

# 35334 PURCELL AVENUE

## YALE COURT

4 BEDROOM | 2 BATHROOM | LIVING AREA: 1,992 SQFT



Charming craftsmanship in this cozy, 4 Bed, 2 Bath heritage-style home! Professionally renovated, this house features pine, tongue and groove ceilings and warm luxury vinyl flooring throughout. 2 wood burning fireplaces, perfect for a crackling fire on those cold winter nights. Abundant natural light brightens up the open-concept living, dining & kitchen area. Updated master bedroom equipped w/ functional closet and upgraded cheater-ensuite featuring pine wainscoting, timeless tile, high end fixtures, large soaker tub, & marble top vanity. Exterior extensively updated: roof, gutters, fascia, chimney siding, and fresh paint throughout. The massive backyard has been freshly levelled and finished with top soil. Basement features an L-shaped multi purpose room, plus 2 decent sized rooms awaiting your ideas! This family-friendly neighbourhood is also walking distance to good schools, parks, and trails. Close to shopping and recreation, and easy access to Highway 1. Check out the pictures and then call to view today!



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**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

7

### Car-Dependent

Almost all errands require a car

Transit Score

31

### Some Transit

A few nearby public transportation options

Bike Score

42

### Somewhat Bikeable

Minimal bike infrastructure

## COMMUTE to downtown Abbotsford



13 min



20 min



60+ min

