

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	70.00	<b>Bathrooms:</b>	2	<b>Age:</b>	45
<b>Lot Area: (sq.ft.)</b>	7,373.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,564.80
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	005-413-401

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 288 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 56088
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 13'5			
Main	Dining Room	10'10 x 9'4			
Main	Kitchen	15'8 x 9'0			
Main	Primary Bedroom	10'0 x 13'6			
Main	Bedroom	10'0 x 9'3			
Main	Bedroom	9'10 x 9'3			
Main	Foyer	4'3 x 4'7			

<b>Finished Floor (Main):</b>	1,203 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,203 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,203 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

SEE VIRTUAL TOUR! Welcome to this charming three-bedroom, two-bathroom rancher nestled on a spacious CORNER lot (7,373 sqft) in the thriving city of Abbotsford. RS3-infill zoning allows for future possibilities! Currently, the open floor plan provides a seamless flow, perfect for entertaining guests, and has just over 1200 sqft of living space. The galley kitchen features stainless appliances and ample counter space. Retreat to the generous bedrooms; the primary also offers a 4pc ensuite. Each room allows plenty of natural light. Enjoy the convenience of air conditioning. The backyard features endless possibilities for outdoor enjoyment and future development potential. Come with your ideas!