



Presented by:
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KINFOLK

REAL ESTATE
GROUP

Active
R2424314
 Board: F
 House/Single Family

35757 OLD YALE ROAD

Abbotsford
 Abbotsford East
 V3G 2C6

Residential Detached

\$724,900 (LP)

(SP)



Sold Date: Frontage (feet): **156.00** Original Price: **\$775,450**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1986**
 Depth / Size: Bathrooms: **5** Age: **34**
 Lot Area (sq.ft.): **18,426.00** Full Baths: **5** Zoning: **RS1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,818.49**
 Rear Yard Exp: **North** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **002-221-659**
 Tour:

View: **Yes: Valley**

Complex / Subdiv:

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Other, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly, Substantially** Reno. Year: **2019**
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Side**
 Parking: **Garage; Double**

Dist. to Public Transit: **.25 blocks** Dist. to School Bus: **2 Blocks**
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **Yes: See Schedule A**
 Fixtures Rmvd: **Yes: See Schedule A**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 49, PLAN NWP66580, PART NE1/4, SECTION 13, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Recreation	13'9 x 15'7	Above	Bedroom	9'4 x 9'5			x
Main	Family Room	12'10 x 11'7	Above	Bedroom	10'7 x 9'9			x
Main	Bedroom	12'10 x 10'2	Below	Master Bedroom	13'1 x 12'9			x
Main	Bedroom	13'2 x 10'1			x			x
Main	Kitchen	11'6 x 8'8			x			x
Main	Laundry	6'0 x 8'0			x			x
Above	Living Room	20'4 x 21'0			x			x
Above	Den	12'2 x 10'4			x			x
Above	Family Room	11'5 x 17'6			x			x
Above	Kitchen	8'2 x 14'5			x			x

Finished Floor (Main):	1,210	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,689	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other	3	Above	4	No	Pool:
Finished Floor (Total):	2,899 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz:
		Beds in Basement: 0	5	Above	3	Yes	Grg Dr Ht:
		Basement: None	6			No	
Unfinished Floor:	0		7			No	
Grand Total:	2,899 sq. ft.		8			No	

Listing Broker(s): **Momentum Realty Inc.**

Court Ordered Sale. This 5 bdrm & 5 bathroom house has loads of opportunity for the handyman or someone in the reno / construction world who can finish off the substantial reno work completed to date: New flooring (wood / tile), cabinets, countertops, paint, AC in most rooms, gas HW Tank, Furnace & lighting. Plus, work is almost completed on a 2nd floor 1 bdrm suite that has its own access, perfect for a mortgage helper or to live in while you finish reno's in the main home. Lots of value to be added to this spacious, 2 storey home with valley views and large front yard set above the road. Price is reflective of the work required to finish this home, so show with understanding & awareness of work required to finish the bathrooms, flooring, exterior siding & railings on stairwell / patio!