

31520 LOMBARD AV, V2T 6M6

Active



List Price: \$183,900

## Complex/Subdiv:

Frontage:	50.00 ft	Bedrooms:	3	PID:	002-537-621
Depth/Size:	146	Bathrooms:	2	Type:	Manufactured with L
Lot Area SqFt:	7300.00	Full Baths:	1	Approx Yr Blt:	1975
Rear Yard Exp:		Half Baths:	1	Age at List Date:	39
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$1,699 (2014)
Flood Plain:	No	Zoning:	RS3		

## View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home:	Rancher/Bungalow	Total Parking:	5	Covered Parking:	1
Construction:	Manufactured/Mobile	Parking Access:	Front		
Foundation:	Other	Parking Facilities:	Det.Grge/Carport		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Metal			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas			Property Disclosure:	N - COURT ORDERED SALE
No. of Fireplaces:	0	R/I Fireplaces:		Out Buildings:	
Fireplace Fuel:	None				
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: MHR 33583 CSA 38303 PL NWP43173 LT 43 LD 36 SEC 18 TWP 16 PART NE 1/4,

Amenities: None

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 13'			X			X
Main F.	Kitchen	15' X 11'6"			X			X
Main F.	Dining	8' X 8'			X			X
Main F.	Family Room	12' X 13'6"			X			X
Main F.	Master Bedroom	15' X 12'6"			X			X
Main F.	Bedroom	13' X 9'			X			X
Main F.	Bedroom	11'6" X 10'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):

Main Floor Area SqFt: 1,462

Finished Floor Up SqFt: 0

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 1,462

Unfinished Floor: 0

Grand Total Floor Area: 1,462

Total # Rooms: 7

# Kitchens: 1

Finished Levels: 1

Crawl/Bsmt Height: 4

Basement Area: None

Suite: None

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.

2 2 Piece; Ensuite: Y; Level: Main F.

3

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Listing Broker(s): RE/MAX Little Oak Realty

Manufactured home on its own 7300 sqft lot. You own the land! To go with the large lot, the home is 1450+ sqft with 3 bedrooms and 2 bathrooms. Large kitchen and living room, plus family room. Homes needs some work, but is priced accordingly. Don't miss this opportunity! Call today.

3485 JUNIPER CR, V2S 7R1

Active



List Price: \$265,900

## Complex/Subdiv:

Frontage: 40.00 ft Bedrooms: 4 PID: 005-070-015  
 Depth/Size: 100 Bathrooms: 2 Type: House/Single Family  
 Lot Area SqFt: 4000.00 Full Baths: 2 Approx Yr Blt: 1981  
 Rear Yard Exp: W Half Baths: 0 Age at List Date: 33  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$2,462 (2014)  
 Flood Plain: No Zoning: RES  
 View: N  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer

Style of Home: Basement Entry, End Unit Total Parking: Covered Parking: 0  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Open  
 Exterior: Mixed  
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
 Type of Roof: Asphalt Possession:  
 Renovations: Reno Year: Title to Land: Freehold NonStrata  
 Flooring: Mixed Seller's Interest: Court Ordered Sale  
 Water Supply: City/Municipal Mortgage Info: \$0  
 Heat/Fuel: Forced Air, Natural Gas  
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: N - As is where is  
 Fireplace Fuel: Wood Out Buildings:  
 Outdoor Area: Balcony(s); Patio(s) or Deck(s)  
 Pad Rental:  
 Fixtures Leas: N  
 Fixt Removed: Y - AS IS WHERE IS

Legal: PL NWP52724 LOT 109 DL 206 LD 36 GROUP 2

## Amenities:

Site Influences: Central Location

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11'6" X 7'11"			X			X
Main F.	Living Room	14' X 11'8"			X			X
Main F.	Dining	11'6" X 7'10"			X			X
Main F.	Master Bedroom	11'8" X 11'3"			X			X
Main F.	Bedroom	10'5" X 9'3"			X			X
Main F.	Bedroom	11'9" X 5'9"			X			X
Bsmt	Den	10' X 11'6"			X			X
Bsmt	Bedroom	11'9" X 5'9"			X			X
Bsmt	Recreation Room	11' X 12'			X			
Bsmt	Kitchen	11' X 12'			X			

## Floor Area (SqFt):

Main Floor Area SqFt:	968	Total # Rooms:	10	<u>Bathrooms</u>	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	2		2	3 Piece; Ensuite: N; Level: Below
Finished Floor Down:	0	Finished Levels:	2		3	
Finished Floor Bsmt SqFt:	726	Crawl/Bsmt Height:			4	
Total Finished Floor SqFt:	1,694	Basement Area:	Part, Fully Finished		5	
					6	
Unfinished Floor:	0	Suite:	Unauthorized Suite		7	
Grand Total Floor Area:	1,694				8	

Listing Broker(s): Landmark Realty Mission Ltd.

Wonderful Investment at an affordable price! Practical 4 bedroom and a den basement home features an unauthorized suite. Private yard has a shed. Back lane access. Centrally located 5 close to schools, shopping and all other amenities.

