32573 MARSHALL ROAD ABBOTSFORD

Abbotsford West, V2T 1A8

Depth/Size (ft):		Bedrooms:	4	Approx. Year Bui	lt: 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:	\$4,2 ⁻	14.41
Rear Yard Exp:	North			For Tax Year:	2023	
View:				P.I.D.:		058-272
Style of Home:	Basement Entry		Parking:	Total: 4 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Stucco		Parking Access:			
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	2 - Fuel: Electric, Wood	d	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStra	ta	
Fuel/Heating:	Forced Air,Natural Ga		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck	x(s)	PAD Rental:			
Type of Roof:	Tar & Gravel		Fixtures Leased:	No		
Floor Finish:			Fixtures Rmvd:	No		
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	-	as,Sanitary Sewer,Water 46243, SECTION 17, TOWNSHI	P 16, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby we/DW	P 16, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 439, PLAN NWP Central Location,Recr	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby we/DW	P 16, NEW WESTMINSTER LA	ND DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby we/DW	P 16, NEW WESTMINSTER LA	ND DISTRICT	Dimen	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Cor	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby .ve/DW rp.			Dimen: 10'3 x 1	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Con	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby ve/DW rp. Dimensions	Floor	Туре		11'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby ve/DW rp. Dimensions 17'7 x 13'5	Floor Bsmt	Type Bedroom	10'3 x 1 11'7 x 1 8'10 x 1	11'3 11'3 13'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Kitchen	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby we/DW rp. Dimensions 17'7 x 13'5 11'9 x 11'10 9'10 x 11'9 13'5 x 11'6	Floor Bsmt Bsmt	Type Bedroom Laundry	10'3 x 1 11'7 x 1	11'3 11'3 13'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Kitchen Dining Room	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby we/DW rp. Dimensions 17'7 x 13'5 11'9 x 11'10 9'10 x 11'9	Floor Bsmt Bsmt Bsmt	Type Bedroom Laundry Foyer	10'3 x 1 11'7 x 1 8'10 x 1	11'3 11'3 13'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Cor Type Living Room Kitchen Dining Room Primary Bedroom	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby we/DW rp. Dimensions 17'7 x 13'5 11'9 x 11'10 9'10 x 11'9 13'5 x 11'6	Floor Bsmt Bsmt Bsmt	Type Bedroom Laundry Foyer	10'3 x 1 11'7 x 1 8'10 x 1	11'3 11'3 13'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Cor Type Living Room Kitchen Dining Room Primary Bedroom Bedroom	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby we/DW rp. Dimensions 17'7 x 13'5 11'9 x 11'10 9'10 x 11'9 13'5 x 11'6 9'9 x 13'5	Floor Bsmt Bsmt Bsmt	Type Bedroom Laundry Foyer	10'3 x 1 11'7 x 1 8'10 x 1	11'3 11'3 13'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Basmt	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby ve/DW rp. Dimensions 17'7 x 13'5 11'9 x 11'10 9'10 x 11'9 13'5 x 11'6 9'9 x 13'5 11'10 x 10'1 17'7 x 13'7	Floor Bsmt Bsmt Bsmt	Type Bedroom Laundry Foyer Storage	10'3 x 1 11'7 x 1 8'10 x 1 22'11 x	11'3 11'3 13'7 15'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Bsmt Finished Floor (Main):	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby vve/DW rp. Dimensions 17'7 x 13'5 11'9 x 11'10 9'10 x 11'9 13'5 x 11'6 9'9 x 13'5 11'10 x 10'1 17'7 x 13'7 # Of Rooms:	Floor Bsmt Bsmt Bsmt Bsmt	Type Bedroom Laundry Foyer Storage Bathroom Floor	10'3 x 1 11'7 x 1 8'10 x 1	11'3 11'3 13'7 15'6 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Bsmt Finished Floor (Main): Finished Floor (Above):	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Cor Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room 1,186 sqft 0 sqft	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby ve/DW rp. Dimensions 17'7 x 13'5 11'9 x 11'10 9'10 x 11'9 13'5 x 11'6 9'9 x 13'5 11'10 x 10'1 17'7 x 13'7	Floor Bsmt Bsmt Bsmt Bsmt 11	Type Bedroom Laundry Foyer Storage Bathroom Floor Main	10'3 x 1 11'7 x 1 8'10 x 1 22'11 x # of Pieces 4	11'3 11'3 13'7 15'6 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Bin Bin Bin Finished Floor (Main): Finished Floor (Above): Finished Floor (Below):	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room 1,186 sqft 0 sqft 0 sqft	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby we/DW rp. Dimensions 17'7 x 13'5 11'9 x 11'10 9'10 x 11'9 13'5 x 11'6 9'9 x 13'5 11'10 x 10'1 17'7 x 13'7 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Bsmt Bsmt Bsmt Bsmt 11 1 2	Type Bedroom Laundry Foyer Storage Bathroom Floor Main Main	10'3 x 1 11'7 x 1 8'10 x 1 22'11 x # of Pieces	11'3 11'3 13'7 15'6 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Basmt Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room 1,186 sqft 0 sqft 0 sqft 836 sqft	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby we/DW rp. Dimensions 17'7 x 13'5 11'9 x 11'10 9'10 x 11'9 13'5 x 11'6 9'9 x 13'5 11'10 x 10'1 17'7 x 13'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Bsmt Bsmt Bsmt Bsmt 11	Type Bedroom Laundry Foyer Storage Bathroom Floor Main	10'3 x 1 11'7 x 1 8'10 x 1 22'11 x # of Pieces 4 2	11'3 11'3 13'7 15'6 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Bsmt Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room 1,186 sqft 0 sqft 0 sqft 836 sqft 2,022 sqft	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby vve/DW rp. Dimensions 17'7 × 13'5 11'9 × 11'10 9'10 × 11'9 13'5 × 11'6 9'9 × 13'5 11'10 × 10'1 17'7 × 13'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Bsmt Bsmt Bsmt Bsmt	Type Bedroom Laundry Foyer Storage Bathroom Floor Main Main	10'3 x 1 11'7 x 1 8'10 x 1 22'11 x # of Pieces 4 2	11'3 11'3 13'7 15'6 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	LOT 439, PLAN NWP Central Location,Recr ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room 1,186 sqft 0 sqft 0 sqft 836 sqft	46243, SECTION 17, TOWNSHI reation Nearby,Shopping Nearby we/DW rp. Dimensions 17'7 x 13'5 11'9 x 11'10 9'10 x 11'9 13'5 x 11'6 9'9 x 13'5 11'10 x 10'1 17'7 x 13'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Bsmt Bsmt Bsmt Bsmt 11 1 2	Type Bedroom Laundry Foyer Storage Bathroom Floor Main Main	10'3 x 1 11'7 x 1 8'10 x 1 22'11 x # of Pieces 4 2	11'3 11'3 13'7 15'6 Ensuite? Yes No

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!

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