

R2746000

Presented by:

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Keller Williams Elite Realty

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Board: F House/Single Family **25 32250 DOWNES ROAD**

Abbotsford Abbotsford West V4X 2R1

Residential Detached **\$1,249,000** (LP)

(SP) M

Sold Date: If new, GST/HST inc?: Original Price: \$1,249,000 Meas. Type: Feet Bedrooms: 3 Approx. Year Built: 1997 Frontage(feet): **81.00** Bathrooms: 2 26 Age: Frontage(metres): 24.69 RS3 Full Baths: Zoning: Depth / Size: 112 Half Baths: Gross Taxes: \$4,713.37 Lot Area (sq.ft.): 8,256.00 Rear Yard Exp: West For Tax Year: 2022 Lot Area (acres): **0.19** P.I.D.: **023-415-169** Tax Inc. Utilities?: Flood Plain: Tour:

Yes: SUN & MOUNTAINS Complex/Subdiv: **DOWNES ROAD ESTATES**

First Nation Reserve:

R.I. Plumbing:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: 1 Storey, Rancher/Bungalow

Construction: Frame - Wood Exterior:

Mixed

Concrete Perimeter Foundation:

Renovations: Completely, Partly Reno. Year: # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Metered Water:

Fireplace Fuel: Natural Gas Fuel/Heating: Hot Water, Natural Gas

Outdoor Area: Patio(s) Type of Roof: Asphalt Total Parking: 4 Covered Parking: 2 Parking Access: Front

Parking: Garage; Double, RV Parking Avail. Driveway Finish:

Dist. to Public Transit: Dist. to School Bus:

Title to Land: Freehold Strata Land Lease Expiry Year: Property Disc.: Yes

Fixtures Leased: No: Fixtures Rmvd:

Floor Finish: Hardwood, Mixed, Tile

Legal: STRATA LOT 25, PLAN LMS2380, PART NW1/4, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Garden, In Suite Laundry, Storage, Swirlpool/Hot Tub Amenities:

Site Influences: Central Location, Gated Complex, Private Setting, Private Yard, Shopping Nearby Features:

ClthWsh/Dryr/Frdg/Stve/DW

1,683	Floor	Туре	Dimensions	Floor	Туре	Dimensions	Bathro	ooms
0	Main	Foyer	10'8 x6'5			x	Floor	#Pcs
: 0	Main	Living Room	11'11 x 17'2			x	Main	4
0		Dining Room	11'0 x 12'1			x	Main	3
: 0						x		
1 683 sa ft						x		
, ·						X		
	l ' -					X		
1,683 sq. ft.						X		
						X		
sq. ft.						x		
						X		
	Main	Laundry	8'2 X5'0			X		
			X			X		
	Manuf Type:		Registered	in MHR?:	PAD Rental:			
# of Levels: 1	MHR#:		CSA/BCE:		Maint. Fee:	220.00		
# of Rooms: 12	ByLaw Restric	tions: Pets Allowed	w/Rest., Renta	ls Allwd w	/Restrctns			
	0 0 1,683 sq. ft. 0 1,683 sq. ft. sq. ft.	0 Main Main Main Main Main Main Main Main	Main Foyer Main Living Room Main Dining Room Main Kitchen Main Eating Area Main Family Room Main Family Room Main Walk-In Closet Main Walk-In Closet Main Bedroom Main Bedroom Main Bedroom Main Bedroom Main Bedroom Main Bedroom Main Laundry Manuf Type: MHR#:	0 Main Foyer 10'8 x6'5 0 Main Living Room 11'11 x17'2 0 Main Dining Room 11'0 x12'1 0 Main Kitchen 13'6 x10'9 1,683 sq. ft. 0 Main Family Room 11'3 x13'2 Main Primary Bedroom 14'8 x11'8 Main Walk-In Closet 4'0 x4'10 Main Walk-In Closet 4'0 x4'10 Main Bedroom 12'6 x9'11 Main Bedroom 9'11 x9'0 Main Bedroom 9'11 x9'0 Main Laundry 8'2 x5'0 # of Levels: 1 # of Levels: 1 Manuf Type: Manuf Type: Manuf Type: MHR#: Registered CSA/BCE:	Main Foyer 10'8 x6'5 0	Main	Main Foyer 10'8 x6'5 x	Main Foyer 10'8 x6'5

Listing Broker(s): Keller Williams Elite Realty

PARADISE AWAITS. Highlights of a RARE offering in sought after DOWNES RD ESTATES.. SETTING. Perched high atop meticulously-run gated community, expansive 8256ft greenbelt yard, stunning mountain backdrop. Comforts of detached+low maintenance living. RANCHER! Sprawling bright+airy single-floor home a perfect balance of open concept/traditional. Huge primary bed w/his+hers walk-ins! Wheelchair accessible via side. MODERN. Gourmet chef kitchen w/thoughtful cabinets, cambria counters. Charming flooring. New gas F/P surround. Designer paint. LED lighting. Newer W/D. Roof (2020). YARD. Serene outdoor terrace boasts glass awning, NEW hot tub, extensive landscape lighting, irrigation system, 8x10 worskhop w/power. RV PARKING. Positioned adjacent to community pads w/availability! A DREAM.

RED Full Public
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This is not intended to cause or induce a breach of an existing agency agreement.

MRTKrealtors.com





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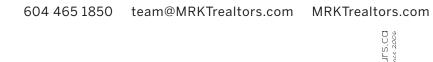






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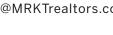








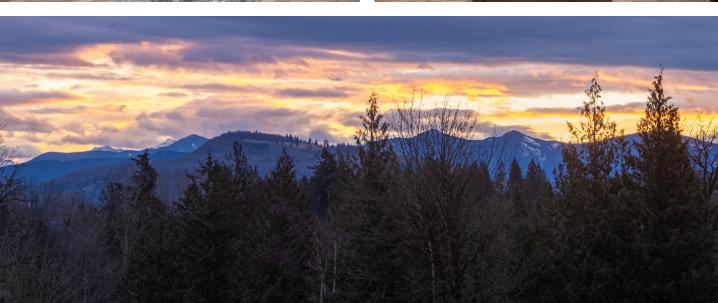






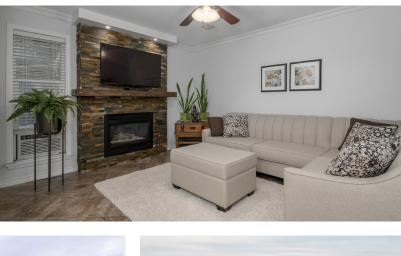














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LIVING AREA	1,683 SF
PATIO	1,479 SF
SHED	105 SF
GARAGE	442 SF
CEILING HEIGHT	<u></u>

