

35283 CORBETT PLACE

LIVING AREA: 2,466 SQFT | LOT AREA: 5,808.36 SQFT
BEDROOM: 5 | BATHROOM: 3



Located in a sought-after neighbourhood, this charming home is close to elementary, middle, & secondary schools - ideal for families! The quiet cul-de-sac allows you to enjoy peace & safety w/ minimal traffic. A covered front entrance opens to a spacious foyer. The top floor has been recently updated with fresh paint, new vinyl plank flooring, & rugs, offering a modern touch to this lovely home! The master bedroom includes an ensuite bathroom & walk-in closet. The property features a newly renovated 2-bedroom legal suite, offering additional income potential. The fenced backyard, complete with a sandbox, is perfect for children or grandchildren to play safely. Grow your own flowers or vegetables in the raised backyard garden area & feel secure with a wired-in home alarm system. Call today!



604-614-6401
elevationrealestate.ca



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
32

Care-dependent

Most errands require a car.

Transit Score
33

Some Transit

A few nearby public transportation options.

Bike Score
24

Somewhat Bikeable

Minimal bike infrastructure

COMMUTE to downtown Abbotsford

 14 min  58 min  25 min  60+ min

SCHOOL CATCHMENT

Sandy Hill Elementary (K - 5)

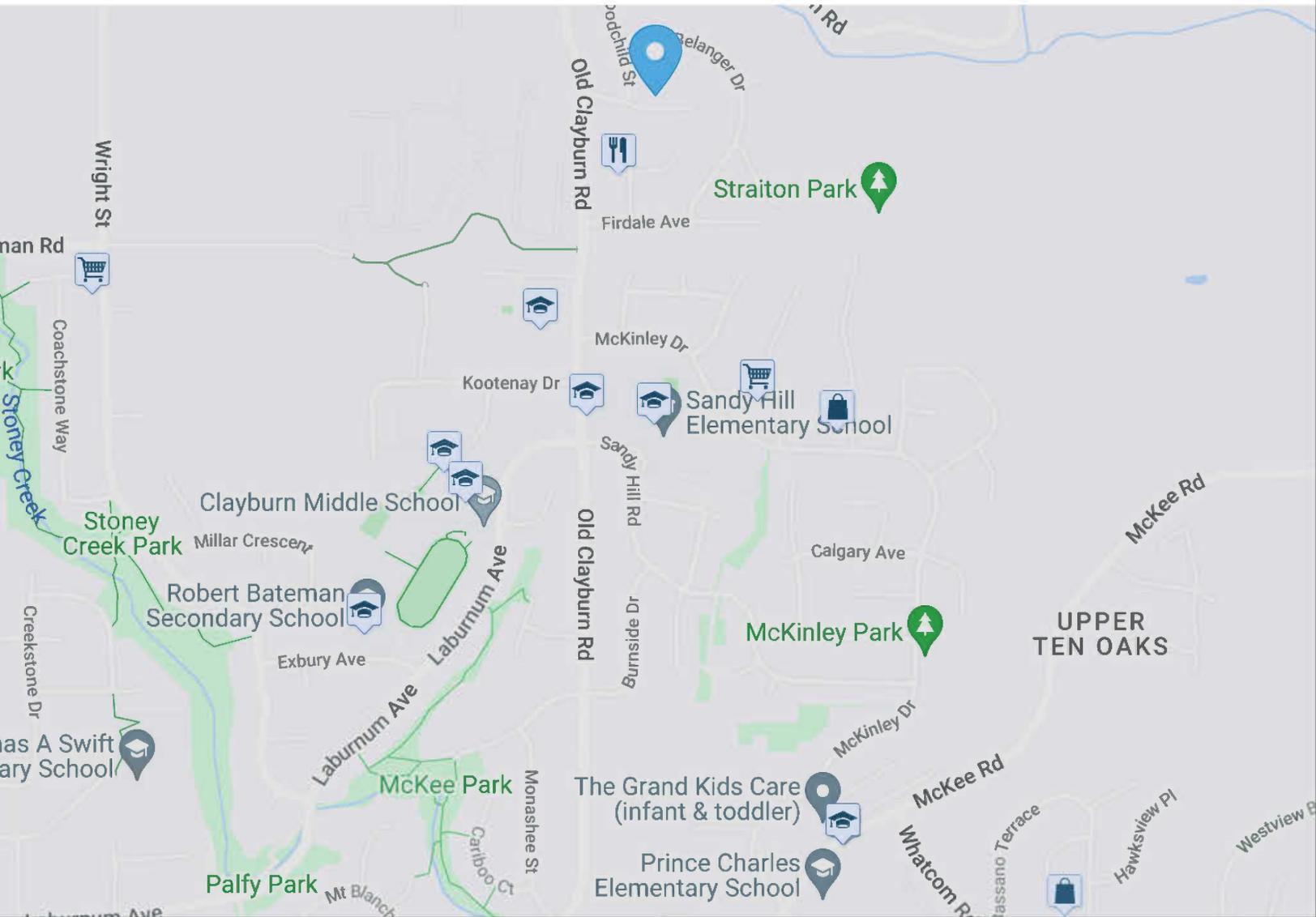
3836 Old Clayburn Road
Abbotsford, BC V3G 2Z5
(604) 850-7131

