

2974 CASTLE COURT

5 BEDROOM | 4 BATHROOM | LIVING AREA: 2,187 SQFT



Welcome to this large, bright home with a detached garage! This property boasts tons of parking and a massive backyard. 5 bedrooms and 4 bathrooms, this well-cared-for house includes updated vinyl plank flooring throughout the main flr and recently upgraded TPO roofing membrane - only 5 yrs old! Upstairs features a bonus flex room, suitable for storage or as an xtra bdrm. Downstairs features a separate entry & laundry, perfect for any living arrangement. Centrally located on a cul-de-sac and close to Charlotte Park, Fishtrap Creek, Discovery Trail, Matsqui Recreation Centre, restaurants, shopping and all level of schools! This West Abbotsford home is connected to the Clearbrook Waterworks, delivering premium quality water to the community's residents. Book your viewing today.



604-614-6401
mark@elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

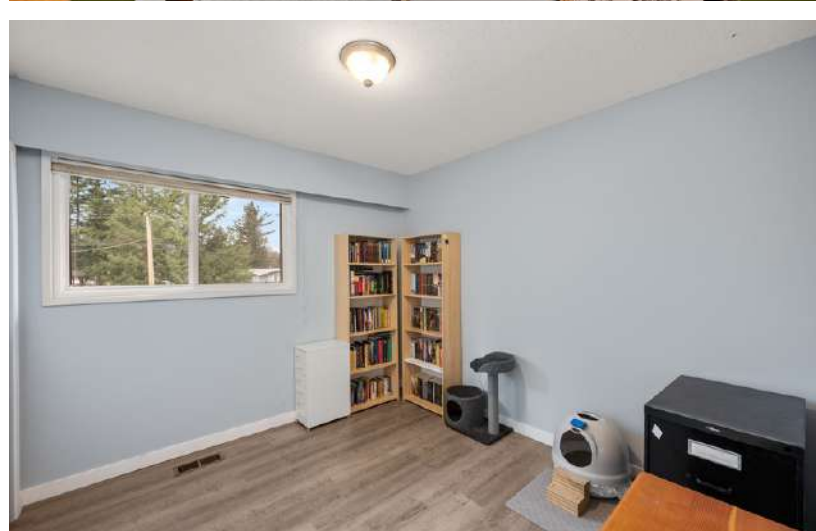
MARK DANA
PERSONAL REAL ESTATE CORPORATION

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











COMMUTE to downtown Abbotsford

 6 min

 11 min

 39 min

 17 min

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WALK SCORE



Car-Dependent

Most errands require a car.



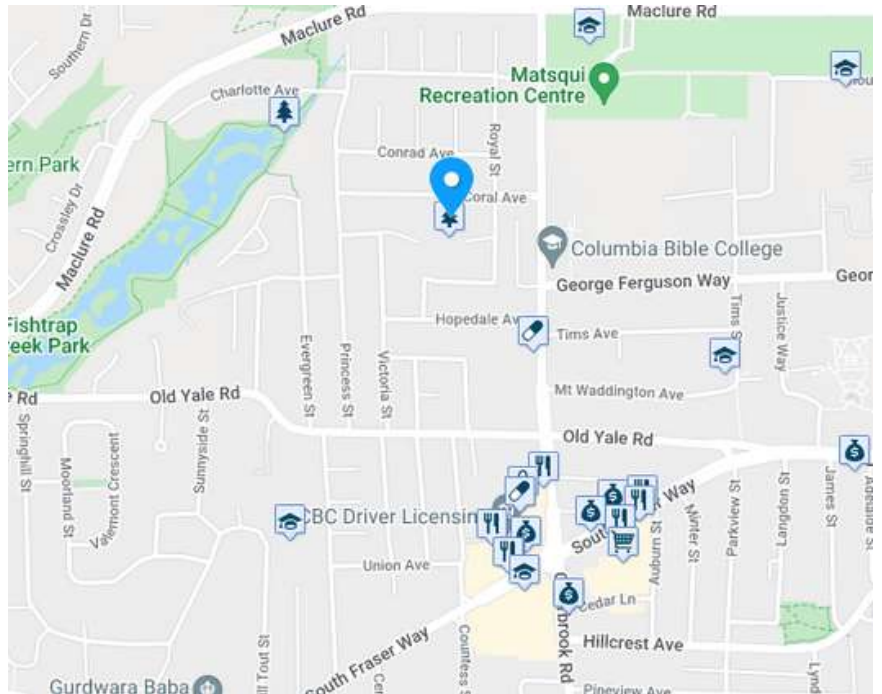
Some Transit

A few nearby public transportation options.



Very Bikeable

Biking is convenient for most trips.



