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**6145 Nathan Place, Abbotsford**

**\$974,600.00**

## **2150 Sq. Ft. Split Level Home, 3830 Sq. Ft. Deluxe Shop With Office 5.17 Picturesque Acres Near Bradner/Langley Border**

2150 square foot split level home with updated windows, roof, siding and doors, on picturesque 5.17 acres on quiet street near the Bradner/Langley border boasts a 3830 square foot deluxe metal clad shop with eighteen foot tall ceilings and office with mezzanine, reception area, bathroom and lunchroom and is a fantastic opportunity for the home based business or car buff.

Spacious home designed for entertaining and family offers spacious living room with cozy gas fireplace, entertainment sized dining room, three bedrooms plus den., office, three baths, family room with door to huge exposed aggregate patio. This home offers great bones with much of the updating already done and offers a super opportunity to finish the updating and create a home of your dreams.

Fantastic shop with eighteen foot ceilings, fourteen foot roll up doors, two piece bathroom, and office with reception area, office, lunchroom and mezzanine. Grade level loading dock is an added bonus.

Great home, gorgeous property and fantastic shop. What more could you ask for?

## **Doug or Bonnie Mitten**



**604-533-3231**

## Features Of This Home...

### Main Floor Area:    **752 Square Feet**

**Foyer – 10' x 5.75'**

**Living Room – 18.75' x 17.5'** - Spacious living room with cozy gas fireplace.



**Dining Room – 17.75' x 14.83.'** – Spacious enough for any size dinner gathering.



**Kitchen – 16.5' x 10.75' –** Spacious kitchen with countertop range, double ovens, stainless fridge and eating area.

## **Upper Floor Area: 678 Square Feet**

**Master Bedroom - 15' x 11' -** Master pampers you with **2 piece ensuite**, walk-in closet and door to deck.



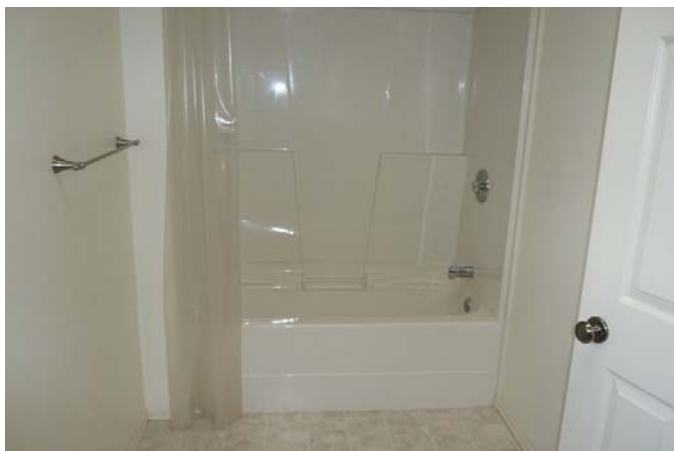
**Bedroom – 12' x 8.75'**



**Bedroom – 9.66' x 9'**



**Bathroom - 4 Piece**





## **Lower Floor Area: 678 Square Feet**

**Family Room - 16' x 14'** –Family room with patio door to spacious exposed aggregate patio.



**Den Area – 10' x 9'**

**Office – 11' x 10'**

**Laundry – 12' x 5.66'** – With three piece bath for your convenience when working outside.

**Bathroom - 3 Piece**



★ **Spacious Home Designed For Entertaining And Family Offers Spacious Living Room With Cozy Gas Fireplace, Entertainment Sized Dining Room, Three Bedrooms Plus Den, Office, Three Baths, Family Room With Door To Huge Exposed Aggregate Patio.**



- ★ **2150 Sq. Ft. Split Level Home With Updated Windows, Roof, Siding & Doors.**
- ★ **This Home Offers Great Bones With Much Of The Updating Already Done & Offers A Super Opportunity To Finish The Updating & Create A Home Of Your Dreams.**

**Shop:      3830 Sq. Ft.**

- ★ **Fantastic Shop With Eighteen Foot Ceilings, Fourteen Foot Roll Up Doors, Two Piece Bathroom, And Office With Reception Area, Office, Lunchroom And Mezzanine.**





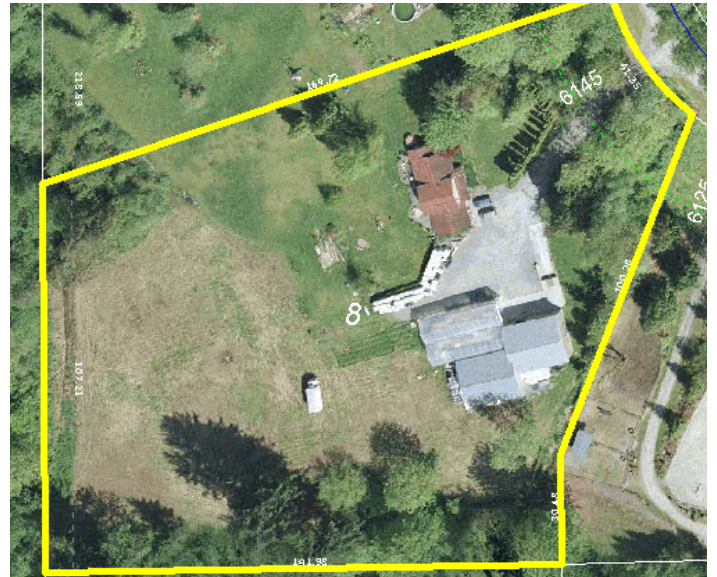
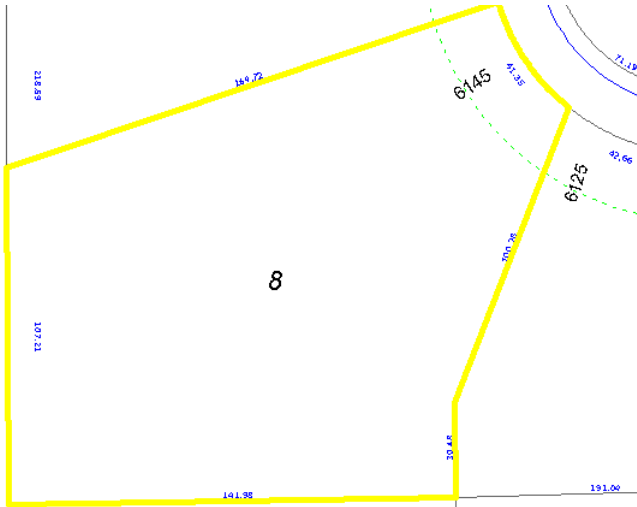
★ **Grade Level Loading Dock Is An Added Bonus.**



