

33545 LYNN AVENUE

2 BEDROOM | 2 BATHROOM | LIVING AREA: 2,198 SQFT



Spacious living areas and large outdoor yards! This mid-century rancher is perfect for a growing family. Property boasts a massive front yard and a private, fenced, backyard with an extensive sundeck and hot tub, providing lots of room for the kids to play and for family and friends to enjoy. Inside features a vast living room with over 10' of soaring vaulted ceilings, exposed joists, and a fireplace centerpiece. South-facing home allows angled windows to take in maximum sunlight. Comfortable kitchen with breakfast bar and room to entertain in the dining nook. Downstairs is perfect for in-law or nanny suite, complete with a full bath, extra living space and a 2nd fireplace. Upgraded high-efficiency furnace and hot water tank. Abundant spots for parking: Double carport with enclosed power door, extra room on the driveway for an RV, and detached garage with A/C and heating (220V wired), and adjacent storage shed. All in the centre of shopping, recreation, and quick access too to Highway 1!



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

51

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score

55

Good Transit

Many nearby public transportation options.

Bike Score

61

Bikeable

Some bike Infrastructure.

SCHOOL CATCHMENT

Godson Elementary School (K-5)

33130 Bevan Road
Abbotsford B.C. V2S 1T6
Phone: 604.853.8374

Abbotsford Middle School (6-8)

33231 Bevan Avenue
Abbotsford B.C. V2S 0A9
Phone: 604.859.7125

Abbotsford Senior Secondary (9-12)

