

3262 JERVIS CRESCENT

3 BEDROOM | 2 BATHROOM

LOT SIZE: 3,996 SQFT | LIVING AREA: 1,703 SQFT



Come check out this centrally located 3 bedroom 2 bathroom home + office space and large family room below with a closet and exterior sliding glass door! You will also enjoy the private backyard with fruit trees - enjoy the sun or shade! The driveway is large enough for RV parking too! Close to Matsqui Rec Centre, Abb. Exhibition Park, walking trails and all levels of schools! Look at the pictures and virtual tour then call to book your viewing today!



604-614-6401
mark@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

14

Car-Dependent

Almost all errands require a car

Transit Score

34

Some Transit

A few nearby public transportation options

Bike Score

59

Bikeable

Some bike infrastructure

COMMUTE to downtown Abbotsford



7 min



14 min



48 min

SCHOOL CATCHMENT

Latimer Road Elementary

(K- Grade 7)

19233 60 Avenue

Surrey, BC V3S 2T5

(604-576-9184)

Clayton Heights Secondary

(Grade 8-12)

7003 188 Street

Surrey, BC V4N 3G6

(604) 576-4138

Clayton Heights Secondary

(Grade 8-12)

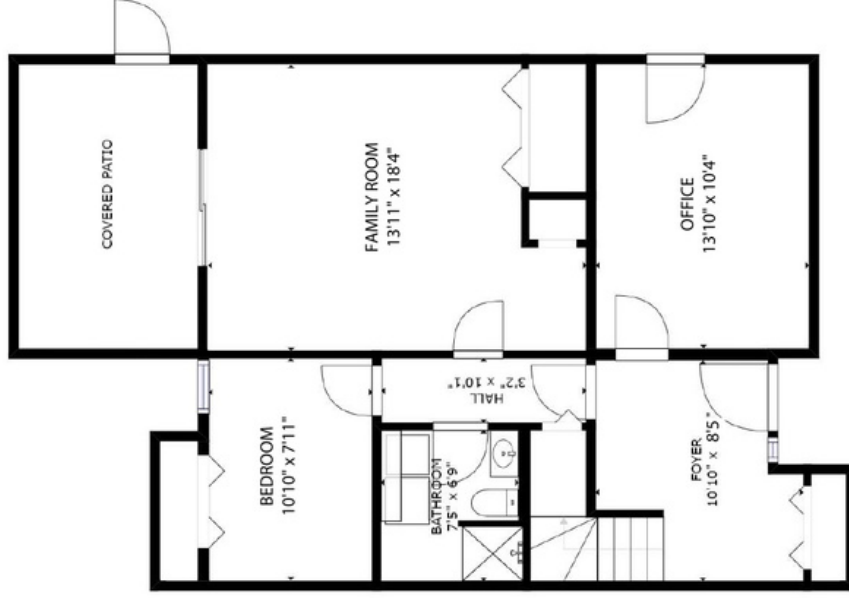
7003 188 Street

Surrey, BC V4N 3G6

(604) 576-4138







GROSS INTERNAL AREA

FLOOR 1: 743 SQ.FT

FLOOR 2: 960 SQ.FT

TOTAL: 1,703 SQ.FT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Active

R2593673

Board: F

House/Single Family

3262 JERVIS CRESCENT

Abbotsford
Abbotsford West
V2T 4R6

NEW PRICE!

\$875,000



Sold Date:
Meas. Type: **Feet**
Depth / Size: **99.97**
Lot Area (sq.ft.): **3,996.98**
Flood Plain: **No**
Rear Yard Exp: **East**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **40.03**
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Original Price: **\$929,000**
Approx. Year Built: **1978**
Age: **43**
Zoning: **RS3**
Gross Taxes: **\$3,145.02**
For Tax Year: **2020**
Tax Inc. Utilities?: **No**
P.I.D.: **005-133-572**

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey, Basement Entry**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**

Fireplace Fuel: **Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Legal: **LOT 112 PLAN NWP54291 PART 1 SE SECTION 30 TOWNSHIP 16 LAND DISTRICT 36**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**

Dist. to Public Transit: **1 Blk**
Title to Land: **Freehold NonStrata**

Dist. to School Bus: **3 Blk**

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

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Foyer	10'10 x 8'05			x			x
Bsmt	Office	13'10 x 10'04			x			x
Bsmt	Family Room	13'11 x 18'04			x			x
Bsmt	Bedroom	10'10 x 7'11			x			x
		x			x			x
Main	Kitchen	11'11 x 9'08			x			x
Main	Dining Room	12'00 x 9'04			x			x
Main	Master Bedroom	12'11 x 10'01			x			x
Main	Bedroom	10'10 x 9'0			x			
Main	Living Room	14'01 x 14'11			x			

Finished Floor (Main): **960** # of Rooms: **9**
Finished Floor (Above): **0** # of Kitchens: **1**
Finished Floor (Below): **0** # of Levels: **2**
Finished Floor (Basement): **743** Suite: **None**
Finished Floor (Total): **1,703 sq. ft.** Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **2**
Basement: **Fully Finished**
Unfinished Floor: **0**
Grand Total: **1,703 sq. ft.**

Bath	Floor	# of Pieces	Ensuite?	Outbuildings
1	Bsmt	3	No	Barn:
2	Main	4	No	Workshop/Shed:
3			No	Pool:
4			No	Garage Sz:
5			No	Door Height:
6			No	
7			No	
8			No	

Listing Broker(s): **RE/MAX Treeland Realty**

RE/MAX Treeland Realty

RED Full Public (Blank) The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser

elevation
REAL ESTATE GROUP

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