## 34869 EVERETT DRIVE ABBOTSFORD

Abbotsford East, V2S 7R7

<b>Residential Detached</b>
\$1,169,999 (LP)

Depth/Size (ft):	118.00	Bedrooms:	3	Approx. Year Buil	lt: 1982	2
Frontage (ft):	67.00	Bathrooms:	3	Age:	42	
.ot Area: (sq.ft.)	9,962.00	Full Baths:	3	Zoning:	RS3	1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,6	10.97
Rear Yard Exp:	North			For Tax Year:	2023	3
View:	Yes			P.I.D.:	006-	133-932
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Style of Home:	Rancher/Bungalow w/	Bsmt.	Parking:	Total: 4 - Covered:	1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Wood		Parking Access:	Front		
Foundation:			Parking:	Garage; Single, RV Parking Avail.		
Rain Screen:			Locker:			
Renovations:	Partly		Units in Dev:			
# of Fireplaces:	1 - Fuel: Wood		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	a	
Fuel/Heating:	Forced Air		Property Disc:	Yes		
Outdoor Area:	Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood, Mixed, Othe	r	Fixtures Rmvd:	No		
Mgmt. Company: Complex / Subdiv: Services Connected:	•	,Sanitary Sewer,Water				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	EVERETT ESTATES Electricity,Natural Gas LOT 95, PLAN NWP5 Central Location,Priva	9579, PART NE1/4, SECTION 14, te Yard,Recreation Nearby,Shoppin ve/DW,Drapes/Window Coverings,V	ng Nearby	IINSTER LAND DISTRIC	Т	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	EVERETT ESTATES Electricity,Natural Gas LOT 95, PLAN NWP59 Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Living Room Foyer	9579, PART NE1/4, SECTION 14, te Yard,Recreation Nearby,Shoppir ve/DW,Drapes/Window Coverings, Realty (Luckakuck) <b>Dimensions</b> 14'7 x 19'5 7'11 x 6'8	ng Nearby Vacuum - Built In Floor Below Below	<b>Type</b> Bedroom Recreation Room	<b>Dimen</b> 13'1 x 18'7 x	17'4 11'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	EVERETT ESTATES Electricity,Natural Gas LOT 95, PLAN NWP59 Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside <b>Type</b> Living Room Foyer Dining Room	9579, PART NE1/4, SECTION 14, te Yard,Recreation Nearby,Shoppir ve/DW,Drapes/Window Coverings, Realty (Luckakuck) Dimensions 14'7 x 19'5 7'11 x 6'8 10'9 x 13'1	ng Nearby Vacuum - Built In Floor Below	<b>Type</b> Bedroom	<b>Dimen</b> 13'1 x	17'4 11'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	EVERETT ESTATES Electricity,Natural Gas LOT 95, PLAN NWP5 Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Living Room Foyer Dining Room Kitchen	9579, PART NE1/4, SECTION 14, te Yard, Recreation Nearby, Shoppir ve/DW, Drapes/Window Coverings, V Realty (Luckakuck) Dimensions 14'7 x 19'5 7'11 x 6'8 10'9 x 13'1 10'6 x 11'6	ng Nearby Vacuum - Built In Floor Below Below	<b>Type</b> Bedroom Recreation Room	<b>Dimen</b> 13'1 x 18'7 x	17'4 11'6
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	EVERETT ESTATES Electricity,Natural Gas LOT 95, PLAN NWP59 Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Living Room Foyer Dining Room Kitchen Dining Room Bedroom Primary Bedroom 1,489 sqft	9579, PART NE1/4, SECTION 14, te Yard,Recreation Nearby,Shoppir ve/DW,Drapes/Window Coverings, Realty (Luckakuck) Dimensions 14'7 x 19'5 7'11 x 6'8 10'9 x 13'1 10'6 x 11'6 13'9 x 13'3 9'7 x 7'11 12'3 x 13'11 # Of Rooms:	ng Nearby Vacuum - Built In Floor Below