



Presented by:
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Active **R2746000** **25 32250 DOWNES ROAD** Residential Detached
 Board: F Abbotsford **\$1,249,000** (LP)
 House/Single Family Abbotsford West (SP) **M**
 V4X 2R1



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** Age: **26**
 Frontage(metres): **24.69** Full Baths: **2** Zoning: **RS3**
 Depth / Size: **112** Half Baths: **0** 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: **No** Tour:
 View: **Yes: SUN & MOUNTAINS**
 Complex/Subdiv: **DOWNES ROAD ESTATES**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double, RV Parking Avail.**
 Exterior: **Mixed** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Renovations: **Completely, Partly** Reno. Year: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **:**
 Fuel/Heating: **Hot Water, Natural Gas** R.I. Plumbing: Floor Finish: **Hardwood, Mixed, Tile**
 Outdoor Area: **Patio(s)** Type of Roof: **Asphalt**

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**

Amenities: **Garden, In Suite Laundry, Storage, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Gated Complex, Private Setting, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,683	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'8 x 6'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	11'11 x 17'2			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	11'0 x 12'1			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	13'6 x 10'9			x	
Finished Floor (Total):	1,683sq. ft.	Main	Eating Area	6'10 x 6'7			x	
Unfinished Floor:	0	Main	Family Room	11'3 x 13'2			x	
Grand Total:	1,683sq. ft.	Main	Primary Bedroom	14'8 x 11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	4'0 x 4'10			x	
		Main	Walk-In Closet	4'0 x 4'10			x	
		Main	Bedroom	12'6 x 9'11			x	
		Main	Bedroom	9'11 x 9'0			x	
		Main	Laundry	8'2 x 5'0			x	
							x	

Crawl/Bsmt. Height: # of Levels: **1** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **12** MHR#: CSA/BCE: Maint. Fee: **\$220.00**
 ByLaw Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

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 The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 01/13/2023 03:02 PM 1 Page



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**OWN
YOUR
MARKET**

**25 32250 Downes Road
Abbotsford, BC**

LIVING AREA	1,683 SF
PATIO	1,479 SF
SHED	105 SF
GARAGE	442 SF
CEILING HEIGHT	8'



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KWELITE REALTY
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Valid Until: January 12, 2024

All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%. E&O insured. Total square footage might be kept consistent with strata plan. It might include unfinished area.

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34x42x2066