor Main Main Bsmt	Type Living Room Kitchen Eating Area Bedroom Bedroom Storage Storage Storage	11' x 15' 11' x 17' 7'6 x 12' 10'6 x 11'6 9' x 11'6 3' x 10' 11'6 x 22' <b>Ensuite?</b> No No No

PRIVATE RETREAT on 5 parklike acres just minute to schools, shopping and the #1 highway. Rancher with a W/O basement. Some of the updates include solid Hardwood floors on the main level, hot water on demand, vinyl windows, furnace, bathrooms and pex piping. An inground pool and wrap around covered deck. The property has a 42' by 22' detached shop with accommodation above.

**COTOLO**., Produced and printed by Cotala Cross-Media Inc. The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.