32225 MARSHALL RD, V2T 1A5

Active



List Price: \$289,900

Complex/Subdiv: near hospital

Frontage: 64.00 ft Bedrooms: 4 PID: 000-927-295  
 Depth/Size: 100 Bathrooms: 3 Type: House/Single Family  
 Lot Area SqFt: 6400.00 Full Baths: 2 Approx Yr Blt: 1979  
 Rear Yard Exp: N Half Baths: 1 Age at List Date: 35  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$2,772 (2014)  
 Flood Plain: No Zoning: RS-3  
 View: N  
 Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home: Split Entry	Total Parking: 4	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Aluminum, Stone, Stucco		
Rainscreen: No	R/I Plumbing: close	Dist to School Bus: 1 block
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Wall/Wall/Mixed		Seller's Interest: Court Ordered Sale
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas		
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - Court Sale
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LOT 525, SEC. 17, TWP 16, NWD, PLAN 47392

Amenities:

Site Influences: Shopping Nearby, Central Location

Features Incl: Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6" X 13'6"	Below	Workshop	10' X 12'			X
Main F.	Dining	10' X 9'6"			X			X
Main F.	Kitchen	14'6" X 9'6"			X			X
Main F.	Master Bedroom	13'4" X 10'4"			X			X
Main F.	Bedroom	10' X 9'			X			X
Main F.	Bedroom	10'2" X 9'11"			X			X
Below	Walk-In Closet	12' X 5'2"			X			X
Below	Bedroom	14' X 9'6"			X			X
Below	Laundry	7' X 5'			X			
Below	Kitchen	15' X 9'6"			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,120  
 Finished Floor Up SqFt: 0  
 Finished Floor Down: 670  
 Finished Floor Bsmt SqFt: 0  
 Total Finished Floor SqFt: 1,790

Total # Rooms: 11  
 # Kitchens: 2  
 Finished Levels: 2  
 Crawl/Bsmt Height: 8'  
 Basement Area: Part, Partly Finished

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.  
 2 2 Piece; Ensuite: Y; Level: Main F.  
 3 3 Piece; Ensuite: N; Level: Below  
 4  
 5  
 6  
 7  
 8

Unfinished Floor: 230  
 Grand Total Floor Area: 2,020

Suite: Unauthorized Suite

Listing Broker(s): Royal LePage West R.E.S. (Sur)

Cathedral entry home with basement occupied by in-laws. Aluminum and stucco exterior, gas fire place in living room, on transit, close to school and hospital. No appliances, PDS or warranty incl in sale



List Price: \$295,000

Complex/Subdiv: Corner of Trethewey and Diamond

Frontage:	75.00 ft	Bedrooms:	5	PID:	007-219-326
Depth/Size:	100	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	7500.00	Full Baths:	2	Approx Yr Blt:	1979
Rear Yard Exp:	S	Half Baths:	1	Age at List Date:	35
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,031 (2014)
Flood Plain:		Zoning:	RES		

View: Y - Peak a boo views to the south.

Serv. Connected: Water, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home:	Basement Entry	Total Parking:	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single	
Exterior:	Mixed			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt		Possession:	
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata
Flooring:	Mixed		Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal		Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas			
No. of Fireplaces:	2	R/I Fireplaces:	Property Disclosure:	N - As is where is
Fireplace Fuel:	Gas - Natural		Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)			
Pad Rental:				
Fixtures Leas:	Y - As is where is			
Fixt Removed:	Y - As is where is			

Legal: PL NWP35569 LOT 101 LD 36 SEC 20 TWP 16 PART NW 1/4

Amenities:

Site Influences: Central Location

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 13'			X			X
Main F.	Dining	10'6 X 8'6			X			X
Main F.	Kitchen	16'4 X 9'			X			X
Main F.	Master Bedroom	15'6 X 11'6			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Bedroom	10' X 9'			X			X
Bsmt	Family Room	19' X 13'			X			X
Bsmt	Bedroom	10' X 8'6			X			X
Bsmt	Bedroom	20' X 12'			X			X
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,268

Finished Floor Up SqFt: 0

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 1,268

Total Finished Floor SqFt: 2,536

Unfinished Floor: 0

Grand Total Floor Area: 2,536

Total # Rooms: 9

# Kitchens: 1

Finished Levels: 2

Crawl/Bsmt Height: 4

Basement Area: Part, Unfinished

Suite: None

Bathrooms

1 2 Piece; Ensuite: Y; Level: Main F.

2 4 Piece; Ensuite: N; Level: Main F.

3 4 Piece; Ensuite: N; Level: Bsmt

4

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Listing Broker(s): Landmark Realty Mission Ltd.

"Diamond in the Rough". Centrally located on a 7500 square foot corner lot sits this 2378 Square Foot basement home. 3 bedrooms up. Although the house has some updates like vinyl windows it requires flooring, a kitchen and more. It has a practical layout and is a fantastic buy!



List Price: \$305,000

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 3	PID: 004-926-625
Depth/Size: 105	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 6320.00	Full Baths: 1	Approx Yr Blt: 1977
Rear Yard Exp:	Half Baths: 1	Age at List Date: 37
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,019 (2014)
Flood Plain:	Zoning: SF	

View:  
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Basement Entry, Split Entry	Total Parking: 3	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Balcony(s), Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP51338 LT 230 LD 36 SEC 20 TWP 16 PART NW 1/4.

