



Presented by:
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Active
R2524683
 Board: F
 House/Single Family

33968 OLD YALE ROAD

Abbotsford
 Central Abbotsford
 V2S 2J9

Residential Detached

\$580,000 (LP)

(SP)



Sold Date:	Frontage (feet):	30.00	Original Price: \$580,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2004
Depth / Size:	Bathrooms:	2	Age: 17
Lot Area (sq.ft.): 3,375.00	Full Baths:	2	Zoning: RS3
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,061.00
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-254-386
			Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

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

Legal: **LOT 5 PART SW 1/4 SECTION 22 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 7488**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	15'6 x 3'8			x			x
Main	Kitchen	15'3 x 8'			x			x
Main	Eating Area	15'3 x 9'4			x			x
Below	Laundry	5' x 5'5			x			x
Below	Bedroom	10' x 12'7			x			x
Below	Master Bedroom	11'1 x 12'11			x			x
Bsmt	Bedroom	15'9 x 8'4			x			x
Bsmt	Bedroom	14'10 x 8'2			x			x
Bsmt	Living Room	16'11 x 15'9			x			x
		x			x			x

Finished Floor (Main):	406	# of Rooms:	9	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Below	4		No		Barn:
Finished Floor (Below):	684	# of Levels:	3	2	Below	4		Yes		Workshop/Shed:
Finished Floor (Basement):	684	Suite:	None	3				No		Pool:
Finished Floor (Total):	1,774 sq. ft.	Crawl/Bsmt. Height:		4				No		Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 2	5				No		Grg Dr Ht:
Grand Total:	1,774 sq. ft.	Basement: Full, Fully Finished		6				No		
				7				No		
				8				No		

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

Close to downtown Abbotsford this 3 level home awaits you! Level driveway to your attached garage. Four bedrooms, 2 bathrooms, large kitchen and eating area. This home is waiting for your decorating ideas. Make your call today! Measurements by Realtor!