

<b>Depth/Size (ft):</b>	98.69	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>	58.89	<b>Bathrooms:</b>	2	<b>Age:</b>	35
<b>Lot Area: (sq.ft.)</b>	5,813.00	<b>Full Baths:</b>	1	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,724.45
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	012-889-610

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<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>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community
<b>Legal:</b>	LOT 27 SECTION 29 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 80221
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 14'8	Main	Foyer	5'7 x 7'0
Main	Dining Room	14'5 x 11'5	Main	Laundry	7'5 x 6'3
Main	Kitchen	11'1 x 8'10	Main	Patio	15'6 x 16'0
Main	Eating Area	7'7 x 10'7			
Main	Family Room	11'3 x 12'9			
Main	Primary Bedroom	14'0 x 14'4			
Main	Bedroom	12'0 x 11'2			

<b>Finished Floor (Main):</b>	1,400 sqft	<b># Of Rooms:</b>	10	<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	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,400 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,400 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

This 2 bedroom, 2 bath rancher in West Abbotsford is perfect for a young family or downsizing. Double side-by-side garage and plenty of extra parking in the driveway. Beautifully landscaped and large private yard. Great neighbourhood, close to Abbotsford Exhibition Park, schools, shopping and HWY 1

