

# 35503 Old Yale Road, Abbotsford

\$2,299,000



The perfect Work-Life balance. Custom designed for running your business from home. Easy to find location in East Abbotsford with 2857 sq.ft on the ground floor that has 3-6 private offices plus a large 375 sqft open area, storage and 3 bathrooms. Dramatic lines and architectural design add to the appeal. There is H/W radiant heat in the floor and a new HE furnace and A/C. Excellent parking for 10 cars on the brick driveway plus a 3 car garage. After hours you can retreat upstairs to 2278 sqft of well appointed space to unwind. Soaring open ceilings, large view windows & multiple decks and patio space overlook the manicured grounds. For the future, this .7 acre property has subdivision potential. A great place to live/work while looking ahead.

## KEY INFORMATION

MLS® R2581948

Residential Detached

Abbotsford East

4 Bedrooms

6 Bathrooms

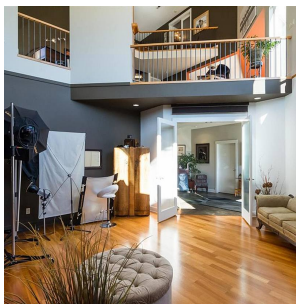
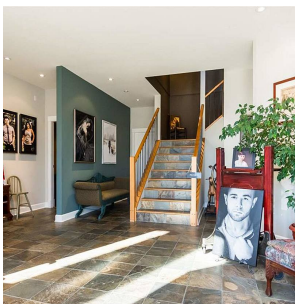
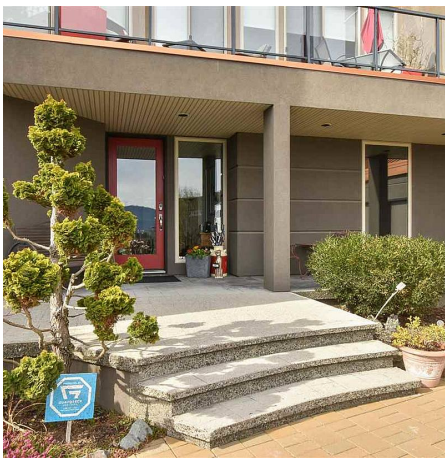
5,135 SF

## FEATURES

Year Built: 2004

Views: Sumas Prairie

Listed By: RE/MAX Little Oak Realty (Abbotsford)



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