## 33360 WREN CRESCENT ABBOTSFORD

Central Abbotsford, V2S 5W1

Residential Detached \$1,149,900 (LP)

Depth/Size (ft):		Bedrooms:	4	Approx. Year Buil	lt: 197	79
rontage (ft):	60.00	Bathrooms:	2	Age:	45	
ot Area: (sq.ft.)	8,002.00	Full Baths:	2	Zoning:	RS	3-1
ood Plain:		Half Baths:	0	Gross Taxes:	\$4,8	893.12
ear Yard Exp:	Southeast			For Tax Year:	202	23
/iew:	No			P.I.D.:	001	1-844-342
Style of Home:	2 Storey		Parking:	Total: 5 - Covered:	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
xterior:	Stucco,Wood		Parking Access:	Front		
oundation:			Parking:	Add. Parking Avail	.,Garage; Single	e,RV Parking Avail
lain Screen:			Locker:			
Renovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Wood		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural Gas	S	Property Disc:	Yes		
Dutdoor Area:	Patio(s) & Deck(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Mixed,Tile,C	Carpet	Fixtures Rmvd:	No		
	No					
View: Mgmt. Company: Complex / Subdiv:	No					
Mgmt. Company: Complex / Subdiv:	No Electricity,Sanitary Se	wer,Water				
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Sanitary Se	wer,Water 2481, DISTRICT LOT 47, GROUP	2, NEW WESTMINSTER LAND	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Sanitary Se		2, NEW WESTMINSTER LAND	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Sanitary Se LOT 74, PLAN NWP5 Garden Central Location,Priva	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp	ing Nearby			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Sanitary Se LOT 74, PLAN NWP5 Garden Central Location,Priva	2481, DISTRICT LOT 47, GROUP	ing Nearby		Alarm,Sprinkler	- Fire
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Sanitary Se LOT 74, PLAN NWP5 Garden Central Location,Priva ClthWsh/Dryr/Frdg/St	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp	ing Nearby		Alarm,Sprinkler	- Fire
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Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Sanitary Se LOT 74, PLAN NWP5 Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch)	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo	ing Nearby w Coverings,Fireplace Insert,Mic	rowave,Pantry,Smoke /		nsions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Sanitary Se LOT 74, PLAN NWP5 Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch) <b>Type</b>	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo Dimensions	ing Nearby w Coverings,Fireplace Insert,Mic <b>Floor</b>	rowave,Pantry,Smoke / Type	Dime	nsions 0'
Agmt. Company: Complex / Subdiv: Gervices Connected: .egal: Amenities: Site Influences: Geatures: Bylaw Restric: .isting Broker(s): loor lain	Electricity,Sanitary Se LOT 74, PLAN NWP5 Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch) <b>Type</b> Primary Bedroom	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo <b>Dimensions</b> 13"7 x 12"0	ing Nearby w Coverings,Fireplace Insert,Mic Floor Main	rowave,Pantry,Smoke / <b>Type</b> Porch (enclosed)	<b>Dime</b> 6' x 20 7'''11 x	nsions 0'
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Main Main	Electricity,Sanitary Se LOT 74, PLAN NWP5: Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch) <b>Type</b> Primary Bedroom Bedroom	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo <b>Dimensions</b> 13"7 x 12"0 10"8 x 9"7	ing Nearby w Coverings,Fireplace Insert,Mic Floor Main Below	rowave,Pantry,Smoke / <b>Type</b> Porch (enclosed) Foyer	<b>Dime</b> 6' x 20 7'''11 x	<b>nsions</b> 0' x 6"7 x 10"3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Sanitary Se LOT 74, PLAN NWP5: Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch) <b>Type</b> Primary Bedroom Bedroom Living Room	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo Dimensions 13"7 x 12"0 10"8 x 9"7 12"8 x 13"7	ing Nearby w Coverings,Fireplace Insert,Mic Floor Main Below Below	rowave,Pantry,Smoke / <b>Type</b> Porch (enclosed) Foyer Bedroom	<b>Dime</b> 6' x 20 7"11 x 10"3 x	<b>nsions</b> 0' x 6"7 x 10"3 13"7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Sanitary Se LOT 74, PLAN NWP5: Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch) <b>Type</b> Primary Bedroom Bedroom Living Room Dining Room	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo Dimensions 13"7 x 12"0 10"8 x 9"7 12"8 x 13"7 12'7 x 10'1	ing Nearby w Coverings,Fireplace Insert,Mic Floor Main Below Below Below	rowave,Pantry,Smoke / <b>Type</b> Porch (enclosed) Foyer Bedroom Family Room	<b>Dime</b> 6' x 20 7"11 x 10"3 x 15' x	<b>nsions</b> 0' x 6"7 x 10"3 13"7 13'
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain	Electricity,Sanitary Se LOT 74, PLAN NWP5: Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch) <b>Type</b> Primary Bedroom Bedroom Living Room Dining Room Kitchen	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo Dimensions 13"7 x 12"0 10"8 x 9"7 12"8 x 13"7 12'7 x 10'1 15' x 13"6	ing Nearby w Coverings,Fireplace Insert,Mic Floor Main Below Below Below Below Below	rowave,Pantry,Smoke / <b>Type</b> Porch (enclosed) Foyer Bedroom Family Room Bedroom	<b>Dime</b> 6' x 2( 7"11 ) 10"3 ) 15' x 8"7 x	nsions 0' x 6"7 x 10"3 13"7 13' 10'