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	13' X 8'6"			X			X
Main F.	Living Room	16' X 14'			X			X
Main F.	Dining	9' X 8'8"			X			X
Main F.	Master Bedroom	12' X 10'			X			X
Main F.	Bedroom	11' X 9'			X			X
Main F.	Bedroom	8'6" X 8'6"			X			X
Bsmt	Family Room	25' X 12'			X			X
Bsmt	Den	12' X 7'			X			X
Bsmt	Laundry	10' X 5'			X			X
		X			X			X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,041	Total # Rooms:	9
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	700	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,741	Basement Area:	Part
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,741		7
			8

Listing Broker(s): Top Vision Realty Inc.

COURT ORDERED SALE. Basement style home located on a quiet cul-de-sac. Nice big fenced private backyard. Walk to all levels of schools. Walking distance to Abbotsford Exhibition Park. Minutes drive to access Highway #1 from Clearbrook Road or MacClure (tenant occupied property. Showing only between 9am-5pm. Min 24 hrs notice required. Preferred 48 hrs).

2281 MIDAS ST, V2S 4P9

Active



List Price: \$330,000

Complex/Subdiv: MCMILLAN

Frontage: 54.69 ft Bedrooms: 4 PID: 000-515-647  
 Depth/Size: Bathrooms: 3 Type: House/Single Family  
 Lot Area SqFt: 10500.00 Full Baths: 2 Approx Yr Blt: 1975  
 Rear Yard Exp: W Half Baths: 1 Age at List Date: 39  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,147 (2014)  
 Flood Plain: No Zoning: RS2

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Rancher/Bungalow w/Bsmt. Total Parking: 3 Covered Parking: 1  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Garage; Single  
 Exterior: Vinyl  
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
 Type of Roof: Asphalt Possession:  
 Renovations: Reno Year: Title to Land: Freehold NonStrata  
 Flooring: Wall/Wall/Mixed Seller's Interest: Court Ordered Sale  
 Water Supply: City/Municipal Mortgage Info: \$0  
 Heat/Fuel: Natural Gas  
 No. of Fireplaces: 2 R/I Fireplaces: Property Disclosure: N - FORECLOSURE  
 Fireplace Fuel: Wood Out Buildings:  
 Outdoor Area: Balcony(s); Patio(s) or Deck(s)  
 Pad Rental:  
 Fixtures Leas: N  
 Fixt Removed: N

Legal: PL NWP44005 LT 107 LD 36 SEC 14 TWP 16 PART NW 1/4.

Amenities:

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 16'8"	Bsmt	Laundry	8' X 11'3"			X
Main F.	Dining	9'8" X 11'11"	Bsmt	Games Room	12'10" X 23'			X
Main F.	Kitchen	11'6" X 13'3"			X			X
Main F.	Master Bedroom	11'6" X 12'2"			X			X
Main F.	Bedroom	9' X 11'2"			X			X
Main F.	Bedroom	8' X 10'			X			X
Main F.	Porch (enclosed)	8' X 16'			X			X
Bsmt	Recreation Room	12'9" X 15'5"			X			X
Bsmt	Bedroom	11'4" X 12'8"			X			
Bsmt	Other	10'2" X 11'2"			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,170  
 Finished Floor Up SqFt: 0  
 Finished Floor Down: 0  
 Finished Floor Bsmt SqFt: 1,170  
 Total Finished Floor SqFt: 2,340

Total # Rooms: 12  
 # Kitchens: 1  
 Finished Levels: 2  
 Crawl/Bsmt Height: 4  
 Basement Area: Full, Partly Finished

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.  
 2 2 Piece; Ensuite: Y; Level: Main F.  
 3 3 Piece; Ensuite: N; Level: Bsmt  
 4  
 5  
 6  
 7  
 8

Unfinished Floor: 0  
 Grand Total Floor Area: 2,340

Suite: None

Listing Broker(s): HomeLife Glenayre Rlty.Co.Ltd., HomeLife Glenayre Rlty.Co.Ltd.

Larger 4 bedroom rancher backing onto greenspace with privacy. Some thermal window upgrades. Lots of parking. Big partially finished room in basement could be home business or huge project room. The back deck has been closed in but could be converted back and enjoy the Western exposure behind the house. Trails at the back to level area could be developed. Home boasts two wood burning fireplaces for the winter evening comfort. Please call for an appointment.

33512 KINSALE PL, V2S 8B2

Active



List Price: \$351,900

## Complex/Subdiv:

Frontage: 26.00 ft Bedrooms: 4 PID: 007-443-218  
 Depth/Size: Bathrooms: 3 Type: House/Single Family  
 Lot Area SqFt: 8199.00 Full Baths: 3 Approx Yr Blt: 1987  
 Rear Yard Exp: 0 Half Baths: 0 Age at List Date: 27  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,216 (2014)  
 Flood Plain: No Zoning: RS3

## View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Basement Entry	Total Parking: 6	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing: RENO	Dist to Public Trans: CLOSE
Type of Roof: Asphalt	Reno Year:	Dist to School Bus: CLOSE
Renovations:	Title to Land: Freehold NonStrata	
Flooring: Mixed	Seller's Interest: Court Ordered Sale	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Forced Air		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL NWP74256 LT 16 LD 36 SEC 9 TWP 16 PART NE 1/4.

