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Scott McGihon

CUSTOM HOME DESIGNER
& REALTOR®

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scottmcgihon@gmail.com

Active R2539735 Board: F House/Single Family		29366 DUNCAN AVENUE Abbotsford Aberdeen V4X 1J5		Residential Detached \$1,498,000 (LP) (SP)																																																																																																				
		Sold Date: Meas. Type: Feet Depth / Size: 266 Lot Area (sq.ft.): 21,780.00 Flood Plain: No Rear Yard Exp: South Council Apprv?: If new, GST/HST inc?:		Frontage (feet): 82.00 Bedrooms: 4 Bathrooms: 3 Full Baths: 3 Half Baths: 0 Original Price: \$1,498,000 Approx. Year Built: 1969 Age: 52 Zoning: SRH Gross Taxes: \$4,303.76 For Tax Year: 2020 Tax Inc. Utilities?: No P.I.D.: 009-470-344 Tour: Virtual Tour URL																																																																																																				
		View: Yes: Mountains/Farm Complex / Subdiv: Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal																																																																																																						
Style of Home: Rancher/Bungalow w/Bsmt., Split Entry Construction: Concrete, Frame - Wood Exterior: Aluminum, Stone, Stucco Foundation: Concrete Perimeter Rain Screen: Renovations: Completely # of Fireplaces: 2 Fireplace Fuel: Natural Gas, Wood Water Supply: City/Municipal Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s) Type of Roof: Asphalt, Other		Reno. Year: 2016 R.I. Plumbing: No R.I. Fireplaces: Metered Water: Y		Total Parking: 8 Covered Parking: 1 Parking Access: Front Parking: Garage; Single, Open, RV Parking Avail. Dist. to Public Transit: Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: Fixtures Leased: Yes: Kangen Water Ionizer Fixtures Rmvd: Yes: Kangen Water Ionizer, Deep Freeze in Garage Floor Finish: Laminate, Tile																																																																																																				
Legal: LOT 14 SECTION 22 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 20725																																																																																																								
Amenities: Garden, In Suite Laundry, Storage, Swirlpool/Hot Tub, Workshop Detached																																																																																																								
Site Influences: Central Location, Cleared, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby Features: Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Hot Tub																																																																																																								
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Finished Floor (Main): 1,319 Finished Floor (Above): 0 Finished Floor (Below): 1,244 Finished Floor (Basement): 0 Finished Floor (Total): 2,563 sq. ft.		# of Rooms: 15 # of Kitchens: 2 # of Levels: 2 Suite: Unauthorized Suite Crawl/Bsmt. Height: Beds in Basement: 0 Beds not in Basement: 4 Basement: Full, Fully Finished, Separate Entry		<table border="1"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> <th>Outbuildings</th> </tr> </thead> <tbody> <tr><td>1</td><td>Main</td><td>3</td><td>Yes</td><td>Barn:</td></tr> <tr><td>2</td><td>Main</td><td>5</td><td>No</td><td>Workshop/Shed: 12'x10'</td></tr> <tr><td>3</td><td>Below</td><td>3</td><td>No</td><td>Pool:</td></tr> <tr><td>4</td><td></td><td></td><td>No</td><td>Garage Sz: 33'x15'</td></tr> <tr><td>5</td><td></td><td></td><td>No</td><td>Grg Dr Ht: 6'10</td></tr> <tr><td>6</td><td></td><td></td><td>No</td><td></td></tr> <tr><td>7</td><td></td><td></td><td>No</td><td></td></tr> <tr><td>8</td><td></td><td></td><td>No</td><td></td></tr> </tbody> </table>		Bath	Floor	# of Pieces	Ensuite?	Outbuildings	1	Main	3	Yes	Barn:	2	Main	5	No	Workshop/Shed: 12'x10'	3	Below	3	No	Pool:	4			No	Garage Sz: 33'x15'	5			No	Grg Dr Ht: 6'10	6			No		7			No		8			No																																																							
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Listing Broker(s): Sutton Group-West Coast Realty																																																																																																								
<p>1/2 ACRE flat and beautifully landscaped property, with wide open mountain/farm views surrounding this completely renovated West Abbotsford home. Enjoy the custom kitchen with gas range in a massive quartz island, walk-in pantry, designer lighting, new paint throughout, 3br up, spa-like baths, barn doors, sundeck/patio, with a private gym and rec room downstairs. 1br Suite has separate entry, laundry, and ceiling soundproofing. Updated electrical and gas with permits. Absolutely a perfect 1 or 2 family home, with RV / toy parking and room to grow. SRH zoning allows for 20% lot coverage = 4,300+ sq. ft. building footprint x 3 story (+basement) at 9.5 m height max, or add a massive 2 story shop/garage and still have a yard! HUGE future potential or fall in love and don't change a thing!</p>																																																																																																								