1901 AGASSIZ AVENUE AGASSIZ

Agassiz, VOM 1A3

Residential Detacl	hed
\$779,000 (LP)

Frontage (ft): Lot Area: (sq.ft.) Flood Plain: Rear Yard Exp: View: Style of Home: Construction:	115.00 35.00 8,232.00 Yes West Yes 1 Storey,Rancher/Bung	Bedrooms: Bathrooms: Full Baths: Half Baths:	3 2 1 1	Approx. Year Buil Age: Zoning:	32	
Frontage (ft): Lot Area: (sq.ft.) Flood Plain: Rear Yard Exp: View: Style of Home: Construction: Exterior:	35.00 8,232.00 Yes West Yes 1 Storey,Rancher/Bung	Full Baths:	2 1	Age:	32	
Lot Area: (sq.ft.) Flood Plain: Rear Yard Exp: View: Style of Home: Construction: Exterior:	Yes West Yes 1 Storey,Rancher/Bung		1	-		
lood Plain: lear Yard Exp: /iew: style of Home: construction: ixterior:	Yes West Yes 1 Storey,Rancher/Bung	Half Baths:	1	•	RS1	
/iew: Style of Home: Construction: Exterior:	Yes 1 Storey,Rancher/Bung			Gross Taxes:	\$2,99	97.96
/iew: Style of Home: Construction: Exterior:	1 Storey,Rancher/Bung			For Tax Year:	2023	
Construction: Exterior:				P.I.D.:		793-866
Construction: Exterior:					-	
xterior:	Fromo Mond	galow	Parking:	Total: 6 - Covered:	2	
	Frame - Wood		Covered Parking:	2		
oundation:	Vinyl		Parking Access:	Front		
			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:	Partly		Units in Dev:			
t of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
•	Well - Shallow		Title to Land:	Freehold NonStrata	а	
,	Forced Air,Natural Gas	6	Property Disc:	Yes		
U U	Balcny(s) Patio(s) Dck(PAD Rental:			
	Asphalt	×-7	Fixtures Leased:	No		
Floor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No		
View:	Yes : Mt. Cheam					
Mgmt. Company:						
Complex / Subdiv:						
Services Connected:	Electricity, Natural Gas,	,Sanitary Sewer,Storm Sewer,Wate	r			
Legal:	•	4, DISTRICT LOT 19, GROUP 1, Y		TRICT		
Amenities:	,	, , , ,		-		
Site Influences:	Central Location Recre	eation Nearby,Shopping Nearby				
Features:		/e/DW,Drapes/Window Coverings				
Bylaw Restric:	0					
Listing Broker(s):	Stonehaus Realty Corp	D				
	ctorionado rically con	.				
Floor T	Гуре	Dimensions	Floor	Туре	Dimens	sions
.	iving Room	17'6 x 15'6	Main	Office	9'1 x 8'	3
Main L	-				0414	
	Kitchen	13' x 12'3	Main	Family Room	24'1 x 8	3'3
Main K		13' x 12'3 13' x 7'11	Main	Family Room	24 I X 8	3'3
Nain K Main D	Kitchen		Main	Family Room	24 1 X 8	3'3
Main K Main C Main E	Kitchen Dining Room	13' x 7'11	Main	Family Room	24 T X 8	33
Main K Main C Main E Main P	Kitchen Dining Room Eating Area	13' x 7'11 10'3 x 12'1	Main	Family Room	241 x 8	3.3
Nain K Nain C Nain E Nain P Nain B	Kitchen Dining Room Eating Area Primary Bedroom	13' x 7'11 10'3 x 12'1 13'4 x 14'11	Main	Family Room	24 x c	33
Main K Main C Main E Main P Main B Main B	Kitchen Dining Room Eating Area Primary Bedroom Bedroom	13' x 7'11 10'3 x 12'1 13'4 x 14'11 9'6 x 11'3	9 Main	Family Room	# of Pieces	Bnsuite?
lain K lain C lain E lain P lain B lain B inished Floor (Main):	Kitchen Dining Room Eating Area Primary Bedroom Bedroom Bedroom	13' x 7'11 10'3 x 12'1 13'4 x 14'11 9'6 x 11'3 9'4 x 11'5				
lain K lain C lain F lain F lain B lain B inished Floor (Main): inished Floor (Above):	Kitchen Dining Room Eating Area Primary Bedroom Bedroom Bedroom 1,719 sqft 0 sqft	13' x 7'11 10'3 x 12'1 13'4 x 14'11 9'6 x 11'3 9'4 x 11'5 # Of Rooms: # Of Kitchens:		Bathroom Floor Main	# of Pieces 4	Ensuite? Yes
lain K lain E lain F lain F lain B lain B inished Floor (Main): inished Floor (Above): inished Floor (Below):	Kitchen Dining Room Eating Area Primary Bedroom Bedroom Bedroom 1,719 sqft 0 sqft 0 sqft	13' x 7'11 10'3 x 12'1 13'4 x 14'11 9'6 x 11'3 9'4 x 11'5 # Of Rooms: # Of Kitchens: # Of Levels:	9 1 1	Bathroom Floor	# of Pieces	Ensuite?
Main K Main E Main F Main F Main B Main B Tinished Floor (Main): Tinished Floor (Above): Tinished Floor (Below): Tinished Floor (Below):	Kitchen Dining Room Eating Area Primary Bedroom Bedroom Bedroom 1,719 sqft 0 sqft 0 sqft 0 sqft	13' x 7'11 10'3 x 12'1 13'4 x 14'11 9'6 x 11'3 9'4 x 11'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	9 1 1 None	Bathroom Floor Main	# of Pieces 4	Ensuite? Yes
Main K Main E Main F Main B Main B Finished Floor (Main): F Finished Floor (Above): F Finished Floor (Below): F Finished Floor (Below): F Finished Floor (Total): F	Kitchen Dining Room Eating Area Primary Bedroom Bedroom 3edroom 1,719 sqft 0 sqft 0 sqft 0 sqft 1,719 sqft	13' x 7'11 10'3 x 12'1 13'4 x 14'11 9'6 x 11'3 9'4 x 11'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	9 1 1 None 3'	Bathroom Floor Main	# of Pieces 4	Ensuite? Yes
Main K Main C Main E Main F Main B Main B Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total): Jnfinished Floor:	Kitchen Dining Room Eating Area Primary Bedroom Bedroom Bedroom 1,719 sqft 0 sqft 0 sqft 0 sqft	13' x 7'11 10'3 x 12'1 13'4 x 14'11 9'6 x 11'3 9'4 x 11'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	9 1 1 None	Bathroom Floor Main	# of Pieces 4	Ensuite? Yes

SUNNY VIEWS OF MT CHEAM! This 3 Bed 2 bath rancher in Agassiz is exactly what you are looking for. Great flow and open concept from kitchen to dining to living room. Special features of this home include a massive ensuite w/ Jetted Jacuzzi, enclosed patio, A/C, natural gas hookup for your BBQ and more! Central vacuum, cozy natural gas fireplace, Double-car garage + Lots of parking for your boat/RV. Covered patio out back plus relaxing hot tub! Shopping and Hardware store within walking distance. Currently on well water but city water available at the road. Quiet street in a great neighbourhood. Only 1 0min to Harrison Hot Springs and 8 min to Hwy 1 Popkum. Discover why Agassiz is a great place to call home.

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