## 34616 ACORN AVENUE ABBOTSFORD

Abbotsford East, V2S 5C3

Residential Detached \$1,098,000 (LP)

|                         |  |                                  | Lasi, v25 505               |                                       |             | · · · ·  |  |
|-------------------------|--|----------------------------------|-----------------------------|---------------------------------------|-------------|----------|--|
| Depth/Size (ft):        |  | Bedrooms:                        | 4                           | Approx. Year Built                    | : 1978      | 3        |  |
| Frontage (ft):          | 57.22  | Bathrooms:                       | 3                           | Age:                                  | 46          |          |  |
| Lot Area: (sq.ft.)      | 7,618.00   | Full Baths:                      | 2                           | Zoning:                               | RS3         |          |  |
| Flood Plain:            | No   | Half Baths:                      | 1                           | Gross Taxes:                          | \$4,2       | 98.48    |  |
| Rear Yard Exp:          |  |                                  |                             | For Tax Year:                         | 2023        | 3        |  |
| View:                   | Yes  |                                  |                             | P.I.D.:                               | 005-        | 000-980  |  |
|                         |  | l                                |                             |                                       |             |          |  |
| Style of Home:          | Basement Entry   |                                  | Parking:                    | Total: 8 - Covered: 2                 |             |          |  |
| Construction:           | Frame - Wood   |                                  | Covered Parking:            | 2                                     |             |          |  |
| Exterior:               | Stucco,Wood  |                                  | Parking Access:             | Front                                 |             |          |  |
| Foundation:             |  |                                  | Parking:                    | Grge/Double Tandem, RV Parking Avail. |             |          |  |
| Rain Screen:            |  |                                  | Locker:                     |                                       |             |          |  |
| Renovations:            |  |                                  | Units in Dev:               |                                       |             |          |  |
| # of Fireplaces:        | 1 - Fuel: Natural Gas  |                                  | 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)  |                                  | PAD Rental:                 |                                       |             |          |  |
| Type of Roof:           | Asphalt  |                                  | Fixtures Leased:            | No                                    |             |          |  |
| Floor Finish:           | Laminate, Mixed, Tile  |                                  | Fixtures Rmvd:              | No                                    | No          |          |  |
|                         |  |                                  |                             |                                       |             |          |  |
| View:                   | Yes : Mt. Baker  |                                  |                             |                                       |             |          |  |
| Mgmt. Company:          |  |                                  |                             |                                       |             |          |  |
| Complex / Subdiv:       |  |                                  |                             |                                       |             |          |  |
| Services Connected:     | Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water   |                                  |                             |                                       |             |          |  |
| Legal:                  | LOT 478 SECTION 26 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 52240   |                                  |                             |                                       |             |          |  |
| Amenities:              | None<br>Cul de Sae Celf Course Nearby Represtion Nearby Channing Nearby  |                                  |                             |                                       |             |          |  |
| Site Influences:        | Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby<br>ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed,Windows - Thermo |                                  |                             |                                       |             |          |  |
| Features:               | Citrivish/Dryr/Frag/St   | ve/Dvv,Drapes/window Coverings,s | storage Sned, windows - The | errno                                 |             |          |  |
| Bylaw Restric:          | Sutton Crown West Cr   | a act Daalty (Abbatafard)        |                             |                                       |             |          |  |
| Listing Broker(s):      | Sutton Group-west Co   | past Realty (Abbotsford)         |                             |                                       |             |          |  |
| Floor                   | Туре   | Dimensions                       | Floor                       | Туре                                  | Dimen       | sions    |  |
| Main                    | Living Room  | 14' x 17'                        | Bsmt                        | Laundry                               | 10'10 x 8'3 |          |  |
| Main                    | Dining Room  | 11'4 x 8'6                       | Bsmt                        | Bedroom                               | 11'6 x      | 9'6      |  |
| Main                    | Kitchen  | 12' x 11'3                       |                             |                                       |             |          |  |
| Main                    | Primary Bedroom  | 12'10 x 11'4                     |                             |                                       |             |          |  |
| Main                    | Bedroom  | 10' x 9'5                        |                             |                                       |             |          |  |
| Main                    | Bedroom  | 10' × 9'5                        |                             |                                       |             |          |  |
| Bsmt                    | Recreation Room  | 12'9 x 16'2                      |                             |                                       |             |          |  |
| Finished Floor (Main):  | 1,220 sqft   | # Of Rooms:                      | 9                           |                                       | # of Pieces | Ensuite? |  |
| Finished Floor (Above): | 0 sqft   | # Of Kitchens:                   | 1                           | Main                                  | 4           | No       |  |
| Finished Floor (Below): | 0 sqft   | # Of Levels:                     | 2                           | Main                                  | 2           | No       |  |
| Finished Floor (Bsmt):  | 882 sqft   | Suite:                           | None                        | Bsmt                                  | 3           | No       |  |
| Finished Floor (Total): | 2,102 sqft   | Crawl/Bsmt Height:               |                             |                                       |             |          |  |
| Unfinished Floor:       | 0 sqft   | Basement:                        | Fully Finished              |                                       |             |          |  |
| Grand Total:            | 2,102 sqft   | Beds In Bsmt:                    | 1 / 4                       |                                       |             |          |  |
|                         |  | # Of Pets:                       |                             |                                       |             |          |  |
|                         |  |                                  |                             | Ι                                     |             |          |  |
|                         |  |                                  |                             |                                       |             |          |  |

Well cared for East Abbotsford home located on a quiet cul-de-sac. Great south views with unobstructed views of Mt.Baker from the 12'x20' covered deck! Gorgeous solid oak kitchen with plenty of cupboard space & an eating bar. 3 bedrooms up & 4th bedroom, rec room & 3 pc bathroom with double sized shower down. Gas fireplace, laminate floors & thermo windows. Flat, fenced backyard. Large 13'x30' tandem garage & lots of parking space including RV parking along the side of the house. Great location, within walking distance to all levels of schooling, parks, recreation, and shopping. 2-minute drive to the Hwy 11 connector & Hwy 1 for easy commuting!

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