

4092 OLD CLAYBURN ROAD

LIVING AREA: 3,040SQFT | BEDROOM: 5 | BATHROOM: 4



This home boasts an array of features designed to elevate your lifestyle! The newly installed roof has a 40-year shingle warranty, ensuring long-term durability and peace of mind. The fenced backyard includes organic raised gardens, perfect for cultivating fresh produce and enjoying sustainable living. Central air conditioning ensures year-round comfort, while the central heat and vacuum system, featuring a 5-ton heat pump, provides efficient heating and cleaning solutions for every corner of the home. A one-bedroom legal suite is ideal for accommodating guests, generating rental income, or providing independent living space for family members. With its own electrical meter, the suite offers convenience and autonomy for its occupants, ensuring a comfortable and hassle-free experience!

604-614-6401
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

MARK DANA
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage











WALK SCORE

Walk Score
38

Car-Dependent

Most errands require a car

Transit Score
34

Some Transit

A few nearby public transportation options

Bike Score
32

Somewhat Bikeable

Minimal bike infrastructure



COMMUTE

to downtown Abbotsford



14 min



58 min



25 min



60+ min

SCHOOL CATCHMENT

Sandy Hill Elementary (K - 5)

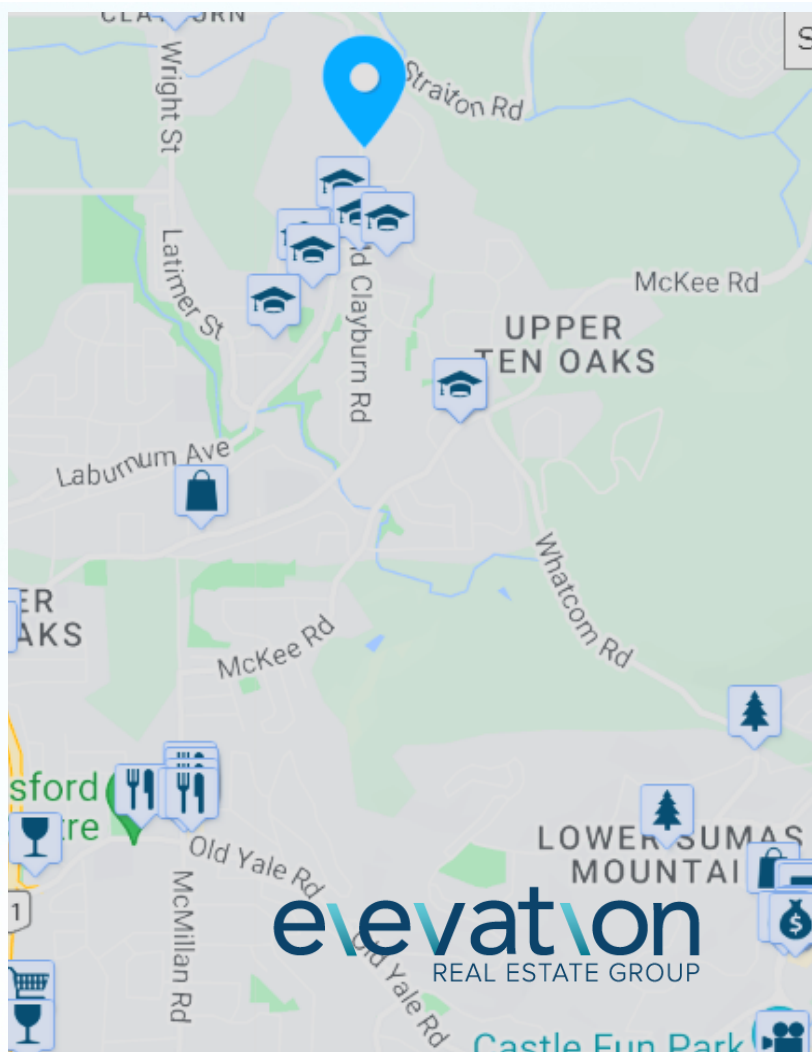
3836 Old Clayburn Road
Abbotsford, BC V3G 2Z5
604-850-7131