## SCHOOL CATCHMENT

### Prince Charles Elementary School

35410 McKee Rd

Abbotsford, BC V3G 3B1

(604) 852-9323

### Clayburn Middle School

35139 Laburnum Ave

Abbotsford, BC V2S 8N3

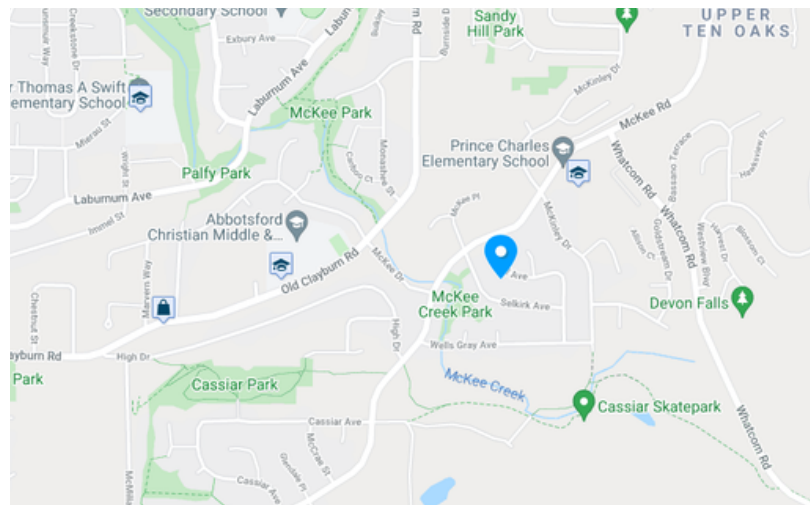
(604) 504-7007

### Robert Bateman Secondary School

35045 Exbury Ave

Abbotsford, BC V2S 7S6

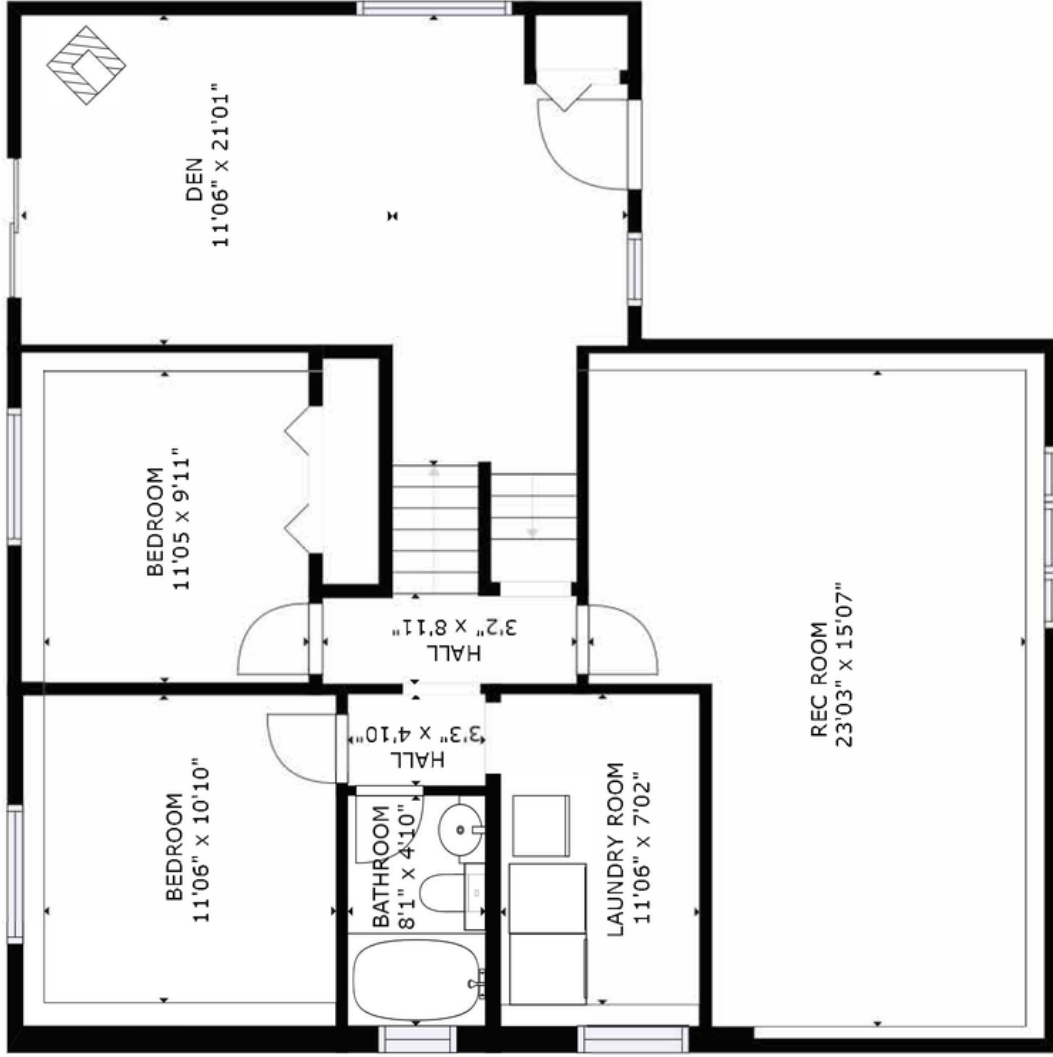
(604) 864-0220



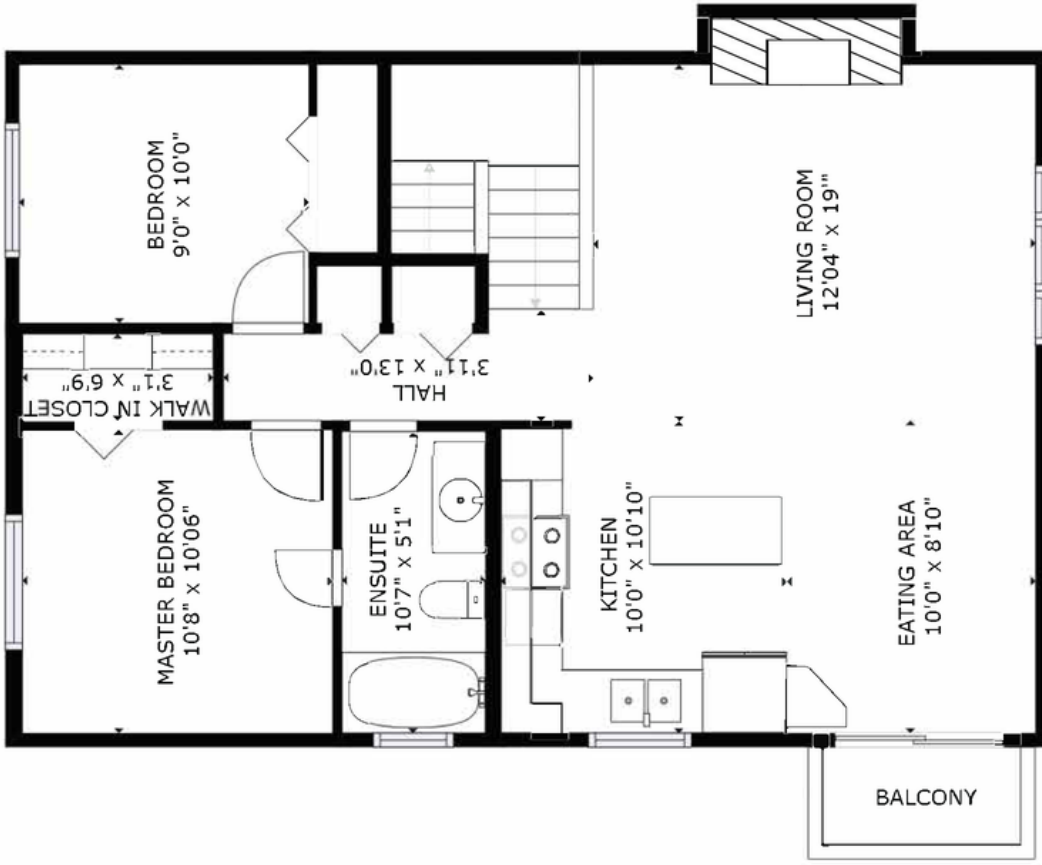








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
TOTAL: 1992 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**Active**  
**R2603455**  
 Board: F  
 House/Single Family

**35334 PURCELL AVENUE**  
 Abbotsford  
 Abbotsford East  
 V2S 8K8

Residential Detached  
**\$849,000** (LP)  
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$849,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1978**  
 Frontage(feet): **49.80** Bathrooms: **2** Age: **43**  
 Frontage(metres): **15.18** Full Baths: **2** Zoning: **RS3**  
 Depth / Size: **132.78** Half Baths: **0** Gross Taxes: **\$3,447.10**  
 Lot Area (sq.ft.): **7,710.00** Rear Yard Exp: **West** For Tax Year: **2020**  
 Lot Area (acres): **0.18** P.I.D.: **004-839-978** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **No :**  
 Complex/Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Water**

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

Style of Home: **Split Entry** Total Parking: **4** Covered Parking: Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Open**  
