

12209 SEUX RD, V2V 4J1

Active



**List Price:** \$159,900 Previous Price: \$174,900  
Original Price: \$189,900

Complex/Subdiv: **DURIEUX**

Frontage: **100.00 ft** Bedrooms: **2** PID: **007-055-293**  
Depth/Size: **300** Bathrooms: **1** Type: **House/Single Family**  
Lot Area SqFt: **0** Full Baths: **1** Approx Yr Blt: **9999**  
Rear Yard Exp: **W** Half Baths: **0** Age at List Date: **999**  
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$1,384 (2014)**  
Flood Plain: **No** Zoning: **RES**

View:  
Serv. Connected: **Electricity**

Style of Home: <b>Rancher/Bungalow</b>	Total Parking: <b>0</b>	Covered Parking:
Construction: <b>Other</b>	Parking Access:	
Foundation: <b>Other</b>	Parking Facilities: <b>Other</b>	
Exterior: <b>Mixed</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: <b>Other</b>	Reno Year:	Dist to School Bus:
Renovations:	Title to Land: <b>Freehold NonStrata</b>	
Flooring: <b>Mixed</b>	Seller's Interest: <b>Court Ordered Sale</b>	
Water Supply: <b>Other</b>	Mortgage Info: <b>\$0</b>	
Heat/Fuel: <b>Other</b>	Property Disclosure: <b>N - COURT ORDERED SALE</b>	
No. of Fireplaces: <b>0</b>	R/I Fireplaces:	Out Buildings: <b>/Garage Sz: FR</b>
Fireplace Fuel:		
Outdoor Area: <b>None</b>		
Pad Rental:		
Fixtures Leas: <b>Y - PROPANE TANK</b>		
Fixt Removed: <b>Y - OWNERS STUFF</b>		

Legal: **PL NWP34817 LT 3 LD 36 SEC 24 TWP 18**

Amenities: **Garden**

Site Influences: **Recreation Nearby**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'9 X 11'9			X			X
Main F.	Dining	9'6 X 9'6			X			X
Main F.	Kitchen	14' X 9'6			X			X
Main F.	Bedroom	9' X 9'			X			X
Main F.	Bedroom	10'6 X 9'6			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

**Floor Area (SqFt):**

Main Floor Area SqFt: <b>800</b>	Total # Rooms: <b>5</b>	<b>Bathrooms</b>
Finished Floor Up SqFt: <b>0</b>	# Kitchens: <b>1</b>	<b>1 4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Down: <b>0</b>	Finished Levels: <b>1</b>	2
Finished Floor Bsmt SqFt: <b>0</b>	Crawl/Bsmt Height: <b>4</b>	3
Total Finished Floor SqFt: <b>800</b>	Basement Area: <b>None</b>	4
		5
		6
Unfinished Floor: <b>0</b>	Suite: <b>None</b>	7
Grand Total Floor Area: <b>800</b>		8

Listing Broker(s): **Top Producers Realty Ltd.**

**What a price!!! 0.69 acres!!! House is rough to be expected at this price!!! Totally private!!!**

31520 LOMBARD AV, V2T 6M6

Active



List Price: **\$183,900** Previous Price:  
Original Price: **\$183,900**

## Complex/Subdiv:

Frontage: **50.00 ft** Bedrooms: **3** PID: **002-537-621**  
Depth/Size: **146** Bathrooms: **2** Type: **Manufactured with Lan**  
Lot Area SqFt: **7,300** Full Baths: **1** Approx Yr Blt: **1975**  
Rear Yard Exp: **1** 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: 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: **Forced Air, Natural Gas**  
No. of Fireplaces: **0** R/I Fireplaces: Property Disclosure: **N - COURT ORDERED SALE**  
Fireplace Fuel: **None** Out Buildings:  
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:	<b>1,462</b>	Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	<b>1 4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt:	<b>0</b>	# Kitchens:	<b>1</b>		<b>2 2 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Down:	<b>0</b>	Finished Levels:	<b>1</b>		3
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:			4
Total Finished Floor SqFt:	<b>1,462</b>	Basement Area:	<b>None</b>		5
					6
Unfinished Floor:	<b>0</b>	Suite:	<b>None</b>		7
Grand Total Floor Area:	<b>1,462</b>				8

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.**

33578 1ST AV, V2V 1H4

Active



List Price: **\$229,000** Previous Price: **\$265,900**  
Original Price: **\$265,900**

## Complex/Subdiv:

Frontage: **102.00 ft** Bedrooms: **2** PID: **009-327-428**  
Depth/Size: **113** Bathrooms: **1** Type: **House/Single Family**  
Lot Area SqFt: **12,228** Full Baths: **1** Approx Yr Blt: **9999**  
Rear Yard Exp: **SE** Half Baths: **0** Age at List Date: **999**  
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$2,786 (2013)**  
Flood Plain: **No** Zoning: **ING**