## Amenities:

Site Influences: Central Location, Cul-de-Sac, Private Yard

## Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'3" X 12'3"			X			X
Main F.	Dining	12'3" X 9'6"			X			X
Main F.	Kitchen	12'6" X 11'5"			X			X
Main F.	Master Bedroom	13'6" X 10'10"			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	10'6" X 9'6"			X			X
Bsmt	Bedroom	13' X 8'3"			X			X
Bsmt	Recreation Room	31' X 12'8"			X			X
					X			
					X			

## Floor Area (SqFt):

Main Floor Area SqFt: 1,116  
 Finished Floor Up SqFt: 0  
 Finished Floor Down: 0  
 Finished Floor Bsmt SqFt: 884  
 Total Finished Floor SqFt: 2,000

Total # Rooms: 8  
 # Kitchens: 1  
 Finished Levels: 2  
 Crawl/Bsmt Height: 4  
 Basement Area: Fully Finished

## Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.  
 2 3 Piece; Ensuite: Y; Level: Main F.  
 3 3 Piece; Ensuite: N; Level: Bsmt  
 4  
 5  
 6  
 7  
 8

Unfinished Floor: 0

Grand Total Floor Area: 2,000

Listing Broker(s): RE/MAX Little Oak Realty

Basement entry home on large 8100 sqft lot. This 4 bathroom/3 bedroom home is situated in a quiet cul-de-sac in a desirable neighborhood. Plenty of parking in driveway. Close to UFV and easy highway access. Needs TLC.



32755 OKANAGAN DR, V2T 4Z4

Active



List Price: \$354,900

## Complex/Subdiv:

Frontage: 70.00 ft Bedrooms: 5 PID: 002-294-486  
 Depth/Size: 124 Bathrooms: 4 Type: House/Single Family  
 Lot Area SqFt: 8742.00 Full Baths: 3 Approx Yr Blt: 1982  
 Rear Yard Exp: N Half Baths: 1 Age at List Date: 32  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,312 (2012)  
 Flood Plain: No Zoning: RES  
 View: N  
 Serv. Connected: Water, Electricity, Natural Gas

Style of Home: Rancher/Bungalow w/Bsmt. Total Parking: 4 Covered Parking: 2  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double  
 Exterior: Vinyl, Brick  
 Rainscreen: R/I Plumbing: Dist to Public Trans: 1 BLK Dist to School Bus: 1 BLK  
 Type of Roof: Asphalt Possession:  
 Renovations: Reno Year: Title to Land: Freehold NonStrata  
 Flooring: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed Seller's Interest: Court Ordered Sale  
 Water Supply: City/Municipal Mortgage Info: \$0  
 Heat/Fuel: Forced Air, Natural Gas  
 No. of Fireplaces: 2 R/I Fireplaces: Property Disclosure: N - Court Ordered Sale  
 Fireplace Fuel: Gas - Natural Out Buildings:  
 Outdoor Area: Balcony(s); Patio(s) or Deck(s)  
 Pad Rental:  
 Fixtures Leas: N  
 Fixt Removed: N

Legal: PL 62153 LT 277 LD 36 SEC 29 TWP 16 PT SE 1/4

## Amenities:

Site Influences: Recreation Nearby, Shopping Nearby

## Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6 X 11'5	Bsmt	Bedroom	11'2 X 7'9			X
Main F.	Kitchen	10'4 X 13'9	Bsmt	Bedroom	11'10 X 10'2			X
Main F.	Dining	12'10 X 11'11			X			X
Main F.	Bedroom	9'11 X 10'7			X			X
Main F.	Bedroom	10'3 X 9'9			X			X
Main F.	Master Bedroom	13'4 X 11'5			X			X
Bsmt	Kitchen	10'7 X 8'7			X			X
Bsmt	Eating Area	10' X 7'			X			X
Bsmt	Living Room	14'6 X 14'			X			
Bsmt	Recreation Room	22' X 16'6			X			

## Floor Area (SqFt):

Main Floor Area SqFt: 1,428

Finished Floor Up SqFt: 0

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 1,428

Total Finished Floor SqFt: 2,856

Unfinished Floor: 0

Grand Total Floor Area: 2,856

Total # Rooms: 12

# Kitchens: 2

Finished Levels: 2

Crawl/Bsmt Height:

Basement Area: Full, Fully Finished

Suite: Unauthorized Suite

## Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.

2 2 Piece; Ensuite: Y; Level: Main F.

3 4 Piece; Ensuite: Y; Level: Bsmt

4 4 Piece; Ensuite: N; Level: Bsmt

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Listing Broker(s): RE/MAX Little Oak Realty

Court Ordered Sale ~ Great starter home or investment property. Updated 5 Bedroom, 4 bath, home with mortgage helper down. Close to transit, shopping, amenities, schools and recreation. Watch the agrifair fireworks from your own backyard. Come check out this gem today!



34385 GEORGE FERGUSON WY, V2S 2N9

Active



List Price: \$374,900

## Complex/Subdiv:

Frontage: 80.00 ft Bedrooms: 4 PID: 007-363-371  
 Depth/Size: 108 Bathrooms: 3 Type: House/Single Family  
 Lot Area SqFt: 8640.00 Full Baths: 2 Approx Yr Blt: 1980  
 Rear Yard Exp: N Half Baths: 1 Age at List Date: 34  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,298 (2014)  
 Flood Plain: No Zoning: RES2  
 View: Y - MT.BAKER  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey w/Bsmt., 4 Level Split Total Parking: 6 Covered Parking: 2  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double, RV Parking Avail.  
 Exterior: Aluminum, Brick, Stucco  
 Rainscreen: R/I Plumbing: Dist to Public Trans: 1 BLK Dist to School Bus: 3 BLK  
 Type of Roof: Asphalt Possession:  
 Renovations: Reno Year: Title to Land: Freehold NonStrata  
 Flooring: Mixed Seller's Interest: Court Ordered Sale  
 Water Supply: City/Municipal Mortgage Info: \$0  
 Heat/Fuel: Forced Air, Natural Gas  
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: N - FORECLOSURE  
 Fireplace Fuel: Wood Out Buildings:  
 Outdoor Area: Balcony(s), Fenced Yard, Patio(s)  
 Pad Rental:  
 Fixtures Leas: N  
 Fixt Removed:

Legal: PL NWP44329 LT 422 LD 36 SEC 22 TWP 16 PART SE 1/4.

