



Presented by:
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Active
R2205570

Board: F
House with Acreage

5367 RAND STREET

Abbotsford
Bradner
V4X 2P4

Residential Detached

\$435,000 (LP)

(SP)



Sold Date:	Frontage (feet):	150.00	Original Price: \$435,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 9999
Depth / Size: IRREG(1AC)	Bathrooms:	2	Age: 999
Lot Area (sq.ft.): 43,560.00	Full Baths:	2	Zoning: A1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,680.83
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-501-869
			Tour:

View: **No :**
Complex / Subdiv: **Bradner**
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Other**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **PARCEL "A" (EXPLANATORY PLAN 26400) LOT 16 SECTION 4 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 2705**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 16'8			x			x
Main	Study	18'6 x 7'6			x			x
Main	Kitchen	8' x 12'			x			x
Main	Bedroom	14'1 x 9'			x			x
Main	Master Bedroom	12'9 x 11'			x			x
Main	Solarium	9'9 x 5'5			x			x
Main	Study	13' x 8'			x			x
Main	Recreation	16'5 x 7'7			x			x
Main	Dining Room	7'9 x 8'			x			
Main	Storage	10'7 x 8'			x			

Finished Floor (Main):	2,097	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,097 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,097 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

1 acre tucked away on a quiet country road in heart of the Bradner Community. This 2 bedroom fixer upper is looking for some TLC. Mostly land value. Or design a complete new home on this unique 1 acre. Unwind in your own park setting near the fish creeks that flow through the property. Court Date for competing offers Oct 12,2017