

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1975
Frontage (ft):	62.00	Bathrooms:	3	Age:	49
Lot Area: (sq.ft.)	6,820.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,214.41
Rear Yard Exp:	North			For Tax Year:	2023
View:				P.I.D.:	006-058-272

Style of Home:	Basement Entry	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Natural Gas,Sanitary Sewer,Water

Legal: LOT 439, PLAN NWP46243, SECTION 17, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 13'5	Bsmt	Bedroom	10'3 x 11'3
Main	Kitchen	11'9 x 11'10	Bsmt	Laundry	11'7 x 11'3
Main	Dining Room	9'10 x 11'9	Bsmt	Foyer	8'10 x 13'7
Main	Primary Bedroom	13'5 x 11'6	Bsmt	Storage	22'11 x 15'6
Main	Bedroom	9'9 x 13'5			
Main	Bedroom	11'10 x 10'1			
Bsmt	Family Room	17'7 x 13'7			

Finished Floor (Main):	1,186 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	836 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	2,022 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,022 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

PRIME location, and a beautiful family home. West Abbotsford, minutes to freeway access, and walking distance to Godson Elementary, Abbotsford Middle School, and Abbotsford Secondary. Bright and cheery kitchen, with a formal dining area and access to fenced backyard and covered patio. Optimal lot location, as there is no house directly behind this home. Walkout basement has one bedroom (has window but no closet), and a large rec room, easy conversion for nanny suite. Large secure storage under patio, this home has endless opportunities. New furnace, 2012 roof, and a new dishwasher. Come by this weekend!