Abbotsford Christian (K - 12)

3939 Old Clayburn Road
Abbotsford, BC, V3G 1J9
604-755-1891

Dr. Thomas A Swift Elementary (K - 5)

38400 Mearu Street
Abbotsford, BC V2S 5Y4
604- 853-7730





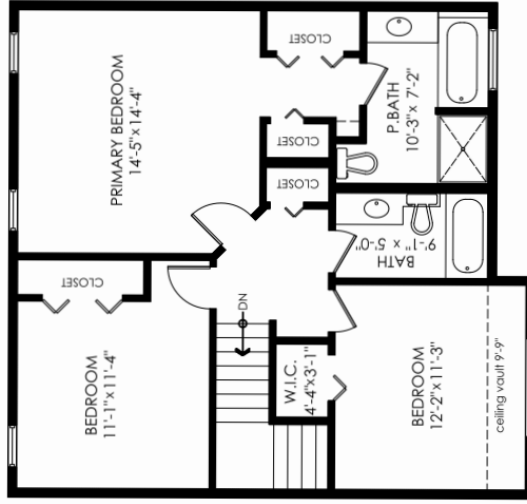
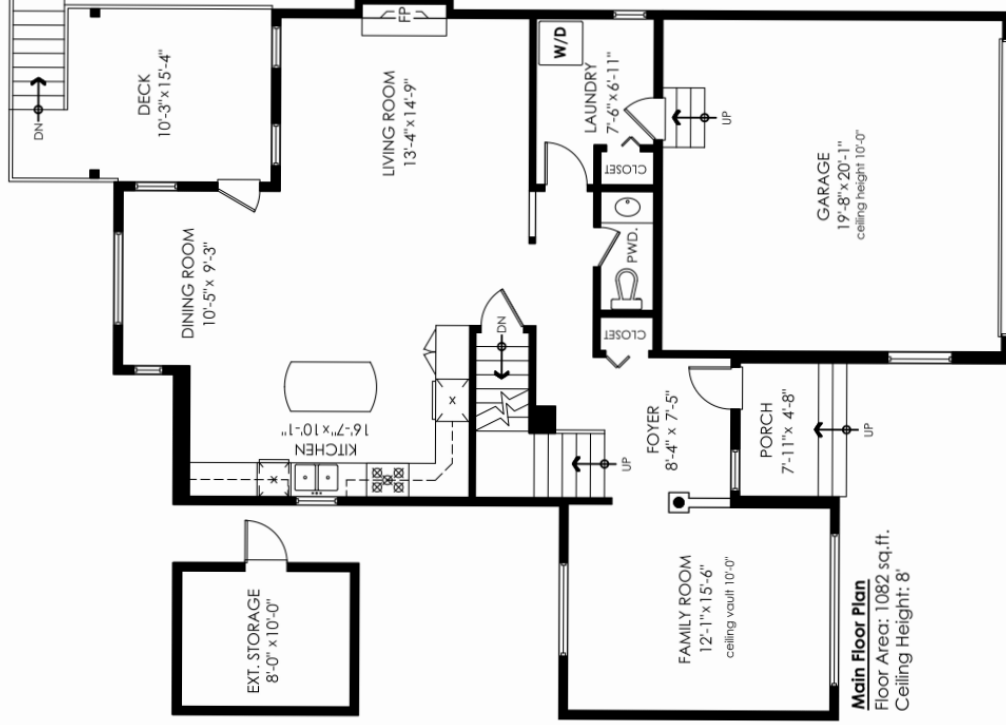
Scan QR Code
to view Virtual
Walkthrough

4092 Old Clayburn Rd Abbotsford

Main Floor: 1,082 sq.ft.
Upper Floor: 876 sq.ft.
Lower Floor: 1,082 sq.ft.
Total Livable: 3,040 sq.ft.

Garage: 426 sq.ft.
Grand Total: 3,466 sq.ft.

Patio: 12 sq.ft.
Ext. Storage: 99 sq.ft.
Deck: 136 sq.ft.
Porch: 37 sq.ft.
Total Extras: 284 sq.ft.



