

Presented by:  
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Abbotsford, F74 (Abbotsford West)  
**2977 PRINCESS ST**

**MLS # F2809751**

Residential Detached  
**Active**



List Price: \$364,900

Complex/Subdiv: Charlotte Park  
 Postal Code: V2T 2S8

Frontage: 80.00 ft	Type: HOUSE
Depth/Size: 105	Approx Yr Blt: 1972
Lot Area SqFt: 8,400	Bedrooms: 4
Rear Yard Exp: West	Bathrooms: 2
Meas Type: Feet	Full Baths: 2
Flood Plain: No	Half Baths: 0
Serv. Connected: Electricity / Natural Gas / Sanitary Sewer / Water	Taxes: \$2,651 / 2007
View: No	If New GST Incl: Occupancy: Owner

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 5	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail. / RV	
Exterior: Aluminum / Brick / Vinyl	Parking Avail. / Garage; Single	
Rainscreen:	Dist to Public Trans:	Dist to School Bus:
Type of Roof: Torch-On	Possession:	
Renovations: Reno Year:	Title to Land: Freehold NonStrata	
Flooring: Vinyl/Linoleum	Seller's Interest: Registered Owner /	
Water Supply: Community	Mortgage Info: 0 /	
Heat/Fuel: Forced Air / Natural Gas	Property Disclosure: Y	
No. of Fireplaces: 2	Roughed in Plumb:	
Fireplace Fuel: Gas - Natural / Wood	Fixtures Leas: No	
Outdoor Area: Sundeck(s)	Fixt Removed: No	
Pad Rental:		
Out Buildings:		

Legal: PL 34281 LT 297 LD 36 SEC 19 TWP 16 PART NE 1/4. PID: 006-990-169  
 Amenities:  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW / Drapes/Window Coverings / Garage Door Opener  
 Site Influences: Central Location / Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'6" X 12'10"			X			X
Main F.	Kitchen	12'6" X 9'10"			X			X
Main F.	Eating Area	11'6" X 10'			X			X
Main F.	Bedroom	9'10" X 10'4"			X			X
Main F.	Bedroom	9'6" X 9'			X			X
Main F.	Master Bedroom	13'6" X 10'6"			X			X
Bsmt	Recreation Room	12' X 42'			X			X
Bsmt	Bedroom	10'8" X 10'10"			X			X
Bsmt	Utility	20'6" X 7'1"			X			X
		X			X			

Floor Area (SqF)		Total # Rooms: 9		Bathrooms	
Main Floor Area SqFt:	1,083	# Kitchens:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	Crawl/Bsmt Height:		3	
Finished Floor Bsmt SqFt:	<u>1,083</u>	Basement Area:	Full	4	
Total Finished Floor SqFt:	2,166			5	
		Suite:	None	6	
Unfinished Floor:	<u>0</u>			7	
Grand Total Floor Area:	2,166			8	

Listing Broker(s): RE/MAX Little Oak Realty

First time buyers or investors alert! Solid rancher with full basement boasts - 4 bedrooms, 2 baths, 2 fireplaces, updated furnace & windows. Bring your decorating ideas! Situated on oversized 80' x 105' lot. Close to great recreations & schools. LUC.