



Presented by:

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Active
R2272971
 Board: F
 House/Single Family

30884 BROOKDALE COURT

Abbotsford
 Abbotsford West
 V2T 5S3

Residential Detached

\$939,900 (LP)

(SP)



Sold Date:	Frontage:	26.00	Original Price: \$939,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1995
Depth / Size: 183	Bathrooms:	3	Age: 23
Lot Area (acres): 0.22	Full Baths:	3	Zoning: RS3
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,651.40
Rear Yard Exp: North			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-787-088
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

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

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

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

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

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Legal: **PL LMP 17060 LT12 LD36 SEC25 TWP13 PART SE 1/4**Amenities: **Garden, Storage**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6" x 13'			x			x
Main	Dining Room	13' x 10'			x			x
Main	Kitchen	12' x 10'			x			x
Main	Nook	10'6" x 8'6"			x			x
Main	Family Room	16' x 14'6"			x			x
Main	Master Bedroom	14'6" x 13'6"			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Recreation Ro...	21' x 13'6"			x			x
Main	Bedroom	14' x 10'			x			x

Finished Floor (Main):	1,854	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	566	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	2,420 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,420 sq. ft.	Basement: Crawl	6				
		Beds not in Basement: 4	7				
			8				

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

Unique 2 storey plan with Master on the Main. 4 bdrm family home with formal living/dining room combo, open family room off kitchen, upstairs has a games room, bdrm and a full bath. Perfect set up for the teenagers! Lovely yard invites you into your own private space in the City. 9549 sq.ft. on a quiet cul-de-sac is set up to take advantage of the greenspace at the back. Feels like you are miles away from all the hustle and bustle. Easy access to Hwy. 1 and mere minutes to shopping and all the awesome amenities that High Street has to offer.