



Peter Kalicki
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31833 MAYNE AVENUE
 ABBOTSFORD, BC

MAIN	1,209 SQ.FT.
LOWER	820 SQ.FT.
TOTAL	2,029 SQ.FT.

GARAGE	407 SQ.FT.
PORCH	109 SQ.FT.
PATIO	569 SQ.FT.
SHED	85 SQ.FT.
COVERED DECK	203 SQ.FT.
BALCONY	72 SQ.FT.
TOTAL	1,445 SQ.FT.



The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. Not suitable for architectural or construction. May include unfinished area. Not suitable for architectural or construction. E&O insured.



WELCOME HOME



\$1,098,000
 31833 MAYNE AVE
 ABBOTSFORD, B.C.
 MLS® R2585345

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FEATURES	
BEDROOMS	4
BATHROOMS	3
LOT SIZE	6,795 SQFT
FLOOR SPACE	2,029 SQFT
OUTDOOR SPACE	FULLY FENCED
ROOF	SHINGLES
EXTERIOR FINISH	SIDING
HEATING	FORCED AIR
COOLING	AIR-CONDITIONING
FLOORING	LAMINATE
FIREPLACES	1 GAS BURNING
ZONING	RS3
TAXES	\$3,866.02 (2020)
OWNERSHIP TYPE	FREEHOLD
ELEMENTARY SCHOOL	CLEARBROOK
MIDDLE SCHOOL	COLLEEN & GORDIE HOWE
SECONDARY SCHOOL	WJ MOUAT
AMENITIES NEARBY:	PARKS, REC CENTRE, DOG PARK, SHOPPING

PRIDE OF OWNERSHIP SHOWS HERE!

Welcome home! This is the one you have been looking for!

This immaculate 4 bedroom plus office, 3 full bathroom home has it all. Large rooms, new flooring & paint, patios with stunning mountain views, a fully fenced yard backing on to greenbelt & Maclure Park, a 2-car garage, and even Air-Conditioning!

Situated on a quiet cul-de-sac, within walking distance to all levels of schools, it is perfect for the growing family. Easily suite-able with an existing separate entrance, as well as ample parking on the driveway for 4 vehicles. Countless amenities nearby including parks, recreation centre, shopping and more.

Don't let this one pass you by.

