



Presented by:

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KINFOLK

REAL ESTATE GROUP

Active
R2557416Board: F
House/Single Family**27866 MACLURE ROAD**Abbotsford
Aberdeen
V4X 0A9

Residential Detached

\$979,900 (LP)

(SP)



Sold Date: Frontage (feet): **45.93** Original Price: **\$979,900**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2012**
 Depth / Size: **131.19** Bathrooms: **4** Age: **9**
 Lot Area (sq.ft.): **6,028.00** Full Baths: **3** Zoning: **RS5-A**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,854.46**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **028-091-418**
 Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal**Style of Home: **2 Storey w/Bsmt.**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**Fireplace Fuel: **Natural Gas**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Sundeck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **No**

PAD Rental:

Fixtures Leased: **: court ordered sale**Fixtures Rmvd: **: court ordered sale**Floor Finish: **Mixed**Legal: **LOT 4, PLAN BCP42888, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, EXC: SRW PL EPP7126**

Amenities:

Site Influences: **Central Location, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	23'6" x 14'	Bsmt	Recreation Ro...	23' x 13'			x
Main	Kitchen	13' x 11'6"	Bsmt	Bedroom	12'4" x 10'			x
Main	Eating Area	13' x 11'6"	Bsmt	Family Room	16'6" x 14'			x
Main	Den	11' x 10'			x			x
Main	Laundry	8' x 6'			x			x
Main	Foyer	11' x 6'			x			x
Above	Master Bedroom	14' x 14'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	11' x 10'8"			x			x
Above	Bedroom	11'4" x 9'			x			x

Finished Floor (Main): **1,073**Finished Floor (Above): **957**Finished Floor (Below): **0**Finished Floor (Basement): **1,073**Finished Floor (Total): **3,103 sq. ft.**Unfinished Floor: **0**Grand Total: **3,103 sq. ft.**# of Rooms: **13**# of Kitchens: **1**# of Levels: **3**Suite: **None**

Crawl/Bsmt. Height:

Beds in Basement: **1** Beds not in Basement: **4**Basement: **Full, Fully Finished**

Bath

1

2

3

4

5

6

7

8

Floor

Main

Above

Above

Bsmt

of Pieces

2

4

4

4

Ensuite?

No

No

Yes

No

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Grg Dr Ht:

Listing Broker(s): **Argus Estates (1983) Ltd.**

Court Ordered Sale. 5 bedrooms and 3 1/2 baths in quiet cul-de-sac location. Nice kitchen with island and granite counter tops, beautiful dark wood cabinets with self closing doors and drawers, beautiful oak hardwood floors on the main floor, covered deck off kitchen with natural gas outlet for BBQ Fully developed basement with rec room, Family room, bedroom and full bath, walk out to back yard with patio, Yard fenced and landscaped.