Clayburn Middle School (6 - 8)

35139 Laburnum Avenue
Abbotsford, BC V2S 8N3
(604) 504-7007

Robert Bateman Secondary (9 - 12)

35045 Exbury Avenue
Abbotsford BC V2S 7L1
(604) 864-0220



604-704-8551

info@elevationrealestate.ca

www.elevationrealestate.ca

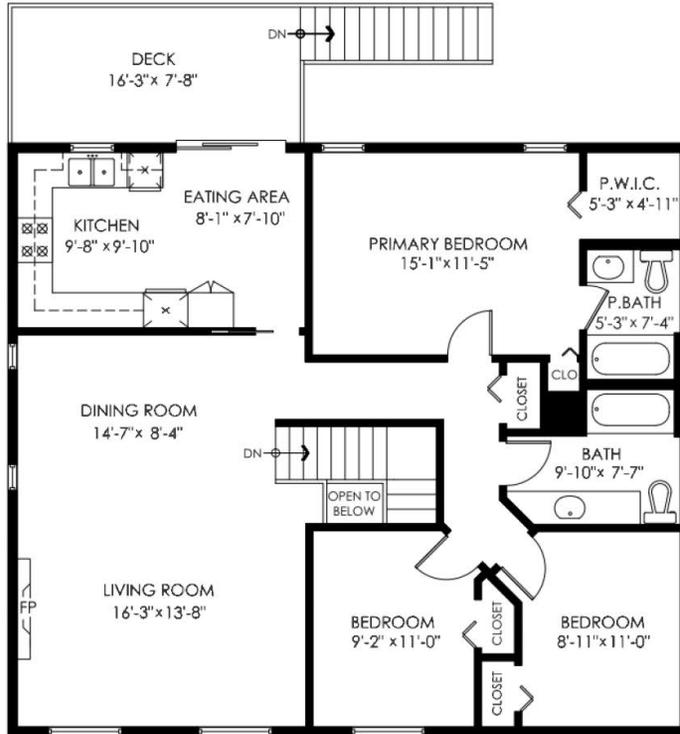
35283 Corbett Pl
Abbotsford

Main Floor: 1,272 sq.ft.
Lower Floor: 1,194 sq.ft.
Total Livable: 2,466 sq.ft.

