



Presented by:  
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 Sutton Grp-West Coast Realty

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**Active**  
**R2145171**  
 Board: F  
 House/Single Family

### 3514 BASSANO TERRACE

Abbotsford  
 Abbotsford East  
 V3G 2Y2

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$749,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2003</b>
Depth / Size: <b>181</b>	Bathrooms:	<b>3</b>	Age: <b>14</b>
Lot Area (sq.ft.): <b>10,871.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS3</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,729.30</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>024-069-558</b>
			Tour:

View: **Yes: North Shore Mountains**  
 Complex / Subdiv: **Highlands**  
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 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 LMP37058 LT 2 LD 36 SEC 25 TWP 16 PART SE 1/4.**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'10	Above	Bedroom	11'6 x 9'10			x
Main	Dining Room	10'3 x 9'6	Bsmt	Bedroom	15' x 11'4			x
Main	Kitchen	13'7 x 9'6	Bsmt	Recreation	19' x 13'5			x
Main	Eating Area	13'7 x 10'2			x			x
Main	Family Room	15'2 x 14'7			x			x
Main	Den	10'4 x 9'4			x			x
Main	Laundry	12'2 x 5'4			x			x
Above	Master Bedroom	17'3 x 12'7			x			x
Above	Walk-In Closet	11' x 9'5			x			
Above	Bedroom	11'5 x 9'10			x			

Finished Floor (Main):	<b>1,355</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,123</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>310</b>	Suite: <b>None</b>	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,788 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>1,006</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>3,794 sq. ft.</b>	Basement: <b>Full, Partly Finished</b>	6				
			7				
			8				

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

**Nestled in the popular Highlands, this 2 storey with walk-out basement offers an incredible view of the North Shore mountains. Desirable main floor living hosts a spacious kitchen with eating area, family room, den, along with formal living and dining areas. Master bedroom features an ensuite and huge walk-in closet. Home is in need of some TLC, but has good bones and is located in a highly sought-after neighbourhood. Recreation, hiking/biking trails, golf and shopping all nearby. There is an active grow-up in the partly finished basement, so financing through conventional lenders is not available. A great opportunity for a cash buyer or private lending arrangement.**