			Luis Ay Metro Phone: http://w	sented by: <b>/ala PREC</b> Edge Realty 604-551-4418 ww.luisayala.ca ala@shaw.ca	]*						
Active R2373161 Board: F House/Single	Family		31074 SOUTHERN DRIVE Abbotsford Abbotsford West V2T 5K3					Residential Detached <b>\$719,900</b> (LP) (SP) M			
			Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv? If new, GST/H: View: Complex / Sub Services Conne Sewer Type:	: South ?: ST inc?: :		าร: ทร: าร:	0.00 4 3 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2018 Utilities?: No 08-750-556		
Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces Fireplace Fuel: Water Supply: Fuel/Heating: Dutdoor Area: Fype of Roof: Legal:	Natural Gas City/Municipal Forced Air Fenced Yard Asphalt PL 75922 LT 30 SEC 24 T	Reno. Year: R.I. Plumbing R.I. Fireplace Metered Wate	): S:	Total Parking: 5 Parking: Garage; Dist. to Public Trar Title to Land: Fr Property Disc.: No PAD Rental: Fixtures Leased: No Fixtures Rmvd:	Covered F Double, R nsit: reehold No		g Avail.	9 Access:	S:		
Amenities: Site Influences: Features:	Pool; Outdoor Central Location										
Main Main Main Above Above Above Below Below	Living Room 15 Dining Room 12 Kitchen 13'6 Family Room 13'6 Master Bedroom 15'6 Bedroom 12'10 Bedroom 11'3 Bedroom 11'5 Sauna 6	ensions Floor x 12' x 11'3 x 10'8 x 12'8 x 12' x 10' x 10' x 10' x 10' x 11'4 x 6' x 30'	r Type	D	imensions X X X X X X X X X X X X X X X X X X	Floor	Ту	/pe	Dimensions X X X X X X X X X X X X		
Finished Floor (Main):1,081# of Rooms:10Finished Floor (Above):931# of Kitchens: 1Finished Floor (Below):1,080# of Levels: 3Finished Floor (Basement):0Suite: NoneFinished Floor (Total):3,092 sq. ft.Crawl/Bsmt. HeBeds in BasemetBeds in BasemetBasement: FullGrand Total:3,092 sq. ft.Suite: Source			ght: 1 M. 2 Ab 3 Ab 4 Be			Floor Main Above Above Below	# of Pieces 2 4 4 3	Ensuite? No Yes No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:		
Listing Broker(s	b): <b>RE/MAX results realty</b>			RE	/MAX resu	ilts realty					
Beautiful fam home has 3 s your growing	ily home with lots of feat pacious bdrms up and one family!! 2 mins from High nentary!! Call today for yo	e more in the bs istreet Shopping	mt (with separat centre, 15 mins	g, crown moldings e entry), 4 baths	, vaulted o & bonus th	, ceilings, s leatre roo	auna, and omWith 3	3 floors th	ere is enough room f		

**RED Full Public** 

The enclosed information, while deemed to be correct, is not guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.