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'	Bsmt	Storage	8' X 14'			X
Main F.	Dining	13' X 10'	Bsmt	Bedroom	15' X 9'6"			X
Main F.	Kitchen	10' X 11'6"						X
Main F.	Eating Area	11' X 10'						X
Main F.	Family Room	18' X 16'						X
Main F.	Laundry	7' X 9'						X
Above	Master Bedroom	13'6" X 12'						X
Above	Bedroom	11'6" X 9'						X
Above	Bedroom	11' X 10'						X
Bsmt	Recreation Room	22'6" X 13'						X

Floor Area (SqFt):

Main Floor Area SqFt: 1,190  
 Finished Floor Up SqFt: 684  
 Finished Floor Down: 0  
 Finished Floor Bsmt SqFt: 555  
 Total Finished Floor SqFt: 2,429

Total # Rooms: 12  
 # Kitchens: 1  
 Finished Levels: 3  
 Crawl/Bsmt Height:  
 Basement Area: Part, Fully Finished

Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.  
 2 4 Piece; Ensuite: Y; Level: Above  
 3 4 Piece; Ensuite: N; Level: Above  
 4  
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Unfinished Floor: 0  
 Grand Total Floor Area: 2,429

Listing Broker(s): RE/MAX Little Oak Realty

Mt.Baker View! RV parking with XL garage. Walk to all levels of schools. Easy access to freeway, shopping and recreation. Located on quiet end of George Ferguson Way. Large 8600 sqft lot. Call for more details.

31039 SOUTHERN DR, V2T 5K3

Active



List Price: \$375,000

## Complex/Subdiv:

Frontage:	60.00 ft	Bedrooms:	3	PID:	008-750-106
Depth/Size:	96	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	5800.00	Full Baths:	2	Approx Yr Blt:	1977
Rear Yard Exp:		Half Baths:	0	Age at List Date:	37
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,542 (2014)
Flood Plain:		Zoning:	SF		

## View:

Serv. Connected: Electricity, Community, Natural Gas, Sanitary Sewer, Water

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt	Reno Year:		Possession:	
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Mixed	Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Forced Air, Natural Gas	Property Disclosure:	N - COURT ORDERED SALE		
No. of Fireplaces:	2	R/I Fireplaces:		Out Buildings:	
Fireplace Fuel:	Wood				
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL NWP75922 LT 4 LD 36 SEC 24 TWP 13 PART NE 1/4.

## Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12'6" X 9'			X			X
Main F.	Living Room	14' X 16'			X			X
Main F.	Dining	9' X 11'			X			X
Main F.	Master Bedroom	14'6" X 11'			X			X
Main F.	Bedroom	10'6" X 10'6"			X			X
Main F.	Bedroom	10' X 10'			X			X
Bsmt	Family Room	16' X 13'			X			X
Bsmt	Den	11' X 11'			X			X
Bsmt	Foyer	6' X 13'			X			X
Main F.	Nook	5'5" X 9'			X			X

Floor Area (SqFt):

Main Floor Area SqFt: 1,288

Finished Floor Up SqFt: 0

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 417

Total Finished Floor SqFt: 1,705

Unfinished Floor: 385

Grand Total Floor Area: 2,090

Total # Rooms: 10

# Kitchens: 1

Finished Levels: 2

Crawl/Bsmt Height: 4

Basement Area: Part

Suite: None

Bathrooms

1 3 Piece; Ensuite: Y; Level: Main F.

2 4 Piece; Ensuite: N; Level: Main F.

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Listing Broker(s): Top Vision Realty Inc.

COURT ORDERED SALE. Great Family home on beautiful southern drive. Close to Highstreet Mall, school and minutes from access to Highway #1. Nice 2 level home with Double Garage (partially unfinished basement: Bring your creative mind). Tenant occupied property. Showing only between 9am to 5pm. Min 24 hrs notice required. Preferred 48 hrs.

34543 STONELEIGH AV, V2S 8N4

Active



List Price: \$445,900

## Complex/Subdiv:

Frontage:	33.00 ft	Bedrooms:	5	PID:	025-401-475
Depth/Size:	125	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	6857.00	Full Baths:	3	Approx Yr Blt:	2004
Rear Yard Exp:		Half Baths:	0	Age at List Date:	10
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,510 (2013)
Flood Plain:	No	Zoning:	RS3		

View:

Serv. Connected: Electricity

Style of Home:	Basement Entry	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1
Type of Roof:	Asphalt			Dist to School Bus:	1
Renovations:		Reno Year:		Possession:	
Flooring:				Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - OWNER NEVER LIVED
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL LMP53637 LT 14 LD 36 SEC 23 TWP 16 PART NW 1/4.