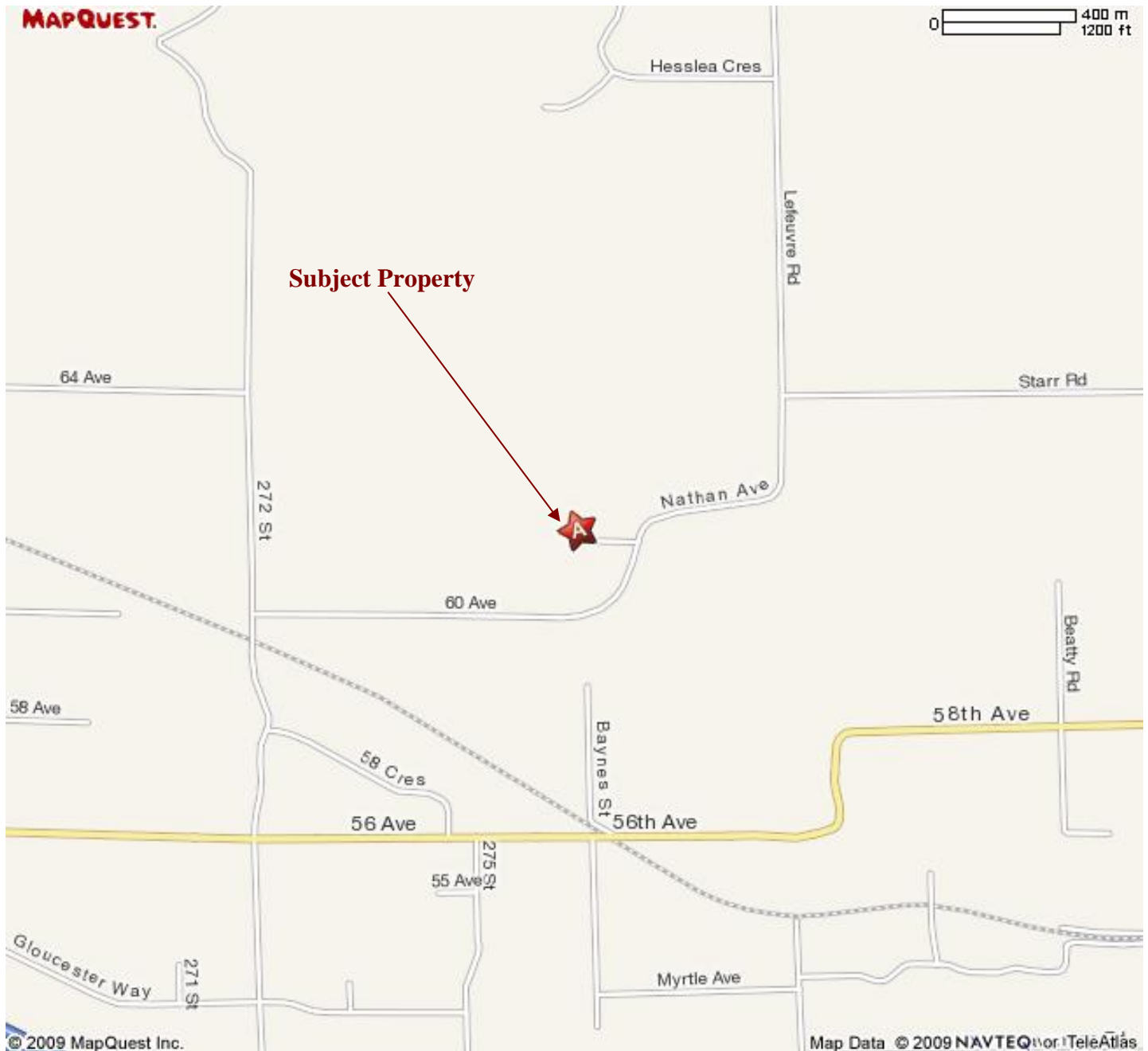


## Property: 5.17 Acres

- ★ Centrally Located Picturesque Acreage On Quiet Street On The Bradner/Langley Border.



## Location:



For Further Details Or Private Viewing Call:

# Doug or Bonnie Mitten

at



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## (604) 533-3231

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