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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 39.43 | Bedrooms: | 2 | Approx. Year Built: | 9999 |
| Frontage (ft): | 7,740.00 | Bathrooms: | 1 | Age: | 999 |
| Lot Area: (sq.ft.) | 7,740.00 | Full Baths: | 1 | Zoning: | RS3 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$4,508.22 |
| Rear Yard Exp: | East | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 012-277-525 |

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|-------------------------|--------------------------|-------------------------|-----------------------|
| Style of Home: | Rancher/Bungalow w/Bsmt. | Parking: | Total: 4 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Wood | Parking Access: | Lane |
| Foundation: | | Parking: | Garage; Single,Open |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 0 - Fuel: | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air | Property Disc: | Yes |
| Outdoor Area: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Carpet | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Storm Sewer,Water |
| Legal: | LOT 8 BLOCK 1 PLAN NWP1584 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICT |
| Amenities: | None |
| Site Influences: | Lane Access,Shopping Nearby |
| Features: | |
| Bylaw Restrict: | |
| Listing Broker(s): | Vybe Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|----------|--------------|
| Main | Kitchen | 13'3 x 8'4 | Bsmt | Workshop | 13'9 x 11'3 |
| Main | Living Room | 14'11 x 13'8 | Bsmt | Storage | 12'11 x 9'10 |
| Main | Primary Bedroom | 12'4 x 19'10 | | | |
| Main | Bedroom | 12'4 x 9'7 | | | |
| Bsmt | Recreation Room | 13'4 x 16'10 | | | |

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|--------------------------------|------------|---------------------------|-----------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,024 sqft | # Of Rooms: | 7 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | No |
| Finished Floor (Below): | 531 sqft | # Of Levels: | 2 | | | |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,555 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Partly Finished | | | |
| Grand Total: | 1,555 sqft | Beds In Bsmt: | 0 / 2 | | | |
| | | # Of Pets: | | | | |

One of the last remaining properties on the street waiting for re-development to multi family. Cozy old timer rancher with basement and lane access. Steps away from Historic downtown Abbotsford. Buy, hold, develop or enjoy this home for its character.