Amenities: None

Site Influences: Central Location, Cul-de-Sac

Features Incl: Vacuum R.I.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 15'	Below	Bedroom	10'6 X 9'6			X
Main F.	Kitchen	12' X 14'	Below	Laundry	6' X 8'			X
Main F.	Dining	11' X 13'	Below	Foyer	11' X 8'			X
Main F.	Master Bedroom	14'6 X 13'6						X
Main F.	Bedroom	10' X 10'						X
Main F.	Bedroom	10' X 11'6						X
Main F.	Eating Area	10' X 11'						X
Below	Living Room	17' X 15'						X
Below	Kitchen	11' X 9'						X
Below	Bedroom	10'6 X 10'						X

## Floor Area (SqFt):

Main Floor Area SqFt: 1,619

Finished Floor Up SqFt: 0

Finished Floor Down: 1,075

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 2,694

Unfinished Floor: 0

Grand Total Floor Area: 2,694

Total # Rooms: 13

# Kitchens: 2

Finished Levels: 2

Crawl/Bsmt Height: 4

Basement Area: Fully Finished 5

Suite: Legal Suite 7

## Bathrooms

1 5 Piece; Ensuite: Y; Level: Main F.

2 5 Piece; Ensuite: N; Level: Main F.

3 4 Piece; Ensuite: N; Level: Below

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Listing Broker(s): Lighthouse Realty Ltd.

Huge Bright Basement entry home in a fantastic location. Walk to French Immersion school, shopping, parks & easy freeway access. Located on a quiet family cul-de-sac. Home boasts an open floor plan, very spacious rooms, kitchen w/island, lots of cabinets which open to family room & dining room. A great level entry backyard from kitchen w/covered patio & fenced. Basement has legal 2 bedroom suite. Laminate floors throughout. Quality home in popular area. One not to miss!

2198 CHAMPLAIN DR, V2S 6E4

Active



List Price: \$485,000

Complex/Subdiv: Everett Estates

Frontage: 76.00 ft Bedrooms: 4 PID: 002-083-060  
 Depth/Size: 121 Bathrooms: 3 Type: House/Single Family  
 Lot Area SqFt: 9208.00 Full Baths: 3 Approx Yr Blt: 1982  
 Rear Yard Exp: E Half Baths: 0 Age at List Date: 32  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,783 (2014)  
 Flood Plain: No Zoning: RES  
 View: N  
 Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home: 2 Storey w/Bsmt. Total Parking: 6 Covered Parking: 2  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double  
 Exterior: Vinyl  
 Rainscreen: R/I Plumbing: No Dist to Public Trans: 3 blocks Dist to School Bus: 3 blocks  
 Type of Roof: Wood Possession:  
 Renovations: Reno Year: Title to Land: Freehold NonStrata  
 Flooring: Laminate, Vinyl/Linoleum Seller's Interest: Court Ordered Sale  
 Water Supply: City/Municipal Mortgage Info: \$0  
 Heat/Fuel: Forced Air, Natural Gas  
 No. of Fireplaces: 2 R/I Fireplaces: 0 Property Disclosure: N - Court sale, as-is where-is  
 Fireplace Fuel: Gas - Natural Out Buildings: /Garage Sz: 24'6 x 23'6  
 Outdoor Area: Patio(s)  
 Pad Rental:  
 Fixtures Leas: Y - Court sale, as-is where-is  
 Fixt Removed: Y - Court sale, as-is where-is

Legal: PL 59579 LT 109 LD 36 SEC 14 TWP 16  
 Amenities: None  
 Site Influences: Paved Road, Recreation Nearby, Shopping Nearby, Central Location  
 Features Incl: Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'4 X 19'7	Above	Master Bedroom	14' X 15'4			X
Main F.	Foyer	5'3 X 9'	Above	Walk-In Closet	6'2 X 6'5			X
Main F.	Dining	12' X 14'	Above	Bedroom	12' X 12'3			X
Main F.	Kitchen	12' X 12'3	Above	Bedroom	11'8 X 12'4			X
Main F.	Eating Area	9'7 X 10'3	Above	Bedroom	10' X 11'5			X
Main F.	Family Room	12'9 X 13'8	Bsmt	Games Room	10'3 X 19'9			X
Main F.	Den	7'10 X 12'	Bsmt	Recreation Room	12'3 X 16'6			X
Main F.	Solarium	9'7 X 9'10			X			X
Main F.	Laundry	6' X 14'4			X			
Above	Recreation Room	18'5 X 22'8			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,850	Total # Rooms:	17
Finished Floor Up SqFt:	1,750	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,600	Basement Area:	Part, Unfinished
			5
			6
Unfinished Floor:	520	Suite:	None
Grand Total Floor Area:	4,120		7
			8

Listing Broker(s): Landmark Realty Corp.

EVERETT ESTATES two storey with part basement home. In great overall condition, on a 9200 sq ft lot. The main 2 floors total about 3600 sq ft, with 4 bedrooms, two full bathrooms and a recroom up, and a den and hot tub wood-lined room on the main. The main also has a spacious and functional kitchen, eating area, family room with gas fireplace, formal dining room behind french doors, and large living room with gas fireplace. A nearly private back yard and oversized garage complete the package.



