32515 GEORGE FERGUSON WAY ABBOTSFORD

Abbotsford West, V2T 4C8

Residential Detached \$1,050,000 (LP)

		Abbotaloid	11030, 721 400			
Depth/Size (ft): Frontage (ft): Lot Area: (sq.ft.) Flood Plain: Rear Yard Exp: View:	60.00 7,770.00 No No	Bedrooms: Bathrooms: Full Baths: Half Baths:	3 2 2 0	Approx. Year Bui Age: Zoning: Gross Taxes: For Tax Year: P.I.D.:	47 RS3 \$4,0 2023	52.92
Style of Home: Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces: Water Supply: Fuel/Heating: Outdoor Area: Type of Roof: Floor Finish:	Rancher/Bungalow Frame - Wood Mixed City/Municipal Baseboard,Electric Fenced Yard Asphalt		Parking: Covered Parking: Parking Access: Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased: Fixtures Rmvd:	Front Open Freehold NonStrata Yes No No		
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	None	50500, PART NE1/4, LEGAL SUBD eation Nearby,Shopping Nearby re/DW	IVISION 7, SECTION 20, TO	WNSHIP 16, NEW WEST	TMINSTER LANE	DISTRICT
Floor Main Main Main Main Main Main	Type Living Room Dining Room Kitchen Laundry Foyer Primary Bedroom Bedroom	Dimensions 11'6 x 17'9 11'6 x 11'11 12' x 17'9 11'8 x 8'8 8'1 x 7'6 15'1 x 18'3 11'8 x 11'4	Floor Main	Type Bedroom	Dimensions 8'1 x 12'2	
Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total): Unfinished Floor: Grand Total:	1,557 sqft 0 sqft 0 sqft 1,557 sqft 0 sqft 1,557 sqft 1,557 sqft	# Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement: Beds In Bsmt: # Of Pets:	8 1 1 None 0 / 3	Bathroom Floor Main Main	# of Pieces 5 5	Ensuite? No Yes

Perfect opportunity to own this well maintained rancher which comes with 3 bedroom 2 bath with a large lot. Property has one bedroom which is built without permit. It is close to all amenities including schools, public transport, shopping, library, recreation and much more. Great development potential please verify with the city. Book your private showing today!

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