



Presented by:
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Active
R2182890

Board: F
House/Single Family

35267 WELLS GRAY COURT

Abbotsford
Abbotsford East
V2S 5X4

Residential Detached

\$529,900 (LP)

(SP)



Sold Date:	Frontage (feet):	32.15	Original Price: \$529,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1979
Depth / Size: IRREG.	Bathrooms:	1	Age: 38
Lot Area (sq.ft.): 8,624.00	Full Baths:	1	Zoning: RS3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,041.85
Rear Yard Exp:			For Tax Year: 2017
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-387-850
			Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **:**
Fixtures Rmvd: **No** :
Floor Finish: **Other**

Legal: **PL NWP55615 LT 206 LD 36 SEC 25 TWP 16**

Amenities:

Site Influences: **Cul-de-Sac, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'6			x			x
Main	Dining Room	10' x 8'6			x			x
Main	Kitchen	10' x 7'6			x			x
Main	Bedroom	10'6 x 10'			x			x
Main	Bedroom	10' x 7'			x			x
Below	Recreation	11'6 x 11'6			x			x
Below	Bedroom	11' x 10'			x			x
Below	Other	15' x 11'6			x			x
Below	Storage	16' x 11'6			x			
Below	Laundry	11' x 7'			x			

Finished Floor (Main):	864	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	778	Suite:	None	3				Pool:
Finished Floor (Total):	1,642 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement:	None	6				
Grand Total:	1,642 sq. ft.			7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

2 bedroom home on a quiet cul-de-sac backing onto greenbelt (creek). 864 sq. ft. on the main and 778 sq. ft. down. Private backyard and a single carport. Ton's of potential so bring you renovation and decorating ideas. Great location close to shopping and transit. Property backs onto a greenbelt (creek & ravine).