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2036 Olive Way, Abbotsford

\$518,800

Cute and Cozy, Affordable, Partially Updated, 2 Bedroom Home on a 5,592 Square Foot Fenced lot Must Be Seen To Be Appreciated.

Cute and cozy, affordable, partially updated, two bedroom, home on 5592 square foot fenced lot must be seen to appreciate. Recent updates include: vinyl windows; hot water tank; updated bathroom with grab bars, new tub and tile tub surround; laminate floors in the kitchen, dining room and master bedroom; refinished hardwood floors in living room; extra insulation in ceiling; crawlspace insulated; plumbing supply lines replaced and shut offs installed under the sinks; roof replaced approximately five years ago; newer concrete driveway and fence. Entertaining is easy in the living room and adjoining formal dining room. Updated four piece bath. Two bedrooms including spacious master bedroom. Single garage and garden shed. Designated Urban 2 – Ground Oriented in the OCP. This cute and cozy home with many updates and close to all amenities including hospital and UFV must be seen to appreciate.

Doug, Bonnie or David Mitten



604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Features Of This Fine Home...

Main & Upper Floor Area: 924 Square Feet

Living Room: 15'11 x 11'3



Dining Room: 11'2 x 9'



Kitchen: 11'7 x 9'10



4 Piece Main Bathroom



Bedroom: 11'7 x 9'6



Upper Floor Area:

Master Bedroom: 13'7 x 11'5



Lower Level: 179 Sq. Ft.

Den: 11'2 x 7'8



Utility Room: 11'6 x 5'4

FEATURES OF THIS FINE HOME:

- ✧ **Cute And Cozy, Affordable, Partially Updated, Two Bedroom, Home On 5592 Square Foot Fenced Lot Must Be Seen To Appreciate.**
- ✧ **Recent Updates Include: Vinyl Windows, Hot Water Tank, Updated Bathroom With Grab Bars, New Tub And Tile Tub Surround, Laminate Floors In The Kitchen, Dining Room & Master Bedroom, Refinished Hardwood Floors In Living Room, Extra Insulation In Ceiling, Crawl Space Insulated, Plumbing Supply Lines Replaced And Shut Offs Installed Under The Sinks, Roof Replaced Approx. 5 Years Ago, , Newer Concrete Driveway And Fence.**
- ✧ **Updated 4 Piece Bathroom.**
- ✧ **2 Bedrooms Including Spacious Master Bedroom.**
- ✧ **Single Garage And Garden Shed.**
- ✧ **Designated 'Urban 2-Ground Oriented' In OCP**
- ✧ **This Cute And Cozy Home With Many Updates Located Close To All Amenities, The Hospital and UFV Is A Must See.**

Lot: 5,592 Square feet

✧ **Property Taxes \$2,942.98 (2018)**



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Performance
Power Play Realty

604-533-3231

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2036 Olive Way, Abbotsford, B.C.

Totals**

Main Level: 924 sq. ft.

Lower Level: 179 sq. ft.

Total: 1,103 sq. ft.

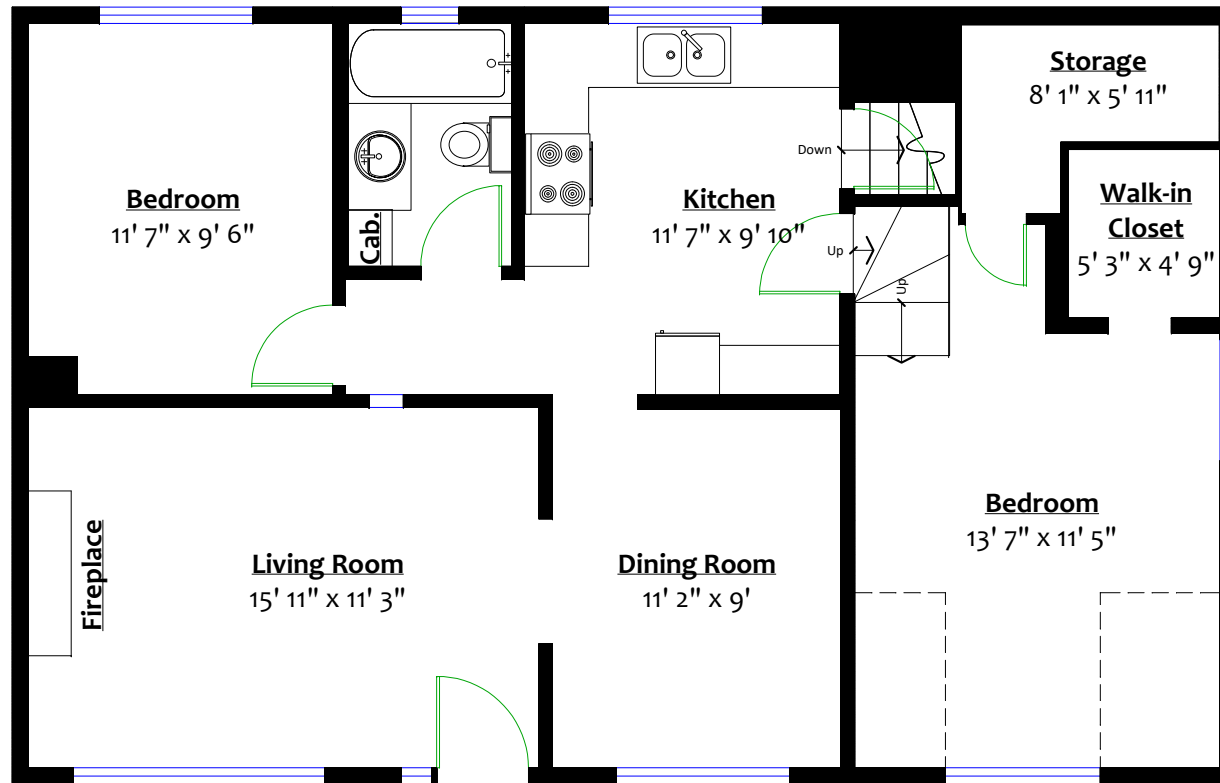


Performance
Power Play Realty

The Mitten

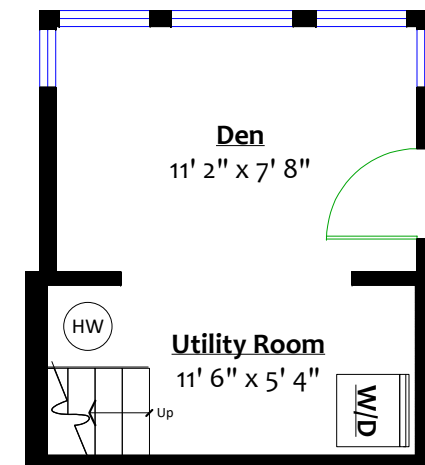
REAL ESTATE TEAM

Doug, Bonnie & David Mitten



MAIN LEVEL

Floor Area: 924 Sq. Ft.



LOWER LEVEL

Floor Area: 179 Sq. Ft.

