

Depth/Size (ft):	120	Bedrooms:	3	Approx. Year Built:	1942
Frontage (ft):	60.00	Bathrooms:	1	Age:	82
Lot Area (sq.ft.):	7,200.00	Full Baths:	1	Zoning:	RS3-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,119.26
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-137-020

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(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,Storm Sewer,Water
Legal:	LT 4, BLK 2, PT NW 1/4 SEC 22, TP16, NWD PL6728
Amenities:	
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'2 x 13'	Above	Other	7' x 8'
Main	Kitchen	14'2 x 7'1	Below	Storage	8'5 x 18'5
Main	Bedroom	10'9 x 11'5	Below	Laundry	16'3 x 9'9
Main	Bedroom	11'8 x 11'5	Below	Workshop	11'1 x 11'9
Main	Foyer	5'7 x 7'5	Below	Utility	13'7 x 12'10
Above	Bedroom	11'9 x 15'1	Below	Storage	16'3 x 9'9
Above	Flex Room	19'7 x 11'2			

Finished Floor (Main):	935 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	485 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	871 sqft	# Of Levels:	3			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,291 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Separate Entry,Unfinished			
Grand Total:	2,291 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

This home has a lot of charm and character. Large kitchen that can accommodate an island with access to the back yard and garage. The loft is unique with a good size bedroom and open area for an office or play area for the kids. Unfinished basement so bring your ideas to complete this 871sq.ft area. Walk to downtown Abbotsford to enjoy a variety of boutique shopping and your choice of restaurants. Close to schools, easy access to hwy 11 and a great place to go for a walk. Or check with the city of Abbotsford for development of the site. Come and check it out at the Open House March 10th 2:00-4:00.