



Presented by:

**Matt Thiessen**

Homelife Glenayre Realty Company Ltd.

Phone: 778-549-8606

www.matthiessen.com

matt@kinfolkrealty.com

**KINFOLK**  
  
 REAL ESTATE

**Active**  
**R2373161**  
 Board: F  
 House/Single Family
**31074 SOUTHERN DRIVE**
 Abbotsford  
 Abbotsford West  
 V2T 5K3

Residential Detached

**\$749,900** (LP)(SP) 

Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$774,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1989</b>
Depth / Size:	Bathrooms:	<b>4</b>	Age: <b>30</b>
Lot Area (sq.ft.): <b>5,800.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS-3</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,168.56</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>008-750-556</b>
			Tour:

View: :

Complex / Subdiv:

 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **Sanitation**

 Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

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

Metered Water:

 Total Parking: **5** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double, RV Parking Avail.**

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

 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Mixed**
Legal: **PL 75922 LT 30 SEC 24 TWP 13**Amenities: **Pool; Outdoor**Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Dining Room	12' x 11'3			x			x
Main	Kitchen	13'6 x 10'8			x			x
Main	Family Room	13'6 x 12'8			x			x
Above	Master Bedroom	15'6 x 12'			x			x
Above	Bedroom	12'10 x 10'			x			x
Above	Bedroom	11'3 x 10'			x			x
Below	Bedroom	11'5 x 11'4			x			x
Below	Sauna	6' x 6'			x			x
Below	Recreation	13'6 x 30'			x			x

 Finished Floor (Main): **1,081**  
 Finished Floor (Above): **931**  
 Finished Floor (Below): **1,080**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **3,092 sq. ft.**

 # of Rooms: **10**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **4**  
 Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>2</b>	<b>No</b>
2	<b>Above</b>	<b>4</b>	<b>Yes</b>
3	<b>Above</b>	<b>4</b>	<b>No</b>
4	<b>Below</b>	<b>3</b>	<b>No</b>
5			
6			
7			
8			

 Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Grg Dr Ht:

 Unfinished Floor: **0**  
 Grand Total: **3,092 sq. ft.**
Listing Broker(s): **RE/MAX results realty****RE/MAX results realty**

**Beautiful family home with lots of features including hardwood flooring, crown moldings, vaulted ceilings, sauna, and outdoor pool!! This Big Family home has 3 spacious bdrms up and one more in the bsmt (with separate entry), 4 baths & bonus theatre room...With 3 floors there is enough room for your growing family!! 2 mins from Highstreet Shopping centre, 15 mins to Abbotsford Int'l airport & 5 mins to HWY 1 & just around the corner from Blue Jay Elementary!! Call today for your personal showing.**