33355 Bevan Avenue
Abbotsford B.C. V2S 0E7
Phone: 604.853.3367

COMMUTE to Downtown Abbotsford



4 min



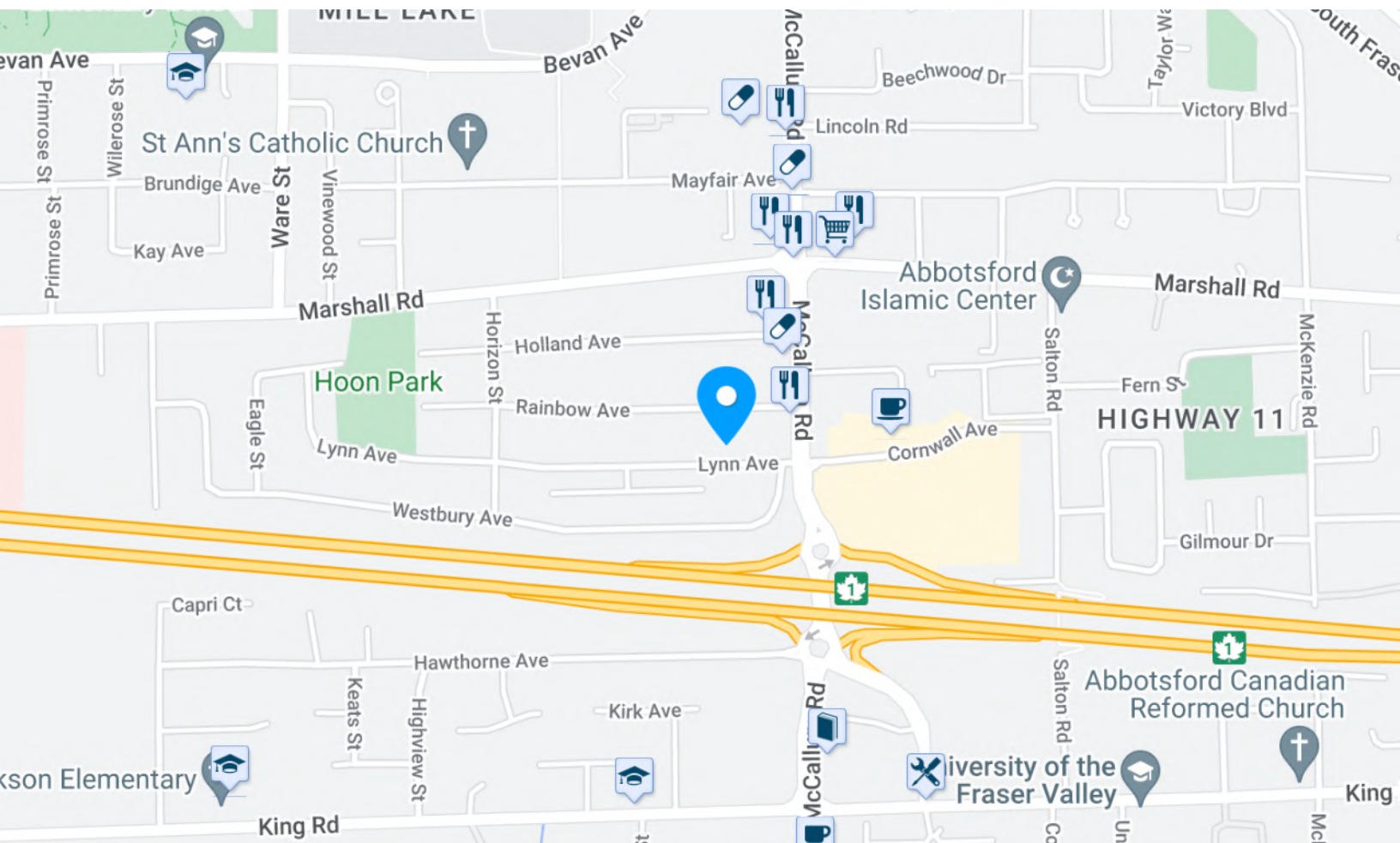
7 min



13 min



27 min

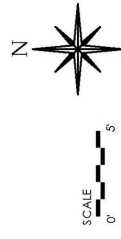
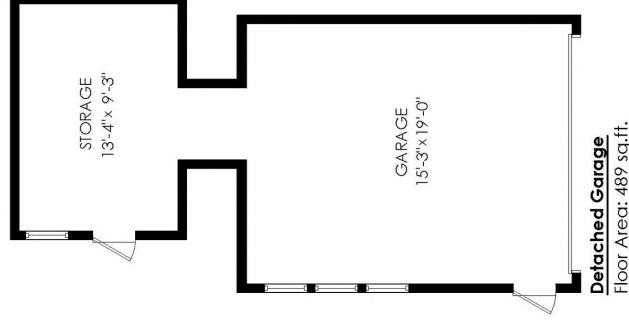
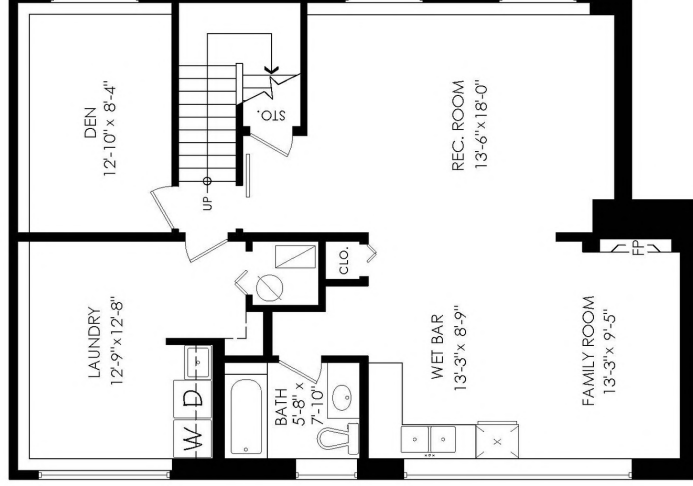
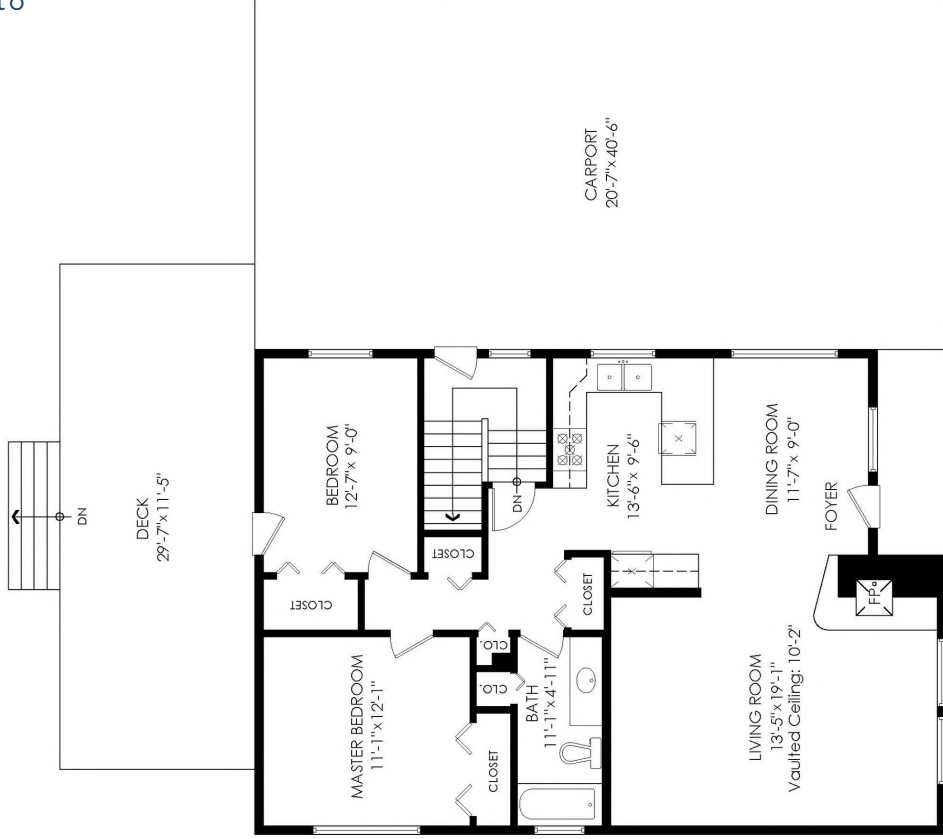