List Price: \$514,900

## Complex/Subdiv:

Frontage: 67.79 ft Bedrooms: 4 PID: 005-561-671  
 Depth/Size: IRREG Bathrooms: 4 Type: House/Single Family  
 Lot Area SqFt: 12800.00 Full Baths: 3 Approx Yr Blt: 1990  
 Rear Yard Exp: Half Baths: 1 Age at List Date: 24  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$4,921 (2014)  
 Flood Plain: No Zoning: RS2  
 View: Y - SOUTH WEST TO GULF ISLANDS  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Metal			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP57242 LT 231 LD 36 SEC 23 TWP 16 PART SE 1/4.

Amenities: None

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 13'6"	Below	Recreation Room	19' X 13'			X
Main F.	Dining	13' X 11'	Below	Playroom	19' X 12'			X
Main F.	Kitchen	16' X 11'6"			X			X
Main F.	Eating Area	13' X 11'			X			X
Main F.	Family Room	19' X 13'			X			X
Above	Master Bedroom	19' X 14'			X			X
Above	Bedroom	15' X 11'6"			X			X
Below	Bedroom	15' X 11'6"			X			X
Below	Bedroom	17' X 13'6"			X			X
Below	Games Room	17' X 11'			X			X

Floor Area (SqFt):

Main Floor Area SqFt: 1,458  
 Finished Floor Up SqFt: 895  
 Finished Floor Down: 1,662  
 Finished Floor Bsmt SqFt: 0  
 Total Finished Floor SqFt: 4,015

Total # Rooms: 12  
 # Kitchens: 1  
 Finished Levels: 3  
 Crawl/Bsmt Height:  
 Basement Area: Full

Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.  
 2 5 Piece; Ensuite: Y; Level: Above  
 3 4 Piece; Ensuite: Y; Level: Above  
 4 4 Piece; Ensuite: N; Level: Below  
 5  
 6  
 7  
 8

Unfinished Floor: 0

Grand Total Floor Area: 4,015

Listing Broker(s): Lighthouse Realty Ltd.

Million dollar view from this 4015 sqft. Spacious Luxury Home situated on Glenn Mountain. 2 storey with basement, 4 bedrooms, 4 baths, double garage, wrap around sundeck, professionally built with lots of luxury, privacy and view. Close to all levels of schools and Abbotsford Rec center.

3639 COBBLESTONE DR, V2S 7J8

Active



List Price: \$524,900

## Complex/Subdiv:

Frontage: 60.00 ft Bedrooms: 5 PID: 018-016-367  
 Depth/Size: 100 Bathrooms: 4 Type: House/Single Family  
 Lot Area SqFt: 6000.00 Full Baths: 3 Approx Yr Blt: 1995  
 Rear Yard Exp: W Half Baths: 1 Age at List Date: 19  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$4,326 (2014)  
 Flood Plain: No Zoning: RS3  
 View: Y - Bear Creek & Green Space  
 Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home:	2 Storey w/Bsmt., 3 Storey	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., RV Parking Avail., Garage; Double		
Exterior:	Brick, Mixed, Stucco	R/I Plumbing:	No	Dist to Public Trans:	near
Rainscreen:				Dist to School Bus:	2-BLK
Type of Roof:	Tile - Concrete, Wood	Possession:			
Renovations:	Partly	Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed, Wall/Wall/Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0 / Treat as Clear Title
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - Court Ordered Sale.
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Garage Sz: 22 x 22/Outdr Pool: 8 x 8
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL LMP7637 LT 40 DL 205 LD 36  
 Amenities: In Suite Laundry  
 Site Influences: Recreation Nearby, Shopping Nearby, Central Location  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'7 X 12'	Above	Walk-In Closet	9'7 X 8'6			X
Main F.	Dining	13'10 X 10'	Above	Bedroom	11'2 X 9'9			X
Main F.	Kitchen	15' X 15'	Above	Bedroom	13' X 9'6			X
Main F.	Eating Area	8' X 8'	Above	Bedroom	10'7 X 9'			X
Main F.	Family Room	14' X 11'4	Above	Conservatory	9'6 X 7'8			X
Main F.	Den	12' X 10'	Bsmt	Kitchen	10'8 X 13'9			X
Main F.	Den	9' X 9'7	Bsmt	Bedroom	20' X 12'9			X
Main F.	Laundry	8'4 X 9'7	Bsmt	Media Room	18' X 11'6			X
Main F.	Foyer	9' X 11'	Bsmt	Storage	12'8 X 14'7			
Above	Master Bedroom	17'3 X 12'	Bsmt	Utility	8'9 X 17'			

## Floor Area (SqFt):

Main Floor Area SqFt: 1,175  
 Finished Floor Up SqFt: 1,150  
 Finished Floor Down: 0  
 Finished Floor Bsmt SqFt: 1,175  
 Total Finished Floor SqFt: 3,500

Total # Rooms: 20  
 # Kitchens: 2  
 Finished Levels: 3  
 Crawl/Bsmt Height: 8'  
 Basement Area: Full, Fully Finished

## Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.  
 2 4 Piece; Ensuite: Y; Level: Above  
 3 4 Piece; Ensuite: N; Level: Above  
 4 4 Piece; Ensuite: N; Level: Bsmt  
 5  
 6  
 7  
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Unfinished Floor: 0  
 Grand Total Floor Area: 3,500

Suite: Unauthorized Suite

Listing Broker(s): Sutton Group-West Coast

Beautiful Location! Beautiful House! Set in one of Abbotsfords prime residential developments, this family home is stunning with great sized living accommodation, hardwood and ceramic tile flooring, 4 bedrooms, media room and 1 bedroom unauthorized basement suite. Gorgeous in ground swimming pool and water feature. Features Foyer w/high ceilings, bright Kitchen, Eating area w/bay-window and spacious Family-room. Upstairs features 4-bedroom, 2-full bathrooms, master bedroom with W/I-closet & 4-piece ensuite. Double garage & loads of parking. Court ordered sale.







