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Scott McGihon
CUSTOM HOME DESIGNER & REALTOR®

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SUTTON GROUP WestCoast Realty™ You've found a home

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Active
R2546941
Board: F
House/Single Family

29342 DUNCAN AVENUE

Abbotsford
Aberdeen
V4X 1J5

Residential Detached
$1,550,000 (LP)
(SP) M

Sold Date:		Frontage (feet):	**82.00**	Original Price:	**$1,550,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1966**
Depth / Size:	**266**	Bathrooms:	**3**	Age:	**55**
Lot Area (sq.ft.):	**21,780.00**	Full Baths:	**3**	Zoning:	**SRH**
Flood Plain:	**No**	Half Baths:	**0**	Gross Taxes:	**$4,364.27**
Rear Yard Exp:	**South**			For Tax Year:	**2020**
Council Apprv?:				Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**009-470-336**
				Tour:	**Virtual Tour URL**

View: **Yes: North/East Farm and Mountains**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Rancher/Bungalow w/Bsmt.**
Construction: **Concrete, Frame - Wood, Log**
Exterior: **Fibre Cement Board, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: Reno. Year:
Renovations: **Partly** R.I. Plumbing:
# of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **8** Covered Parking: **1** Parking Access: **Front**
Parking: **DetachedGrge/Carport, Garage; Single, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus: **.75km to Ross**
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 12 SECTION 22 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 20725**

Amenities: **Garden, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Central Location, Cleared, Private Setting, Private Yard, Recreation Nearby, Rural Setting**
Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Garage Door Opener, Hot Tub Spa/Swirlpool, Jetted Bathtub,**

Floor	Type	Dimensions
Main	**Living Room**	**20'7 x 12'1**
Main	**Dining Room**	**11'10 x 7'8**
Main	**Kitchen**	**15'1 x 8'7**
Main	**Master Bedroom**	**11'10 x 11'8**
Main	**Bedroom**	**11'9 x 11'8**
Main	**Bedroom**	**11'8 x 9'4**
Below	**Recreation**	**34'2 x 10'9**
Below	**Bar Room**	**10'9 x 6'3**
Below	**Flex Room**	**12'9 x 8'1**
Below	**Laundry**	**10'9 x 8'0**

Floor	Type	Dimensions
Below	**Mud Room**	**10'8 x 6'0**
Below	**Storage**	**11'3 x 6'1**
Below	**Storage**	**6'11 x 2'10**
Main	**Living Room**	**14'10 x 10'6**
Main	**Dining Room**	**10'6 x 9'10**
Main	**Kitchen**	**13'3 x 5'6**
Main	**Laundry**	**5'0 x 5'0**
Main	**Bedroom**	**12'8 x 9'9**
		x
		x

Floor	Type	Dimensions

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Finished Floor (Main):	**1,683**
Finished Floor (Above):	**0**
Finished Floor (Below):	**1,111**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,794 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,794 sq. ft.**

# of Rooms: **18**
# 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**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2	**Below**	**3**	**No**
3	**Main**	**3**	**No**
4			
5			
6			
7			
8			

Outbuildings
Barn: **24x36**
Workshop/Shed: **12x15**
Pool:
Garage Sz: **21'9x12'3**
Grg Dr Ht:

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

1/2 ACRE property with HUGE detached shop and suite, solid character home with 10 foot vaulted ceilings, and covered outdoor entertaining/hot tub area, all set in a park-like setting with gorgeous mature gardens all around. Main house has 3br up, fully finished basement with separate entry. Updated windows and new interior doors. Potential to add at least 1 BR downstairs or enjoy the bar and games room as-is. Flex room makes for a great office. 1br private garden suite with separate laundry and 10 ft. ceilings. 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. Add onto the existing house or shop, or love it just like it is, truly a must see!

RED Full Public

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