

Depth/Size (ft):		Bedrooms:	7	Approx. Year Built:	9999
Frontage (ft):	87.00	Bathrooms:	3	Age:	999
Lot Area: (sq.ft.)	10,200.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,176.93
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-316-706

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4
Construction:	Other	Covered Parking:	
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Other
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas
Legal:	LOT 1, PLAN NWP15066, PART SW1/4, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP45161
Amenities:	
Site Influences:	
Features:	
Bylaw Restrict:	
Listing Broker(s):	Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 11'7	Bsmt	Bedroom	15'6 x 14'10
Main	Dining Room	11'8 x 7'11	Abv Main 2	Bedroom	10'6 x 8'11
Main	Den	10'11 x 11'4	Abv Main 2	Bedroom	10'6 x 10'6
Main	Bedroom	11' x 10'9	Abv Main 2	Foyer	7' x 7'11
Main	Primary Bedroom	10'11 x 11'7	Abv Main 2	Other	10'3 x 9'6
Bsmt	Bedroom	10'6 x 8'11			
Bsmt	Bedroom	12'7 x 10'9			

Finished Floor (Main):	995 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	0	Main	3	No
Finished Floor (Below):	472 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	0 sqft	Suite:		Abv Main 2	3	No
Finished Floor (Total):	2,219 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,219 sqft	Beds In Bsmt:	3 / 7			
		# Of Pets:				

Attention investors and developers! Calling all first-time home buyers! Don't miss out on this incredible opportunity! Situated on a spacious 10,200 sq ft corner lot (approx. 87x120), this 7 bed/3 bath family home boasts numerous updates both inside and out. Newer roof and a sprawling fully fenced backyard complete with a massive deck, this property is perfect for accommodating the whole family. With two separate suites, it serves as an excellent mortgage helper. Ideally located in a central area near parks and shopping, just a 5-minute drive to Abbotsford Regional Hospital and UFV University of the Fraser Valley, making it highly desirable for rentals. This property offers endless possibilities! Consider subdividing in the future, awaiting bill 44 to increase density.