6525 LEFEUVRE RD, V4X 2C1

Active



List Price: \$988,000

## Complex/Subdiv:

Frontage: 161.00 ft Bedrooms: 2 PID: 008-059-446  
 Depth/Size: 2559 (33 A) Bathrooms: 1 Type: House with Acreage  
 Lot Area SqFt: 1428470.0( Full Baths: 1 Approx Yr Blt: 9999  
 Rear Yard Exp: 0 Half Baths: 0 Age at List Date: 999  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$8,731 (2014)  
 Flood Plain: Zoning: A1

## View:

Serv. Connected: Electricity, Septic, Water

Style of Home: Rancher/Bungalow	Total Parking: Covered Parking:
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Slab	Parking Facilities: Add. Parking Avail., Open
Exterior: Mixed	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Metal	Possession:
Renovations: Reno Year:	Title to Land: Freehold NonStrata
Flooring: Mixed	Seller's Interest: Court Ordered Sale
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Wood	
No. of Fireplaces: 1 R/I Fireplaces:	Property Disclosure: N - SCHEDULE A
Fireplace Fuel: Wood	Out Buildings:
Outdoor Area: Patio(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL NWP26586 LT 3 LD 36 SEC 17 TWP 14 PART SE 1/4, EXCEPT PLAN EP43024.

Amenities: Barn, Garden, Storage, Workshop Detached

Site Influences: Private Setting, Private Yard, Rural Setting, Treed

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	17' X 10'			X			X
Main F.	Family Room	13' X 10'			X			X
Main F.	Bedroom	10' X 11'			X			X
Main F.	Bedroom	10' X 11'			X			X
Main F.	Living Room	33' X 24'			X			X
Main F.	Great Room	17' X 26'			X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):

Main Floor Area SqFt: 2,696

Finished Floor Up SqFt: 0

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 2,696

Unfinished Floor: 0

Grand Total Floor Area: 2,696

Total # Rooms: 6

# Kitchens: 1

Finished Levels: 1

Crawl/Bsmt Height: 4

Basement Area: None

Suite: None

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.

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Listing Broker(s): 2 Percent Westview Realty

33 Acres in Bradner with private settings. Divided by ravines this acreage is set back with a long gravel driveway to numerous shops & barns. House is a 2 Bed, 1 Bath with 12 foot ceiling but in need of TLC. Shop has partial concrete floors, 4-200 amp services with separate meters & city water. Approximately 15 acres usable and accessible this acreage is near Glen Valley Regional Park and borders Langley with easy Highway access. City Assessed \$1,267,000.

34183 GLADYS AV, V2S 2E8

Active



List Price: \$999,900

## Complex/Subdiv:

Frontage: 140.00 ft Bedrooms: 3 PID: 024-212-121  
 Depth/Size: irreg(1.78A Bathrooms: 1 Type: House with Acreage  
 Lot Area SqFt: 0.00 Full Baths: 1 Approx Yr Blt: 9999  
 Rear Yard Exp: E Half Baths: 0 Age at List Date: 999  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,412 (2013)  
 Flood Plain: No Zoning: RS2  
 View: N  
 Serv. Connected: Electricity

Style of Home: Rancher/Bungalow w/Bsmt. Total Parking: 4 Covered Parking: 0  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Other Parking Facilities: Open  
 Exterior: Other  
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
 Type of Roof: Other Possession:  
 Renovations: Reno Year: Title to Land: Freehold NonStrata  
 Flooring: Other Seller's Interest: Court Ordered Sale  
 Water Supply: Other Mortgage Info: \$0  
 Heat/Fuel: Electric  
 No. of Fireplaces: 0 R/I Fireplaces: Property Disclosure: N - court ordered sale  
 Fireplace Fuel: None Out Buildings:  
 Outdoor Area: None  
 Pad Rental:  
 Fixtures Leas: N  
 Fixt Removed: N

Legal: PL LMP38928 LT A LD 36 SEC 15 TWP 16  
 Amenities: None  
 Site Influences: Central Location  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 20'			X			X
Main F.	Dining	9' X 10'			X			X
Main F.	Kitchen	10' X 10'			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Bedroom	14' X 9'			X			X
Main F.	Bedroom	13' X 10'			X			X
Bsmt	Other	15' X 19'			X			X
					X			X
					X			X
					X			X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,200	Total # Rooms:	7
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	1
Finished Floor Bsmt SqFt:	672	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,872	Basement Area:	Partly Finished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,872		7
			8

Listing Broker(s): RE/MAX Little Oak Realty (Sur)

Development 1.78 acre property located in the heart of Abbotsford. The property is split zoned RR4. One Unit Suburban Residential Zone and RS2, One Unit Urban Hillside Residential Zone at rear of the site. Property being sold for Land Valueonly.