TREELAND
REALTY



SCALE
0' 5'

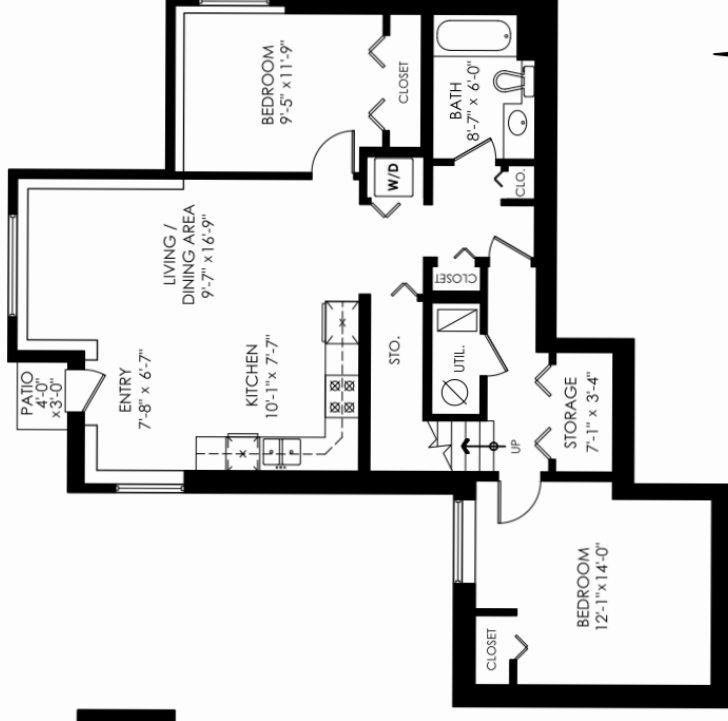
This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



MEASURED ON: (2024-03-05)
info@pixlworks.com www.pixlworks.com 604.329.5788




Lower Floor Plan
Floor Area: 1082 sq.ft.
Ceiling Height: 8'



Active
R2858690
Board: F
House/Single Family

4092 OLD CLAYBURN ROAD

Abbotsford
Abbotsford East
V3G 3A5

Residential Detached
\$1,299,000 (LP)
(SP) 



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **53.71**
Frontage(metres): **16.37**
Depth / Size: **108.66**
Lot Area (sq.ft.): **5,802.28**
Lot Area (acres): **0.13**
Flood Plain:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:
Bedrooms: **5**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
Rear Yard Exp:
P.I.D.: **025-113-445**

Original Price: **\$1,299,000**
Approx. Year Built: **2002**
Age: **22**
Zoning: **RS3**
Gross Taxes: **\$4,878.34**
For Tax Year: **2023**
Tax Inc. Utilities?:
Tour: [Virtual Tour URL](#)

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:
Property Disc.: **Yes**
Fixtures Lease... **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 92, PLAN LMP50960, PART SW1/4, SECTION 36, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,082	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	876	Main	Living Room	13'4 x 14'9	Bsmt	Storage	7'1 x 3'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'5 x 9'3	Bsmt	Foyer	7'8 x 6'7	Main 2
Finished Floor (Below):	0	Main	Kitchen	16' x 10'1			x	Above 4
Finished Floor (Basement):	1,082	Main	Family Room	12'1 x 15'6			x	Above 4
Finished Floor (Total):	3,040 sq. ft.	Main	Laundry	7'6 x 6'11			x	Bsmt 4
Unfinished Floor:	0	Main	Foyer	8'4 x 7'5			x	
Grand Total:	3,040 sq. ft.	Above	Primary Bedroom	14'5 x 14'4			x	
		Above	Bedroom	11'1 x 11'4			x	
		Above	Bedroom	12'2 x 11'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	9'7 x 16'9			x	
Suite:Legal Suite		Bsmt	Kitchen	10'1 x 7'7			x	
Basement:Full		Bsmt	Bedroom	12'1 x 14'			x	
		Bsmt	Bedroom	9'5 x 11'9			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MH... PAD Rental:
of Kitchens: **2** # of Rooms: **15** MHR... CSA/BCE: Maint. Fee:

ByLaw Restrictions:

elevation
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