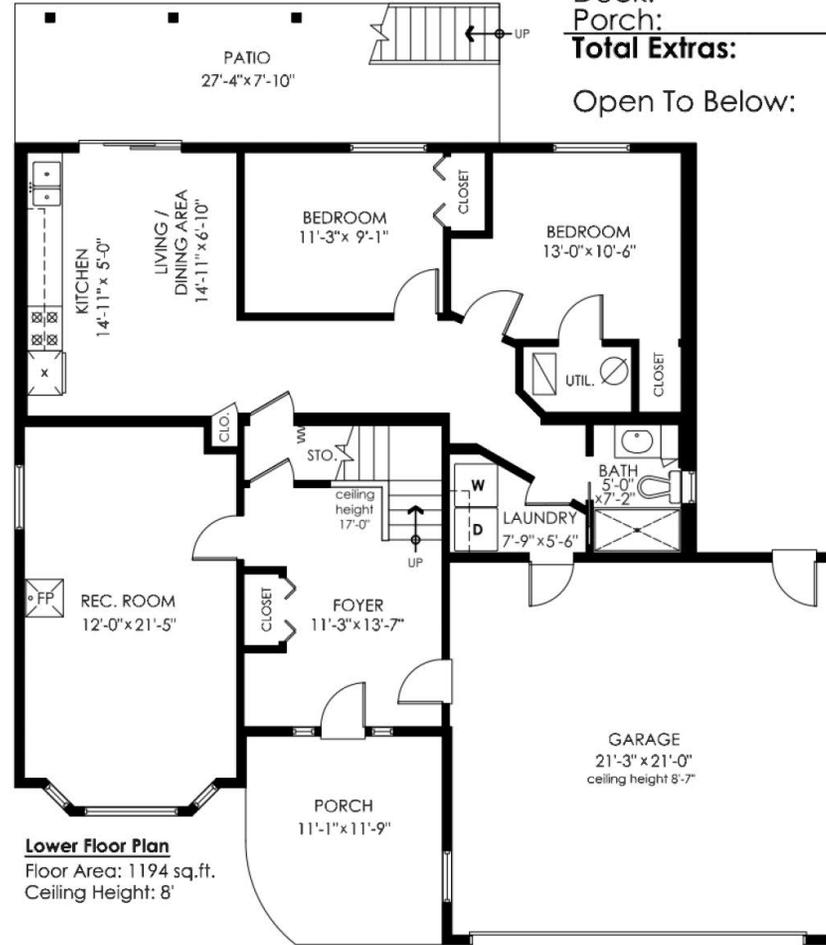
Garage: 480 sq.ft.
Grand Total: 2,946 sq.ft.

Patio: 215 sq.ft.
Deck: 125 sq.ft.
Porch: 125 sq.ft.
Total Extras: 465 sq.ft.

Open To Below: 8 sq.ft.



Main Floor Plan
Floor Area: 1272 sq.ft.
Ceiling Height: 8'



Lower Floor Plan
Floor Area: 1194 sq.ft.
Ceiling Height: 8'



Scan QR Code
to view Virtual
Walkthrough



TREELAND
REALTY



ALL THE RAGE
CREATIVE



MEASURED ON: (2024-04-22)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. 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.

Active
R2875448
 Board: F
 House/Single Family

35283 CORBETT PLACE

Abbotsford
 Abbotsford East
 V3G 1K1

Residential Detached
\$1,259,000 (LP)
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,259,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1992**
 Frontage(feet): **59.05** Bathrooms: **3** Age: **32**
 Frontage(metres): **18.00** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **98.39** Half Baths: **0** Gross Taxes: **\$4,752.97**
 Lot Area (sq.ft.): **5,808.36** Rear Yard Exp: **North** For Tax Year: **2023**
 Lot Area (acres): **0.13** P.I.D.: **017-622-492** Tax Inc. Utilities?:
 Flood Plain: View: : Tour: [Virtual Tour URL](#)
 Complex/Subdiv: :
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit: **15 min walk** Dist. to School Bus: **10 min walk**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Title to Land: **Freehold NonStrata**

Legal: **LOT 21, PLAN LMP2482, 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):	1,272	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	#Pcs
Finished Floor (Above):	0	Below	Foyer	11'3 x 13'7	Main	Bedroom	9'2 x 11'10	Floor	4
Finished Floor (AbvMain2):	0	Below	Recreation Room	12' x 21'5	Main	Bedroom	8'11 x 11'	Below	4
Finished Floor (Below):	1,194	Below	Kitchen	14'11 x 5'			x	Below	4
Finished Floor (Basement):	0	Below	Living Room	14'11 x 16'10			x	Main	3
Finished Floor (Total):	2,466 sq. ft.	Below	Bedroom	11'3 x 9'1			x		
Unfinished Floor:	0	Below	Bedroom	13' x 10'6			x		
Grand Total:	2,466 sq. ft.	Below	Laundry	7'9 x 5'6			x		
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	16'3 x 13'8			x		
Suite: Legal Suite		Main	Dining Room	14'7 x 8'4			x		
Basement: Full		Main	Kitchen	9'8 x 9'10			x		
		Main	Eating Area	8'1 x 7'10			x		
		Main	Primary Bedroom	15'1 x 11'5			x		
		Main	Walk-In Closet	5'3 x 4'11			x		

Crawl/Bsmt. Height: # of Levels: **2** 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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