## View:

Serv. Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey, Rancher/Bungalow w/Bsmt.** Total Parking: **8** Covered Parking: **0**  
Construction: **Frame - Wood** Parking Access:  
Foundation: **Concrete Perimeter** Parking Facilities: **Open**  
Exterior: **Mixed**  
Rainscreen: **No** R/I Plumbing: **No** Dist to Public Trans: **1** Dist to School Bus: **1**  
Type of Roof: **Asphalt** Possession:  
Renovations: **Partly** Reno Year: **2012** Title to Land: **Freehold NonStrata**  
Flooring: **Hardwood, Mixed** Seller's Interest: **Court Ordered Sale**  
Water Supply: **City/Municipal** Mortgage Info: **\$0**  
Heat/Fuel: **Forced Air, Natural Gas, Wood**  
No. of Fireplaces: **1** R/I Fireplaces: Property Disclosure: **N - AS IS WHERE IS**  
Fireplace Fuel: **Wood** Out Buildings:  
Outdoor Area: **Balcony(s)**  
Pad Rental:  
Fixtures Leas: **N**  
Fixt Removed: **N**

Legal: **PL NWP10455 LT B DL 1 LD 36 GROUP 3, EXC: PT ON PLAN 52635.**

Amenities: **None**  
Site Influences: **Greenbelt**  
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 13'			X			X
Main F.	Kitchen	10' X 9'			X			X
Main F.	Bedroom	11' X 9'			X			X
Main F.	Master Bedroom	14' X 12'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,212**  
Finished Floor Up SqFt: **0**  
Finished Floor Down: **0**  
Finished Floor Bsmt SqFt: **0**  
Total Finished Floor SqFt: **1,212**  
  
Unfinished Floor: **1,212**  
Grand Total Floor Area: **2,424**

Total # Rooms: **4**  
# Kitchens: **1**  
Finished Levels: **2**  
Crawl/Bsmt Height:  
Basement Area: **None**  
  
Suite: **None**

**Bathrooms**

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

Listing Broker(s): **Landmark Realty Corp.**

**Great location for this General Industrial Zoned (ING) 1/4 acre lot. You could renovate the home and live there, renovate the home and use it as a rental investment or tear down the home and use it to build a business. The home is a 2400 sqft solid old time rancher with unfinished basement. Just steps from the West Coast Express and downtown Mission. Great views to the south from the backyard as well as a little greenbelt. Lots of flexibility here. Basically land value only.**

13141 CARDINAL ST, V4S 1L3

Active



List Price: **\$244,900** Previous Price: **\$259,000**  
Original Price: **\$299,000**

Complex/Subdiv:

Frontage: **300.00 ft** Bedrooms: **2** PID: **017-807-581**  
Depth/Size: **(4.4AC)** Bathrooms: **1** Type: **House with Acreage**  
Lot Area SqFt: **194,800** Full Baths: **1** Approx Yr Blt: **9999**  
Rear Yard Exp: **NW** Half Baths: **0** Age at List Date: **999**  
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$2,958 (2013)**  
Flood Plain: Zoning: **RES**

View: **Y - PRIVACY & SMALL PRIVATE LAKE**Serv. Connected: **Electricity, Septic**Style of Home: **Rancher/Bungalow**Construction: **Frame - Wood**Foundation: **Other**Exterior: **Mixed**

Rainscreen:

Type of Roof: **Other**

Renovations:

Flooring: **Other**Water Supply: **Well - Drilled**Heat/Fuel: **Other**No. of Fireplaces: **1**Fireplace Fuel: **Wood**Outdoor Area: **None**

Pad Rental:

Fixtures Leas: **N**Fixt Removed: **N**Total Parking: **8** Covered Parking: **1**Parking Access: **Front, Side**Parking Facilities: **Add. Parking Avail., Open, RV Parking Avail.**

R/I Plumbing:

Dist to Public Trans:

Dist to School Bus:

Possession:

Reno Year:

Title to Land: **Freehold NonStrata**Seller's Interest: **Court Ordered Sale**Mortgage Info: **\$0**

R/I Fireplaces:

Property Disclosure: **N - COURT ORDERED SALE**

Out Buildings:

Legal: **PL LMP4984 LT 3 LD 36 TWP 18 SECTION 27&28.**Amenities: **None**Site Influences: **Private Setting, Private Yard, Recreation Nearby, Rural Setting**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 19'			X			X
Main F.	Kitchen	13'4 X 8'9			X			X
Main F.	Master Bedroom	12'8 X 13'3			X			X
Main F.	Bedroom	14'1 X 7'4			X			X
Main F.	Den	7'9 X 7'5			X			X
Main F.	Office	19'5 X 11'9			X			X
Main F.	Laundry	12' X 5'8			X			X
Main F.	Storage	14'2 X 7'10			X			X
		X			X			X
		X			X			X

**Floor Area (SqFt):**Main Floor Area SqFt: **1,200**Finished Floor Up SqFt: **0**Finished Floor Down: **0**Finished Floor Bsmt SqFt: **0**Total Finished Floor SqFt: **1,200**Unfinished Floor: **0**Grand Total Floor Area: **1,200**Total # Rooms: **8**# Kitchens: **1**Finished Levels: **1**

