

Active
R2655180
 Board: F, Detached
 House/Single Family

29449 SUNVALLEY CRESCENT

\$1,749,000 (LP)
 (SP)

Abbotsford
 Aberdeen
 V4X 1J2



Days on Market: **1** List Date: **2/24/2022** Expiry Date: **8/24/2022**
 Previous Price: **\$0** Original Price: **\$1,749,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **1969**
 Frontage (feet): **82.00** Bedrooms: **4** Age: **53**
 Frontage (metres): **24.99** Bathrooms: **2** Zoning: **SRH**
 Depth / Size: **266** Full Baths: **2** Gross Taxes: **\$4,352.29**
 Lot Area (sq.ft.): **21,780.00** Half Baths: **0** For Tax Year: **2021**
 Lot Area (acres): **0.50** Rear Yard Exp: **North** Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **009-470-760** Tour: **Virtual Tour URL**
 View: **Yes : Mount Baker**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Rancher/Bungalow w/Loft**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Renovations: **Addition, Partly** Reno. Year:
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Natural Gas** Metered Water:
 Fuel/Heating: **Baseboard, Electric, Natural Gas** R.I. Plumbing: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple, Open, RV Parking Avail.**
 Driveway Finish: **Asphalt**
 Dist. to Public Transit: **1 km** Dist. to School Bus: **.75 km**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: Electric Fireplace in Master Bedroom**
 Floor Finish: **Hardwood, Mixed, Carpet**

Legal: **LOT 46 SECTION 22 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 20725**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Garden, Pool; Outdoor, Storage, Workshop Detached**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Jetted Bathtub, Microwave, Swimming Pool Equip., Vaulted Ceiling**

Finished Floor (Main):	1,884	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	750	Above	Master Bedroom	29'8x16'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Walk-In Closet	15'9x6'3			x	Above 4
Finished Floor (Below):	0	Main	Bedroom	12'3x9'8			x	
Finished Floor (Basement):	0	Main	Bedroom	12'3x8'10			x	
Finished Floor (Total):	2,634sq. ft.	Main	Bedroom	11'2x8'10			x	
Unfinished Floor:	0	Main	Kitchen	12'0x9'6			x	Main 4
Grand Total:	2,634sq. ft.	Main	Nook	9'6x6'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	21'3x11'6			x	
		Main	Foyer	8'11x5'8			x	
		Main	Family Room	16'2x11'10			x	
		Main	Dining Room	23'3x13'5			x	
		Main	Laundry	15'10x4'10			x	
				x			x	

Suite: **None**
 Basement: **Crawl**
 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **12**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE: PAD Rental:
 ByLaw Restrictions: Maint. Fee:

List Broker 1: **Sutton Group-West Coast Realty (Abbotsford) - Office: 604-855...**List Broker 3:
 List Desig Agt 1: **Scott McGihon** **scottmcgihon@gmail.com**

List Broker 2: 3: Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **Scott McGihon**
 Sell Broker 1: 3: Phone: **778-242-6764**

Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** Bradley Anthony Desjarlais & Marion Desjarlais**
 Commission: **3.22% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE.**

Occupancy: **Owner**

Realtor **PRIVACY - DO NOT SOLICIT. *Offers to be presented on Tuesday, March 1, at 2pm* Please email to scottmcgihon@gmail.com. Use Touchbase**
 Remarks: **for all showing requests. All measurements by Realtor, to be verified by purchaser if important. Access and Lock Box at side entry in carport. Showings start on Friday, Feb. 25th. Thank You!**

1/2 ACRE property on city sewer/water, with an absolutely stunning 4BR home, surrounded by 400+ sq. ft. of ground-level covered porches, an incredible 1400 square foot deck with built-in 29'x15' pool, and a detached workshop with loft. Inside, you will love the open concept kitchen with gas range, 8 ft. granite island, and gorgeous south facing picture windows. Generously sized living room and family room each showcase their own gas fireplace with custom mantles and rock work. The upstairs is devoted entirely to your 700+ sq.ft. Master Bedroom with 4 pc ensuite! Relax in the jetted tub or take in the sunrise over Mt Baker from 1 of 2 private sundecks. SRH (Hobby Farm) zoning allows 20% lot coverage=4,300+ sq. ft. building footprint, so tons of room to add on, or love it the way it is!