



Presented by:

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Royal LePage - Wolstencroft

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**Active**  
**R2059538**

Board: F  
House/Single Family

## 2832 CAMBIE STREET

Abbotsford  
Aberdeen  
V4X 2R9

Residential Detached

**\$599,900** (LP)

(SP) **M**



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price:	<b>\$599,900</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built:	<b>2003</b>
Lot Area (sq.ft.):	Bathrooms:	<b>3</b>	Age:	<b>13</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning:	<b>RS3</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes:	<b>\$4,211.41</b>
Approval Req?:			For Tax Year:	<b>2016</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:	<b>Yes</b>
			P.I.D.:	<b>025-347-489</b>
			Tour:	

View: **No** :  
 Complex / Subdiv: **West Abbotsford Station**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Front, Side**  
 Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL LMP53090, LT 15, LD 36, SEC 20, TWP 13**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Garage Door Opener, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 9'	Bsmt	Games Room	24'4 x 18'4			x
Main	Eating Area	12' x 7'3	Bsmt	Recreation	24'4 x 16'4			x
Main	Living Room	13' x 12'	Bsmt	Storage	18' x 9'			x
Main	Dining Room	12' x 9'			x			x
Main	Family Room	14'4 x 11'			x			x
Main	Master Bedroom	17'4 x 13'6			x			x
Main	Walk-In Closet	6' x 5'6			x			x
Main	Bedroom	14'6 x 9'10			x			x
Main	Laundry	8' x 9'			x			x
Bsmt	Bedroom	11' x 11'			x			x

Finished Floor (Main):	<b>1,634</b>	# of Rooms:	<b>13</b>	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>				Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>				Workshop/Shed:	
Finished Floor (Basement):	<b>1,610</b>	Suite:	<b>None</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>				Pool:	
Finished Floor (Total):	<b>3,244 sq. ft.</b>	Crawl/Bsmt. Height:		4							Garage Sz:	
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>1</b>	5							Door Height:	
Grand Total:	<b>3,244 sq. ft.</b>	Beds not in Basement:	<b>2</b>	6								
		Basement:	<b>Full, Fully Finished, Separate Entry</b>	7								
				8								

Listing Broker(s): **Royal LePage - Wolstencroft**

**WOW!..Large Rancher with Full/Finished basement with separate entrance. 2X6 construction built by Felco specifically for these owners. First time on the Market. Corner lot with RV access to backyard. NOTE: Double Garage is 24 Ft DEEP....bring your full sized truck! Super Bright and Super Clean this GEM is ready for only it's second owner. 9 Ft ceilings, 2 gas fireplaces and ALL the comforts of HOME. 2 Large Bdms up and another down with easy potential for more. Massive Master has soaker tub and roomy Walk-In-Closet. Plumbing in place if you want a legal suite in the very Bright & Spacious Basement. Truly hard to find a RANCHER in this area...don't hesitate. Book an appointment to view this Beauty as soon as possible....**