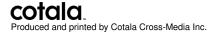
33977 VICTORY BOULEVARD ABBOTSFORD

Central Abbotsford, V2S 1S8

Residential Detached \$1,300,000 (LP)

Depth/Size (ft):	100	Bedrooms:	3	Approx. Year Built:	1961		
Frontage (ft):	60.00	Bathrooms:	2	Age:	62		
Lot Area: (sq.ft.)	6,000.00	Full Baths:	2	Zoning:	RS3		
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,6	43.89	
Rear Yard Exp:	Northwest			For Tax Year:	2022		
View:	No			P.I.D.:	000-	741-663	
Style of Home:	Rancher/Bungalow w/	Bsmt.	Parking:	Total: 4 - Covered: 0			
Construction:	Frame - Wood		Covered Parking:	0			
Exterior:	Mixed		Parking Access:				
Foundation:			Parking:	Open, RV Parking Ava	ail.		
Rain Screen:			Locker:				
Renovations:			Units in Dev:				
# of Fireplaces:	0 - Fuel: Electric		Distance to:				
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata			
Fuel/Heating:	Forced Air, Natural Gas	6	Property Disc:	Yes			
Outdoor Area:	Balcny(s) Patio(s) Dck	(s),Fenced Yard	PAD Rental:				
Type of Roof:	Tar & Gravel		Fixtures Leased:	No			
Floor Finish:	Concrete,Hardwood,M	lixed	Fixtures Rmvd:	No			
View:	No						
Mgmt. Company:							
Complex / Subdiv:							
Services Connected:	Electricity,Natural Gas	,Sanitary Sewer,Water					
Legal:	LOT B, PLAN NWP17539, PART NW1/4, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT						
Amenities:	Storage, Workshop Detached						
Site Influences:	Shopping Nearby						
Features:							
Bylaw Restric:							
Listing Broker(s):	Century 21 Creekside	Realty Ltd.					
Floor	Туре	Dimensions	Floor	Туре	Dimen	sions	
Main	Living Room	16'0 x 13'0	Bsmt	Mud Room	10'1 x 3		
Main	Dining Room	10'0 × 8'1	Bsmt	Recreation Room	17'7 x	11'7	
Main	Kitchen	11'8 x 12'1					
Main	Primary Bedroom	18'7 x 14'2					
Bsmt	Bedroom	11'8 x 11'1					
Bsmt	Laundry	7'1 x 7'0					
Bsmt	Bedroom	12'7 x 11'8					
Finished Floor (Main):	1,013 sqft	# Of Rooms:	9		of Pieces	Ensuite?	-
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main 4		No	
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt 3	5	No	
Finished Floor (Bsmt):	1,013 sqft	Suite:	None				
Finished Floor (Total):	2,026 sqft	Crawl/Bsmt Height:					
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry				
Grand Total:	2,026 sqft	Beds In Bsmt:	2/3				1

DEVELOPER ALERT! Here's an exciting opportunity to seize. With an OCP designation of Urban 2 Ground, this property is a remarkable holding investment for future development. You can purchase now and enjoy rental income while awaiting local development to unfold. The home has undergone a complete renovation, featuring brand-new lighting, flooring, paint, and more, ensuring a fresh and modern interior. Looking ahead, the future FSR of .5 to 1.5 further enhances the investment potential of this property. It's a fantastic opportunity to capitalize on Abbotsford's evolving landscape and be part of its growth story. Don't miss out on this incredible chance to make this home your own or capitalize on its investment potential. The time is now, so don't hesitate to give a call today!



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.