



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
www.nikkicvit.ca  
nikkic@remax.net



**Active**  
**R2205570**

Board: F  
House with Acreage

**5367 RAND STREET**

Abbotsford  
Bradner  
V4X 2P4

Residential Detached

**\$435,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>150.00</b>	Original Price: <b>\$435,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>IRREG(1AC)</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>43,560.00</b>	Full Baths:	<b>2</b>	Zoning: <b>A1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,680.83</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-501-869</b>
			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:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
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):	<b>2,097</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>2,097 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>2,097 sq. ft.</b>		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**