Below Below Below	Type Bedroom Recreation Room Storage Bathroom Floor	Dimen 13'1 x 18'7 x 40'1 x # of Pieces	17'4 11'6 13'3 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	EVERETT ESTATES Electricity,Natural Gas LOT 95, PLAN NWP5 Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Living Room Foyer Dining Room Kitchen Dining Room Bedroom Primary Bedroom 1,489 sqft 1,480 sqft 0 sqft	9579, PART NE1/4, SECTION 14, te Yard, Recreation Nearby, Shoppin ve/DW, Drapes/Window Coverings, V Realty (Luckakuck) Dimensions 14'7 x 19'5 7'11 x 6'8 10'9 x 13'1 10'6 x 11'6 13'9 x 13'3 9'7 x 7'11 12'3 x 13'11 # Of Rooms: # Of Kitchens: # Of Levels:	ng Nearby Vacuum - Built In Floor Below Below Below Below 10 1 2	Type Bedroom Recreation Room Storage Bathroom Floor Main	Dimen 13'1 x 18'7 x 40'1 x # of Pieces 4	17'4 11'6 13'3 <b>Ensuite?</b> No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	EVERETT ESTATES Electricity,Natural Gas LOT 95, PLAN NWP5 Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Living Room Foyer Dining Room Kitchen Dining Room Bedroom Primary Bedroom 1,489 sqft 1,480 sqft 0 sqft 0 sqft	9579, PART NE1/4, SECTION 14, te Yard, Recreation Nearby, Shoppir ve/DW, Drapes/Window Coverings, V Realty (Luckakuck) Dimensions 14'7 x 19'5 7'11 x 6'8 10'9 x 13'1 10'6 x 11'6 13'9 x 13'3 9'7 x 7'11 12'3 x 13'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ng Nearby Vacuum - Built In Floor Below Below Below Below 10	Type Bedroom Recreation Room Storage Bathroom Floor Main Main	Dimen 13'1 x 18'7 x 40'1 x <b># of Pieces</b> 4 3	17'4 11'6 13'3 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	EVERETT ESTATES Electricity,Natural Gas LOT 95, PLAN NWP55 Central Location,Priva ClthWsh/Dryr/Frdg/St Century 21 Creekside Type Living Room Foyer Dining Room Kitchen Dining Room Bedroom Primary Bedroom 1,489 sqft 1,480 sqft 0 sqft 0 sqft 2,969 sqft	9579, PART NE1/4, SECTION 14, te Yard, Recreation Nearby, Shoppir ve/DW, Drapes/Window Coverings, V Realty (Luckakuck) Dimensions 14'7 x 19'5 7'11 x 6'8 10'9 x 13'1 10'6 x 11'6 13'9 x 13'3 9'7 x 7'11 12'3 x 13'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ng Nearby Vacuum - Built In Floor Below Below Below Below 10 1 2 None	Type Bedroom Recreation Room Storage Bathroom Floor Main Main	Dimen 13'1 x 18'7 x 40'1 x <b># of Pieces</b> 4 3	17'4 11'6 13'3 <b>Ensuite?</b> No Yes
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Everett Estates, escape the hustle and bustle of city life and indulge in a tranquil retreat. Charming 2900 sqft. rancher, nestled in E. Abby, home is located in a serene oasis amidst lush greenery, manicured landscaping all in a park like setting. Inside, you'll find a stunning open-concept, beautiful kitchen. master with enste. engineered hardwood thru, two cozy additional bedrooms bathed in natural light .NEW ROOF 2019, NEW HW TANK THIS YEAR, Backyard is a inviting in a peaceful setting for family and friends on a 557 sqft. concrete patio perfect for sipping your morning coffee. Home is suitable for a mortgage helper. Enjoy the added convenience of RV, inground irrigation system, take advantage of the prime location, close to gyms, restaurant, great schools. OPEN HOUSE SAT SUN 1-3

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