33437 GEORGE FERGUSON WAY ABBOTSFORD

Central Abbotsford, V2S 2L9

Residential Detached \$1,150,000 (LP)

Depth/Size (ft):	131	Bedrooms:	3	Approx. Year Built	t: 1972	
Frontage (ft):	70.00	Bathrooms:	2	Age:	52	
Lot Area: (sq.ft.)	9,170.00	Full Baths:	1	Zoning:	RS3	
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,35	0.45
Rear Yard Exp:				For Tax Year:	2023	
View:	No			P.I.D.:		73-522
-	-					
Style of Home:	Rancher/Bungalow		Parking:	Total: 4 - Covered:	1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Stucco		Parking Access:	Front		
Foundation:			Parking:	Carport; Single		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata	a	
Fuel/Heating:	Forced Air,Natural Ga	S	Property Disc:	Yes		
Outdoor Area:	Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
View:	No					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas PL.NWP.40605, LT.71 Garden,In Suite Laun ClthWsh/Dryr/Frdg/St Homelife Advantage F	tve/DW Realty (Central Valley) Ltd.				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas PL.NWP.40605, LT.71 Garden,In Suite Laun ClthWsh/Dryr/Frdg/St Homelife Advantage F	l, DL.48, LD.36, SEC.21, TWP.16, C dry,Storage tve/DW Realty (Central Valley) Ltd. Dimensions	GRP 2 Floor	Туре	Dimens	ions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas PL.NWP.40605, LT.71 Garden,In Suite Laun ClthWsh/Dryr/Frdg/St Homelife Advantage f Type Living Room	l, DL.48, LD.36, SEC.21, TWP.16, C dry,Storage tve/DW Realty (Central Valley) Ltd. Dimensions 11'6 x 17'		Туре	Dimens	ions
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas PL.NWP.40605, LT.71 Garden,In Suite Laun ClthWsh/Dryr/Frdg/St Homelife Advantage f Type Living Room Dining Room Kitchen	, DL.48, LD.36, SEC.21, TWP.16, C dry,Storage ave/DW Realty (Central Valley) Ltd. Dimensions 11'6 x 17' 10' x 10' 12' x 15'		Туре	Dimens	ions
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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 Main	Electricity,Natural Gas PL.NWP.40605, LT.71 Garden,In Suite Laun ClthWsh/Dryr/Frdg/St Homelife Advantage R Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom	I, DL.48, LD.36, SEC.21, TWP.16, C dry,Storage tve/DW Realty (Central Valley) Ltd. Dimensions 11'6 x 17' 10' x 10' 12' x 15' 16' x 16' 13' x 12' 10' x 10' 10' x 10'	Floor	Bathroom Floor		Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Service Company of the service of	Electricity,Natural Gas PL.NWP.40605, LT.71 Garden,In Suite Laun ClthWsh/Dryr/Frdg/St Homelife Advantage R Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom 1,460 sqft 0 sqft	I, DL.48, LD.36, SEC.21, TWP.16, C dry,Storage Ive/DW Realty (Central Valley) Ltd. Dimensions 11'6 x 17' 10' x 10' 12' x 15' 16' x 16' 13' x 12' 10' x 10' 10' x 10' # Of Rooms:	Floor 7	Bathroom Floor Main	# of Pieces	
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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 Service (S): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas PL.NWP.40605, LT.71 Garden,In Suite Laun ClthWsh/Dryr/Frdg/St Homelife Advantage f Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom 1,460 sqft 0 sqft 0 sqft 0 sqft	I, DL.48, LD.36, SEC.21, TWP.16, C dry,Storage we/DW Realty (Central Valley) Ltd. Dimensions 11'6 x 17' 10' x 10' 12' x 15' 16' x 16' 13' x 12' 10' x 10' 10' x 10'	Floor 7 1	Bathroom Floor Main	# of Pieces 4	Ensuite? No
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INVESTOR ALERT!! Beautiful 3 Bedroom rancher/bungalow situated on large 70 X 131 square foot lot. Central Location, close to 7oaks mall, schools, parks and recreation. Massive covered patio, private fenced backyard. Development potential, should verify with City - OCP indicates Urban 3 Infill area. Potential for duplex.

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