2939 ORIOLE CRESCENT ABBOTSFORD

Central Abbotsford, V2T 4C9

Residential Detached \$899,900 (LP)

		Central Abi				
Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Buil	lt: 197	7
Frontage (ft):	40.00	Bathrooms:	2	Age:	47	
Lot Area: (sq.ft.)	4,000.00	Full Baths:	2	Zoning:	RS3	5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,7	20.59
Rear Yard Exp:	West			For Tax Year:	2023	3
View:	No			P.I.D.:	002-	-416-476
Style of Home:	3 Level Split		Parking:	Total: 3 - Covered:	: 0	
Construction:	Frame - Wood		Covered Parking:	0		
Exterior:	Stucco,Wood		Parking Access:			
Foundation:			Parking:	Open		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes		
Outdoor Area:	Fenced Yard,Patio(s) &	& Deck(s)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate		Fixtures Rmvd:	No		
View:	No					
Mgmt. Company:	No					
		.Sanitary Sewer,Storm Sewer,Wat	ər			
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Gas	,Sanitary Sewer,Storm Sewer,Wat				
Mgmt. Company: Complex / Subdiv:	Electricity,Natural Gas LOT 336 SECTION 20	,Sanitary Sewer,Storm Sewer,Wat TOWNSHIP 16 NEW WESTMINS				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas LOT 336 SECTION 20 None	TOWNSHIP 16 NEW WESTMINS				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas LOT 336 SECTION 20 None Central Location,Recr	TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 336 SECTION 20 None Central Location,Recr	TOWNSHIP 16 NEW WESTMINS				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St	TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St	OTOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings		Туре	Dimer	nsions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F	D TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd.	TER DISTRICT PLAN 50500	Type Bedroom	Dimer 11'11 ;	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F	D TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions	TER DISTRICT PLAN 50500			x 8'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Type Living Room	D TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5	TER DISTRICT PLAN 50500	Bedroom	11'11:	x 8'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Type Living Room Kitchen	D TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5 10'1 x 9'5	TER DISTRICT PLAN 50500	Bedroom	11'11:	x 8'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Type Living Room Kitchen Dining Room	P TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5 10'1 x 9'5 8'9 x 9'5	TER DISTRICT PLAN 50500	Bedroom	11'11:	x 8'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Type Living Room Kitchen Dining Room Laundry	P TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5 10'1 x 9'5 8'9 x 9'5 7'4 x 7'11	TER DISTRICT PLAN 50500	Bedroom	11'11:	x 8'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Below	Electricity,Natural Gas LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Type Living Room Kitchen Dining Room Laundry Family Room	P TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5 10'1 x 9'5 8'9 x 9'5 7'4 x 7'11 16' x 14'7	TER DISTRICT PLAN 50500	Bedroom	11'11:	x 8'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Below Below Below Above	Electricity,Natural Gass LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Living Room Kitchen Dining Room Laundry Family Room Bedroom Primary Bedroom	eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5 10'1 x 9'5 8'9 x 9'5 7'4 x 7'11 16' x 14'7 12'5 x 7'4 10'11 x 12'5 # Of Rooms:	Floor Above Above 9	Bedroom Bedroom Bathroom Floor	11'11 : 9'6 x 8 # of Pieces	x 8'1 '1 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Below Below Above Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gass LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Living Room Kitchen Dining Room Laundry Family Room Bedroom Primary Bedroom	P TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5 10'1 x 9'5 8'9 x 9'5 7'4 x 7'11 16' x 14'7 12'5 x 7'4 10'11 x 12'5 # Of Rooms: # Of Rooms: # Of Kitchens:	TER DISTRICT PLAN 50500	Bedroom Bedroom Bethroom Floor Below	11'11 : 9'6 x 8 # of Pieces 3	x 8'1 ''1 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Below Below Below Above Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gass LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Living Room Kitchen Dining Room Laundry Family Room Bedroom Primary Bedroom	P TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5 10'1 x 9'5 8'9 x 9'5 7'4 x 7'11 16' x 14'7 12'5 x 7'4 10'11 x 12'5 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Above Above 9 1 3	Bedroom Bedroom Bathroom Floor	11'11 : 9'6 x 8 # of Pieces	x 8'1 '1 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Below Below Below Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gass LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Living Room Kitchen Dining Room Laundry Family Room Bedroom Primary Bedroom 676 sqft 510 sqft 400 sqft 0 sqft	P TOWNSHIP 16 NEW WESTMINS eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5 10'1 x 9'5 8'9 x 9'5 7'4 x 7'11 16' x 14'7 12'5 x 7'4 10'11 x 12'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	TER DISTRICT PLAN 50500	Bedroom Bedroom Bethroom Floor Below	11'11 : 9'6 x 8 # of Pieces 3	x 8'1 ''1 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Below Below Below Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	Electricity,Natural Gass LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Living Room Kitchen Dining Room Laundry Family Room Bedroom Primary Bedroom 676 sqft 510 sqft 400 sqft 0 sqft 1,586 sqft	eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5 10'1 x 9'5 8'9 x 9'5 7'4 x 7'11 16' x 14'7 12'5 x 7'4 10'11 x 12'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Above Above 9 1 3 None	Bedroom Bedroom Bethroom Floor Below	11'11 : 9'6 x 8 # of Pieces 3	x 8'1 ''1 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Below Below Below Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor:	Electricity,Natural Gass LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Living Room Kitchen Dining Room Laundry Family Room Bedroom Primary Bedroom 676 sqft 510 sqft 400 sqft 0 sqft 1,586 sqft 0 sqft	eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5 10'1 x 9'5 8'9 x 9'5 7'4 x 7'11 16' x 14'7 12'5 x 7'4 10'11 x 12'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	Floor Above Above 9 1 3 None Fully Finished	Bedroom Bedroom Bethroom Floor Below	11'11 : 9'6 x 8 # of Pieces 3	x 8'1 ''1 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Below Below Below Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	Electricity,Natural Gass LOT 336 SECTION 20 None Central Location,Recr ClthWsh/Dryr/Frdg/St Homelife Advantage F Living Room Kitchen Dining Room Laundry Family Room Bedroom Primary Bedroom 676 sqft 510 sqft 400 sqft 0 sqft 1,586 sqft	eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings Realty (Central Valley) Ltd. Dimensions 18'10 x 13'5 10'1 x 9'5 8'9 x 9'5 7'4 x 7'11 16' x 14'7 12'5 x 7'4 10'11 x 12'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Above Above 9 1 3 None	Bedroom Bedroom Bethroom Floor Below	11'11 : 9'6 x 8 # of Pieces 3	x 8'1 ''1 Ensuite? No

Location! Location! This single family home under \$900k is perfect for first time buyers who want a detached home instead of a townhome. Centrally located within walking distance to all levels of schools, Mouat Secondary, Howe Middle and John Maclure Elementary. Close to shopping, restaurants, Matsqui Rec Centre, Rotary Stadium and much more! 3 bedrooms up along with a full 4 piece bathroom. Main floor has kitchen, dining room, and living room. Down stairs there is a rec room for the kids along with a 4th bedroom / office / flex room. Bring your ideas and make this the perfect family starter home!

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