 Exterior: **Wood** Driveway Finish: **Concrete**  
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**  
 Renovations: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 # of Fireplaces: **2** R.I. Fireplaces: Property Disc.: **Yes**  
 Fireplace Fuel: **Wood** Rain Screen: Fixtures Leased: **No :**  
 Fuel/Heating: **Baseboard, Electric** Metered Water: **Yes**  
 Outdoor Area: **Fenced Yard** R.I. Plumbing: Fixtures Rmvd: **No :**  
 Type of Roof: **Asphalt** Floor Finish: **Tile, Vinyl/Linoleum, Carpet**

Legal: **LOT 42 SECTION 25 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 51107**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Microwave, Storage Shed**

Finished Floor (Main):	1,128	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	10'0 x 10'10			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	8'10 x 10'10			x	Above	4
Finished Floor (Below):	864	Main	Living Room	19'0 x 12'04			x	Below	4
Finished Floor (Basement):	0	Main	Master Bedroom	10'08 x 10'06			x		
Finished Floor (Total):	1,992sq. ft.	Main	Walk-In Closet	6'07 x 3'0			x		
Unfinished Floor:	0	Main	Bedroom	10'0 x 9'0			x		
Grand Total:	1,992sq. ft.	Below	Den	21'01 x 11'06			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	11'05 x 9'11			x		
Suite:None		Below	Bedroom	11'06 x 10'10			x		
Basement:Partly Finished		Below	Laundry	11'06 x 7'02			x		
		Below	Recreation Room	23'03 x 15'07			x		
				x			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.

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