Active R2390B10   Abbitsford Abbitsford V2S B11   Abbitsford Central Abbitsford V2S B11   Set (SP)   Residential Detached S22,000   Set (SP)     Sold Data   Fordage (Fed): V2S B11   40.00   Original Price: \$322,000   (SP)     Sold Data:   Fordage (Fed): V2S B11   Fordage (Fed): Bedrooms:   40.00   Original Price: \$322,000   (SP)     Sold Data:   Feet   Bedrooms:   3   Approx. Year Bull: 1979     Data:   Feet   Bedrooms:   1   Age:   40     Council Appn?:   Feet						Luis A Metr Phone http://	resented by: <b>Yala PR</b> ro Edge Realty e: 604-551-4418 www.luisayala.ca ayala@shaw.ca		*					
Sold Date::   Frontage (feet):   40.00   Original Price: \$322,000     Meas. Type:   Feet   Bedrooms:   3   Approx. Year Built: 1979     Dept / Staz:   100   Battmooms:   1   Zoning:   RS3     Ito Area (sq.ft.):   4,000.00   Full Baths:   1   Zoning:   RS3     Flood Plain::   Haif Baths:   0   Gross Taxes:   \$1,639.33     Ford Approv.?   If new, GST/HST inc?:   Path Baths:   0   Gross Taxes::   \$1,639.33     Sold of them::   No :   Council Approv?:   If new, GST/HST inc?:   Path Baths:   0   Gross Taxes::   \$1,639.33     Sold of them::   Maurfactured /Mobile, Rancher/Bungalow   No :   Council Approv?:   If new, GST/HST inc?:   Pathing: O   Parking Access: Front   Patking: O     Sold of them:   Reno. Year:   Reno. Year:   Reno. Year:   Path Path Size: 2   Dist. to School Bus: 2 Bilks   Dist. to School Bus: 2 Bilks     Fineptace:   Poret Jinking: O   Reno. Year:   Fiedures Rive: Yee: Sold "AS IS"   Poor Finking: O   Path Rive: 2 Bilks   Dist. to School Bus: 2 Bilks     Finder Foreed Arir, Natural Gas   Meered Wate	<b>R2390810</b> Board: F	with Land	Abb Central				obotsford al Abbotsford					\$322,000 (LP)		
City/Municipal     Style of Home:   Manufactured/Mobile, Rancher/Bungalow   Total Parking: 2   Covered Parking: 0   Parking Access: Front     Style of Home:   Aluminum   Foundation:   Parking: 2   Covered Parking: 0   Parking Access: Front     Advantage:   Aluminum   Foundation:   Reno. Year::   Reno. Year::   Parking: 1   Dist. to School Bus: 2 Blks   Dist. to School Bus: 2 Blks     Renovations:   R.I. Fireplaces:   Property Disc.: No   PARking: Yeas: Sold "AS IS"   Fireplaces: 0   R.I. Fireplaces:   Property Disc.: No     Water Supply:   Forced Air, Natural Gas   Metered Water:   Fixtures Leased: Yes: Sold "AS IS"   Fixtures Leased: Yes: Sold "AS IS"     Yue of Roof:   Asphalt   Foor Finish:   Other   Verse   Verse     Legal:   LOT 116 SEC 15 TWP 16 NWD PLAN 48353 MHR# 44891   CSA# 429732   Amenities:   None   X     Site Influences:   Factores   Fileplaces:   Pilor   Type   Dimensions   K   X     Main   Bedroom   8'8 X'9   X   X   X   X   X     Main   Bedroom   8'8 X'9'   X   X	The first of the second s					Sold Date: Meas. Type: Depth / Size: Lot Area (sq. Flood Plain: Rear Yard Ex Council Appr If new, GST/I View: Complex / Su	Feet 100 ft.): 4,000.00 p: East v?: HST inc?: No : ibdiv:		Bedroom Bathroon Full Bath Half Bath	s: ns: s: ns:	3 1 1 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b>	Year Built: <b>1979</b> 40 RS3 axes: <b>\$1,639.3</b> Year: <b>2019</b> Utilities?: <b>No</b>	
Legal:   LOT 116 SEC 15 TWP 16 NWD PLAN 48353 MHR# 44891 CSA# 429732     Amenities:   None     Site Influences:   For See Remarks     Foor   Type   Dimesions   Floor   Type   Dimensions     Main   Living Room   12' × 11'   Floor   Type   Dimensions   Floor   Type   Dimensions     Main   Bedroom   10' × 10'4   X   X   X   X   X     Main   Bedroom   8'7 × 7'   X   X   X   X   X     Main   Bedroom   8'8 × 7'9   X   X   X   X   X     Finished Floor (Main):   780   # of Room:5:   Bath   Floor   # of Pieces   Ensuite?   Outbuildings	Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces: Fireplace Fuel: Water Supply: Fuel/Heating: Outdoor Area:	Manufactured Aluminum Concrete Slat 0 None City/Municipa Forced Air, Na Patio(s)	I/Mobile o	Reno. Y R.I. Plu R.I. Fire	Year: mbing: eplaces:		City/Mu Total Parking: Parking: Oper Dist. to Public Title to Land: Property Disc.: PAD Rental: Fixtures Leased Fixtures Rmvd:	unici 2 1 Transi Fre No d: Yes	Deal Covered P it: 2 Biks ehold Not :: Sold "A: :: Sold "A:	nStrata S IS"	<b>0</b> Parkin Dist. t	-		
Floor Type Dimensions Floor Type Dimensions Floor Type Dimensions   Main Living Room 12' x 11' x x x x   Main Bedroom 10' x 10'4 x x x   Main Bedroom 8'7 x 7' x x x   Main Bedroom 8'8 x 7'9 x x x   X X X X X X   X X X X X   X X X X X   X X X X X   X X X X X   Main Bedroom 8'8 x 7'9 X X   X X X X X   X X X X X   X X X X X   X X X X X   X X X X X   X X X X X   X X X X X   X X X X X   X X X<	Legal: Amenities: Site Influences:	LOT 116 SEC None		WD PLAN	48353	MHR# 4489	01 CSA# 429732	2						
Finished Floor (Main): 780 # of Rooms:5 Bath Floor # of Pieces Ensuite? Outbuildings	Floor Main Main Main Main	Living Room 12' x 11' Kitchen 11' x 10' Bedroom 10' x 10'4 Bedroom 8'7 x 7' Bedroom 8'8 x 7'9 x x x x x				Floor Type		x x x x x x x x x x x x		r T	x x x x x x x x x x x x			
Finished Floor (Above):   0   # of Ritchens: 1   1   Fraint   4   No   Barn:     Finished Floor (Below):   0   # of Levels: 1   2   Workshop/Shed:   Workshop/Shed:     Finished Floor (Basement):   0   Suite: None   3   Pool:   Garage Sz:     Finished Floor (Total):   780 sq. ft.   Crawl/Bsmt. Height:   4   Garage Sz:   Grage Sz:     Unfinished Floor:   0   Basement: None   6   7   Grage V   Grage V     Grand Total:   780 sq. ft.   Vorkshop   8   Vorkshop   Garage Sz:   Grage V	Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor ( Unfinished Floo	Above): Below): Basement): Total):	780 0 0 780 sq. ft. 0	# of Roon # of Kitch # of Leve Suite: <b>No</b> Crawl/Bsn Beds in Ba	ens: <b>1</b> ls: <b>1</b> ne nt. Heigh		not in Basement:	3	Bath 1 2 3 4 5 6 7	Floor Main	# of Pieces 4	Ensuite? No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz:	