

# A 1680 Mckenzie Road, Abbotsford

\$749,900



A newly developed lot, located within walking distance to UFV, amenities and transit. Enjoy sports, entertainment, and community events, just around the corner, at Abbotsford Centre. The lot comes with an approved Building Permit (Only Home Warranty and Building Permit Fee required upon pickup). The plans are ready to build a 3524 Sf finished home plus garage (buyer to verify measurements off the plan). The Basement features 3 Bedrooms with En-suite Bathrooms along with a 22x14 Rec Room (designed with the option to convert to an unauthorized rental suite). The main floor features a beautiful grand room with a chef's Kitchen and dining room along with an ensuite bedroom. The upper floor has 4 giant bedrooms with 3-piece ensuite bathrooms.

## KEY INFORMATION

MLS® R2797280

Land Only

Poplar

0 Bedrooms

0 Bathrooms

0 SF

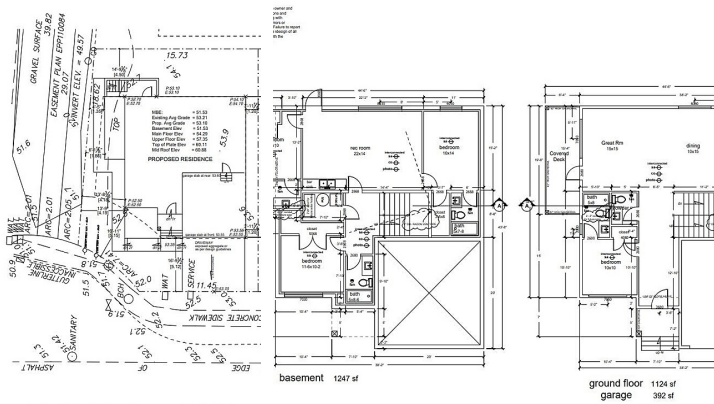
3.952 SF Lot

## FEATURES

Listed By: Sutton Group-West Coast Realty (Abbotsford)



Lot Calculations	
Zone:	N 80
Address:	L.R. # 1680 (Whitlock St)
FLOOR AREA INFO	
LOT AREA:	362.24 (1798.88 sq ft)
ALLOWABLE @ 50%:	289.68 sq ft
PROPOSED:	1526 sq ft
UPPER FLOOR AREA:	168.84 sq ft
TOTAL FLOOR AREA:	289.68 sq ft
SIDE COVERAGES	
ALLOWED @ 6.4%:	161.24 sq ft (1778.88 sq ft)
PROPOSED:	161.24 sq ft (1778.88 sq ft)



MCKENZIE ROAD