SCHOOL CATCHMENT

ELEMENTARY SCHOOLS

Ten-Broeck Elementary School

2580 Stanley Street
Abbotsford, BC V2T 2R4
(604) 850-6657

Clearbrook Elementary School

3614 Clearbrook Road
Abbotsford, BC V2T 6N3
(604) 850-7814

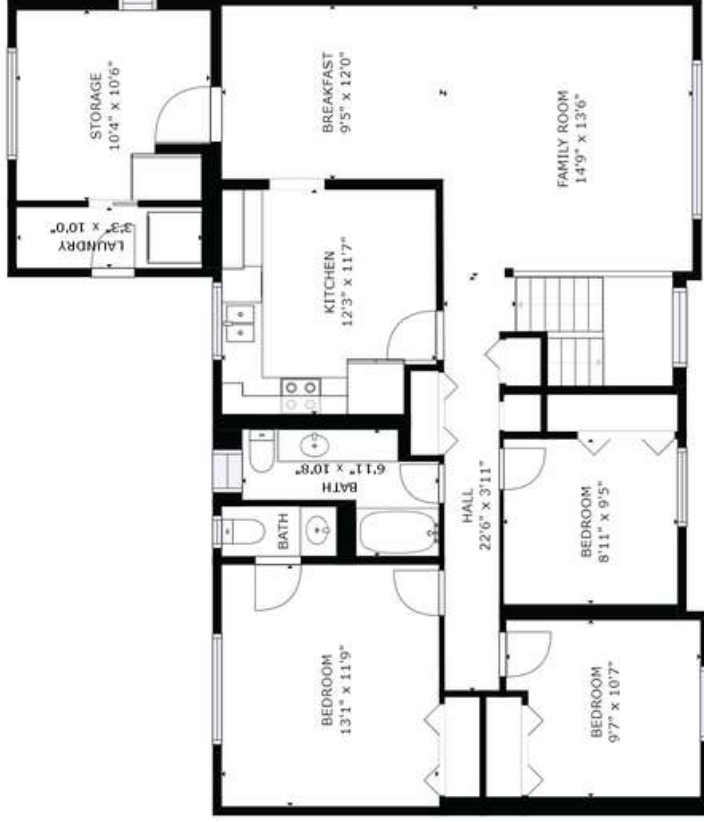
SECONDARY SCHOOLS

WJ Mouat Secondary

32355 Mouat Drive
Abbotsford, BC V2T 4E9
(604) 853-7191

St. John Brebeuf High School

2747 Townline Road
Abbotsford, BC V2T 5E1
(604) 855-0571



FLOOR 2



FLOOR 1

Main Floor Area: 1,112 sq.ft
Basement : 1,075 sq.ft
Total Liveable: 2,187 sq.ft.



Scan QR Code to view
Virtual Walkthrough


GROSS INTERNAL AREA
FLOOR 1: 1000 sq. ft, FLOOR 2: 1244 sq. ft
TOTAL: 2244 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Active
R2677969
 Board: F
 House/Single Family

2974 CASTLE COURT

Abbotsford
 Abbotsford West
 V2T 2W3

Residential Detached
\$1,249,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,249,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1975**
 Frontage(feet): **109.75** Bathrooms: **4** Age: **47**
 Frontage(metres): **33.45** Full Baths: **2** Zoning: **RS3-I**
 Depth / Size: **110.43** Half Baths: **2** Gross Taxes: **\$4,133.34**
 Lot Area (sq.ft.): **8,650.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.20** P.I.D.: **000-963-925** Tax Inc. Utilities?:
 Flood Plain: Tour: [Virtual Tour URL](#)
 View: **No :**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

Style of Home: Split Entry	Total Parking: 7	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: DetachedGrge/Carport		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
Renovations:	Reno. Year:	Property Disc.: Yes	
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: Yes :upstairs tv	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:	Floor Finish: Laminate, Tile, Wall/Wall/Mixed	
Outdoor Area: Patio(s)	R.I. Plumbing:		
Type of Roof: Asphalt			

Legal: **LOT 252, PLAN NWP34281, PART NE1/4, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Workshop Detached**

Site Influences: **Recreation Nearby**

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

Finished Floor (Main):	1,112	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	13'10 x 11'5	Below	Bedroom	10'6 x 10'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'5 x 9'2			x	Main	4
Finished Floor (Below):	0	Main	Dining Room	9'2 x 11'10			x	Main	2
Finished Floor (Basement):	1,075	Main	Other	10'5 x 10'3			x	Below	2
Finished Floor (Total):	2,187sq. ft.	Main	Master Bedroom	11'5 x 12'9			x	Below	4
Unfinished Floor:	0	Main	Bedroom	9'6 x 9'2			x		
Grand Total:	2,187sq. ft.	Main	Bedroom	10'2 x 9'6			x		
		Below	Living Room	13'1 x 12'9			x		
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Dining Room	7'7 x 8'10			x		
		Below	Kitchen	7'5 x 10'2			x		
Suite:Unauthorized Suite		Below	Pantry	4'5 x 3'1			x		
Basement:Full, Fully Finished, Separate Entry		Below	Bedroom	13'5 x 11'10			x		
		Below	Laundry	6'3 x 4'4			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

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

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