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): Loor Lain Lain Lain Lain Lain Lain	Electricity,Sanitary Se LOT 74, PLAN NWP5: Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch) Type Primary Bedroom Bedroom Living Room Dining Room Kitchen Laundry	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo <b>Dimensions</b> 13"7 x 12"0 10"8 x 9"7 12"8 x 13"7 12'7 x 10'1 15' x 13"6 7"8 x 9"7	ing Nearby w Coverings,Fireplace Insert,Mic Floor Main Below Below Below Below Below Below Below	rowave,Pantry,Smoke / <b>Type</b> Porch (enclosed) Foyer Bedroom Family Room Bedroom Kitchen	<b>Dime</b> 6' x 2( 7"11) 10"3) 15' x 8"7 x 11' x	nsions 0' x 6"7 x 10"3 13"7 13' 10'
Igmt. Company: Complex / Subdiv: Gervices Connected: egal: Amenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): Coor Iain Iain Iain Iain Iain Iain Iain Iain	Electricity,Sanitary Se LOT 74, PLAN NWP5: Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch) <b>Type</b> Primary Bedroom Bedroom Living Room Dining Room Kitchen Laundry Walk-In Closet	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo Dimensions 13"7 x 12"0 10"8 x 9"7 12"8 x 13"7 12'7 x 10'1 15' x 13"6 7"8 x 9"7 6' x 3"10	ing Nearby w Coverings,Fireplace Insert,Mic Floor Main Below Below Below Below Below Below Below Below	rowave,Pantry,Smoke / <b>Type</b> Porch (enclosed) Foyer Bedroom Family Room Bedroom Kitchen Laundry	Dime 6' x 20 7"11 x 10"3 x 15' x 8"7 x 11' x 6"8 x	<b>nsions</b> 0' x 6"7 x 10"3 13"7 13' 10' 4"3
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Sanitary Se LOT 74, PLAN NWP5: Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch) Type Primary Bedroom Bedroom Living Room Dining Room Dining Room Kitchen Laundry Walk-In Closet	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo Dimensions 13"7 x 12"0 10"8 x 9"7 12"8 x 13"7 12'7 x 10'1 15' x 13"6 7"8 x 9"7 6' x 3"10 # Of Rooms:	ing Nearby w Coverings,Fireplace Insert,Mic Floor Main Below Below Below Below Below Below Below Below	rowave,Pantry,Smoke / Type Porch (enclosed) Foyer Bedroom Family Room Bedroom Kitchen Laundry Bathroom Floor	Dime 6' x 20 7"11 x 10"3 x 15' x 8"7 x 11' x 6"8 x # of Pieces	nsions 0' x 6"7 x 10"3 13"7 13' 10' 4"3 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Seatures: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Sanitary Se LOT 74, PLAN NWP5: Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch) Type Primary Bedroom Bedroom Living Room Dining Room Kitchen Laundry Walk-In Closet 1,159 sqft 1,106 sqft	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo Dimensions 13"7 x 12"0 10"8 x 9"7 12"8 x 13"7 12'7 x 10'1 15' x 13"6 7"8 x 9"7 6' x 3"10 # Of Rooms: # Of Kitchens:	ing Nearby w Coverings,Fireplace Insert,Mic Floor Main Below Below Below Below Below Below Below Below Below Below	rowave,Pantry,Smoke / Type Porch (enclosed) Foyer Bedroom Family Room Bedroom Kitchen Laundry Bathroom Floor Main	Dime 6' x 20 7"11 x 10"3 x 15' x 8"7 x 11' x 6"8 x <b># of Pieces</b> 4	nsions 0' x 6"7 x 10"3 13"7 13' 10' 4"3 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Sanitary Se LOT 74, PLAN NWP5: Garden Central Location,Priva ClthWsh/Dryr/Frdg/St eXp Realty (Branch) Type Primary Bedroom Bedroom Living Room Dining Room Kitchen Laundry Walk-In Closet 1,159 sqft 1,106 sqft 0 sqft	2481, DISTRICT LOT 47, GROUP ate Yard,Recreation Nearby,Shopp ve/DW,Dishwasher,Drapes/Windo Dimensions 13"7 x 12"0 10"8 x 9"7 12"8 x 13"7 12"7 x 10'1 15' x 13"6 7"8 x 9"7 6' x 3"10 # Of Rooms: # Of Kitchens: # Of Levels:	ing Nearby w Coverings,Fireplace Insert,Mic Floor Main Below Below Below Below Below Below Below 14 2 2	rowave,Pantry,Smoke / Type Porch (enclosed) Foyer Bedroom Family Room Bedroom Kitchen Laundry Bathroom Floor Main	Dime 6' x 20 7"11 x 10"3 x 15' x 8"7 x 11' x 6"8 x <b># of Pieces</b> 4	nsions 0' x 6"7 x 10"3 13"7 13' 10' 4"3 Ensuite? No
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Discover your dream home in the coveted Terry Fox Neighbourhood! This stunning 4-bedroom, 2-bathroom gem features 2 kitchens and a sprawling private yard. Some Updates include, a new roof, windows, hot water tank, Fresh Paint! Step into a welcoming main floor w/ a large den, family room, bedroom, full bath, and kitchen. Upstairs, revel in the open-concept kitchen with an island, dining area, and living room. The upper level includes the master bedroom, second laundry area, and spacious bedroom. Relish outdoor living w/ an enormous backyard and covered deck, perfect for gatherings. Ideal for investors or as a starter home. Don't miss out—park your RV on this quiet street near schools and downtown. Quiet family neighbourhood area-provides convenient and comfort. Seize this opportunity today!



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