

Presented by:  
**Joe Varing**  
 Homelife Glenayre Realty  
 Phone: (604) 832-2626 Cell: (604) 832-2626  
 Email: [joevaring@gmail.com](mailto:joevaring@gmail.com)

Abbotsford, Poplar Residential Detached  
**32213 HUNTINGDON RD, V2T 5Y7** MLS# F1113714 **Active**

No Photo Available

List Price: \$899,000

Complex/Subdiv:

Frontage: 134.80 ft	Bedrooms: 4	PID: 010-086-650
Depth/Size: 429 (1.31 AC)	Bathrooms: 2	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 1960
Rear Yard Exp:	Half Baths: 0	Age at List Date: 51
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,950 (2011)
Flood Plain: No	Zoning: A1	
View: N		

Serv. Connected: Electricity, Natural Gas, Septic, Water

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Open, RV Parking Avail.
Exterior: Vinyl	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations: Reno Year:	Title to Land: Freehold NonStrata
Flooring:	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 0	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel:	Out Buildings:
Outdoor Area: Patio(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL 15223 LT 1 LD 36 SEC 8 TWP 16  
 Amenities: Barn, Storage, Workshop Detached  
 Site Influences: Central Location, Rural Setting  
 Features Incl: Dishwasher, Refrigerator, Stove, Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'6" X 14'2"	Bsmt	Other	20' X 10'			X
Main F.	Kitchen	10'2" X 12'4"						X
Main F.	Dining	8'9" X 11'2"						X
Main F.	Master Bedroom	15' X 12'						X
Main F.	Bedroom	11' X 10'5"						X
Main F.	Bedroom	9'8" X 14'						X
Main F.	Den	11' X 8'3"						X
Main F.	Mud Room	7' X 9'9"						X
Bsmt	Bedroom	15'6" X 11'6"						X
Bsmt	Recreation Room	13'6" X 22'3"						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,740	Total # Rooms: 11	1 5 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 684	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,424	Basement Area: Part, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,424		8

Listing Broker(s): Lighthouse Realty Ltd., Lighthouse Realty Ltd.

The perfect starter acreage with a newly renovated home in a great location near school and airport. 1.31 acres with good frontage, lots of parking, 24 x 60 workshop/garage with 8' ceiling. 24 x 73 equipment storage building. Perfect for running any sort of workshop/business! A must see!