R2879150 House/Single Family

2731 MCCALLUM ROAD ABBOTSFORD

Central Abbotsford, V2S 3R2

Residential Detached \$1,199,900 (LP)

Depth/Size (ft): 39.43 Frontage (ft): 7,740.00 Lot Area: (sq.ft.) 7,740.00 Flood Plain: Nο East Rear Yard Exp: No

Bedrooms: 2 Bathrooms: 1 **Full Baths:** 1 Half Baths: 0

Approx. Year Built: 9999 Age: 999 Zoning: RS3 **Gross Taxes:** \$4,508.22 For Tax Year: 2023 P.I.D.: 012-277-525

Style of Home: Construction:

Rancher/Bungalow w/Bsmt.

Frame - Wood Exterior: Wood

Foundation: Rain Screen: Renovations:

of Fireplaces: 0 - Fuel: Water Supply: City/Municipal

Forced Air Fuel/Heating:

Outdoor Area: Fenced Yard, Patio(s)

Type of Roof: Asphalt

Floor Finish: Laminate, Carpet Parking:

Total: 4 - Covered: 1

Covered Parking: Parking Access: Lane

Parking: Garage; Single,Open Locker:

Units in Dev: Distance to:

Freehold NonStrata Title to Land:

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

View: No

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Storm Sewer, Water

LOT 8 BLOCK 1 PLAN NWP1584 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICT Legal:

Amenities: None

Site Influences: Lane Access, Shopping Nearby

Features:

Bylaw Restric:

Listing Broker(s): Vybe Realty

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

Floor **Bsmt Bsmt**

Type Workshop Storage

Bathroom Floor

Main

Dimensions 13'9 x 11'3 12'11 x 9'10

Ensuite?

No

of Pieces

3

Finished Floor (Main): 1,024 sqft Finished Floor (Above): 0 sqft Finished Floor (Below): 531 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 1,555 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 1,555 saft

Of Kitchens: 1 # Of Levels: 2 Suite: None Crawl/Bsmt Height:

Basement: Partly Finished

Beds In Bsmt:

Of Pets:

Of Rooms:

0/2

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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.

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