Scan QR Code to
view Virtual
Walkthrough

**33545 Lynn Ave
Abbotsford**

Main Floor:	1,099 sq.ft.
Lower Floor:	1,099 sq.ft.
Total Livable:	2,198 sq.ft.
Detached Garage:	489 sq.ft.
Carport:	884 sq.ft.
Deck:	338 sq.ft.
Total Extras:	1,711 sq.ft.



MEASURED ON: (2022-07-15)

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.

R2711045

Board: F

House/Single Family

33545 LYNN AVENUEAbbotsford
Central Abbotsford
V2S 1E2

Residential Detached

\$1,199,000 (LP)(SP) 

Sold Date:

Meas. Type: **Feet**Frontage(feet): **64.93**Frontage(metres): **19.79**Depth / Size: **130.97**Lot Area (sq.ft.): **8,505.00**Lot Area (acres): **0.20**Flood Plain: **No**View: **No :**

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: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**

Rear Yard Exp:

P.I.D.: **007-554-761**Original Price: **\$1,299,000**Approx. Year Built: **1969**Age: **53**Zoning: **RS3**Gross Taxes: **\$4,236.44**For Tax Year: **2022**Tax Inc. Utilities?: **No**Tour: [Virtual Tour URL](#)Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Stucco, Wood**Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **2** R.I. Fireplaces:Fireplace Fuel: **Electric, Wood**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Asphalt**Legal: **LOT 11 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 15607**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **10** Covered Parking: **6** Parking Access:Parking: **Carport; Multiple, RV Parking Avail.**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**Fixtures Lease... **No :**

Dist. to School Bus:

Land Lease Expiry Year:

Fixtures Rmvd: **No :**Floor Finish: **Laminate, Tile**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Storage Shed, Vaulted Ceiling, Wet Bar**

Finished Floor (Main):	1,099	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'5 x 19'1			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	11'7 x 9'			x	Main
Finished Floor (Below):	0	Main	Kitchen	13'6 x 9'6			x	Bsmt
Finished Floor (Basement):	1,099	Main	Master Bedroom	11'1 x 12'1			x	
		Main	Bedroom	12'7 x 9'			x	
Finished Floor (Total):	2,198 sq. ft.	Bsmt	Family Room	13'3 x 9'5			x	
Unfinished Floor:	0	Bsmt	Bar Room	13'3 x 8'9			x	
Grand Total:	2,198 sq. ft.	Bsmt	Recreation Room	13'6 x 18'			x	
		Bsmt	Laundry	12'9 x 12'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	12'10 x 8'4			x	
							x	
Suite: None							x	
Basement: Full, Fully Finished							x	

Crawl/Bsmt. Height:

of Levels: **2**

Manuf Type:

Registered in MH...

PAD Rental:

of Kitchens: **1**# of Rooms: **10**

MHR...

CSA/BCE:

Maint. Fee:

ByLaw Restrictions:


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