


<b>Active</b> <b>R2539735</b>	<b>29366 DUNCAN AVENUE</b> Abbotsford Aberdeen V4X 1J5	Residential Detached <b>\$1,498,000</b> (LP) (SP) 
Board: F House/Single Family		



Sold Date:	Frontage (feet): <b>82.00</b>	Original Price: <b>\$1,498,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1969</b>
Depth / Size: <b>266</b>	Bathrooms: <b>3</b>	Age: <b>52</b>
Lot Area (sq.ft.): <b>21,780.00</b>	Full Baths: <b>3</b>	Zoning: <b>SRH</b>
Flood Plain: <b>No</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,303.76</b>
Rear Yard Exp: <b>South</b>		For Tax Year: <b>2020</b>
Council Apprv?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>009-470-344</b>
		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Mountains/Farm</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Rancher/Bungalow w/Bsmt., Split Entry</b>	Total Parking: <b>8</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete, Frame - Wood</b>	Parking: <b>Garage; Single, Open, RV Parking Avail.</b>		
Exterior: <b>Aluminum, Stone, Stucco</b>	Dist. to Public Transit:	Dist. to School Bus: <b>.75 km to Ross</b>	
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Property Disc.: <b>Yes</b>		
Renovations: <b>Completely</b>	PAD Rental:		
# of Fireplaces: <b>2</b>	Fixtures Leased: <b>Yes: Kangen Water Ionizer</b>		
Fireplace Fuel: <b>Natural Gas, Wood</b>	Fixtures Rmvd: <b>Yes: Kangen Water Ionizer, Deep Freeze in Garage</b>		
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Laminate, Tile</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>			
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s), Sundeck(s)</b>			
Type of Roof: <b>Asphalt, Other</b>			

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**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'8 x 11'0	Below	Recreation	15'2 x 13'6			x
Main	Dining Room	13'8 x 9'0	Below	Living Room	12'3 x 11'3			x
Main	Living Room	19'9 x 13'6	Below	Kitchen	14'6 x 10'			x
Main	Foyer	7'3 x 8'5	Below	Bedroom	10'5 x 11'4			x
Main	Pantry	5'8 x 8'9	Below	Storage	26' x 4'10			x
Main	Laundry	3'9 x 4'10						x
Main	Master Bedroom	13'1 x 10'0						x
Main	Bedroom	13'1 x 9'						x
Main	Bedroom	10'10 x 10'7						x
Below	Gym	20'7 x 13'6						x

Finished Floor (Main): <b>1,319</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>1,244</b>	# of Levels: <b>2</b>	2	Main	<b>5</b>	<b>No</b>	Workshop/Shed: <b>12'x10'</b>
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,563 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz: <b>33'x15'</b>
	Beds in Basement: <b>0</b>	5			<b>No</b>	Grg Dr Ht: <b>6'10</b>
	Beds not in Basement: <b>4</b>	6			<b>No</b>	
Unfinished Floor: <b>0</b>	Basement: <b>Full, Fully Finished, Separate Entry</b>	7			<b>No</b>	
Grand Total: <b>2,563 sq. ft.</b>		8			<b>No</b>	

Listing Broker(s): **Sutton Group-West Coast Realty**

**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!**