Crawl/Bsmt Height:

Basement Area: **None**Suite: **None****Bathrooms****1 4 Piece; Ensuite: Y; Level: Main F.**

2

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4

5

6

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8

Listing Broker(s): **Top Producers Realty Ltd.**

**Great value!!! 4.4 acres located in North Mission. Very private setting with total privacy!!! Mainly land value only. Peek-a-boo view of a small private lake. All offers subject to court approval.**

32736 ADAMS AV, V2V 2S1

Active



**List Price: \$245,000** Previous Price: **\$254,900**  
Original Price: **\$254,900**

Complex/Subdiv:

Frontage: **74.00 ft** Bedrooms: **4** PID: **009-116-214**  
Depth/Size: **122** Bathrooms: **2** Type: **House/Single Family**  
Lot Area SqFt: **9,127** Full Baths: **2** Approx Yr Blt: **1967**  
Rear Yard Exp: **S** Half Baths: **0** Age at List Date: **47**  
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,234 (2013)**  
Flood Plain: **No** Zoning: **RS1**

View:

Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Foundation: **Concrete Perimeter**Exterior: **Mixed, Vinyl**

Rainscreen:

Type of Roof: **Metal**

R/I Plumbing:

Total Parking: **6**Covered Parking: **0**Parking Access: **Front**Parking Facilities: **Open, RV Parking Avail., Tandem**

Renovations:

Reno Year:

Dist to Public Trans:

Dist to School Bus:

Possession:

Title to Land: **Freehold NonStrata**Seller's Interest: **Court Ordered Sale**Mortgage Info: **\$0**Flooring: **Mixed**Water Supply: **City/Municipal**Heat/Fuel: **Electric, Forced Air, Natural Gas**No. of Fireplaces: **1**

R/I Fireplaces:

Property Disclosure: **N - SELLER HAS NOT LIVED THERE**Fireplace Fuel: **Gas - Natural**

Out Buildings:

Outdoor Area: **Sundeck(s)**

Pad Rental:

Fixtures Leas: **N**Fixt Removed: **N**Legal: **PL NWP22317 LT 27 LD 36 SEC 29 TWP 17**

Amenities:

Site Influences: **Central Location**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 13'4			X			X
Main F.	Kitchen	11'6 X 11'			X			X
Main F.	Eating Area	11'6 X 9'6			X			X
Main F.	Foyer	20' X 10'			X			X
Main F.	Master Bedroom	13'6 X 11'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	12' X 8'			X			X
Bsmt	Bedroom	18' X 18'			X			X
Bsmt	Laundry	10' X 7'			X			X
					X			X

**Floor Area (SqFt):**Main Floor Area SqFt: **1,600**Finished Floor Up SqFt: **0**Finished Floor Down: **0**Finished Floor Bsmt SqFt: **594**Total Finished Floor SqFt: **2,194**Unfinished Floor: **0**Grand Total Floor Area: **2,194**Total # Rooms: **9**# Kitchens: **1**Finished Levels: **2**

Crawl/Bsmt Height:

Basement Area: **Crawl, Part, Fully Finished**Suite: **None****Bathrooms**1 **4 Piece; Ensuite: N; Level: Main F.**2 **4 Piece; Ensuite: N; Level: Main F.**

3

4

5

6

7

8

Listing Broker(s): **Lighthouse Realty Ltd., Lighthouse Realty Ltd.**

**BRING YOUR HAMMER opportunity knocking at your door!!! Fix up this level entry rancher home in great location close to most amenities. 5 bedroom, 2 bath house with tons of potential. Newer steel roof, family sized yard.... Great for kids, central location. Hurry on this one. 12x18 1/2 covered patio. Won't last long... Call us for the details any time.**

**8292 MAHONIA ST, V2V 6E5****Active**

**List Price: \$281,000** Previous Price:  
Original Price: **\$281,000**

Complex/Subdiv:

Frontage: **65.64 ft** Bedrooms: **3** PID: **001-475-690**  
 Depth/Size: **109.88** Bathrooms: **3** Type: **House/Single Family**  
 Lot Area SqFt: **7,212** Full Baths: **2** Approx Yr Blt: **1982**  
 Rear Yard Exp: **E** Half Baths: **1** Age at List Date: **32**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,624 (2013)**  
 Flood Plain: **No** Zoning: **RS1**

View:

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

Style of Home: **3 Level Split** Total Parking: Covered Parking: **2**  
 Construction: **Frame - Wood** Parking Access: **Front**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double**  
 Exterior: **Mixed, Wood**  
 Rainscreen: R/I Plumbing: **No** Dist to Public Trans: **4 BLK** Dist to School Bus: **2 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** Property Disclosure: **N - COURT ORDERED**  
 No. of Fireplaces: **1** R/I Fireplaces: Out Buildings:  
 Fireplace Fuel: **Wood**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Pad Rental:  
 Fixtures Leas: **N**  
 Fixt Removed: **N**

Legal: **PL NWP61836 LT 590 LD 36 SEC 28 TWP 17**  
 Amenities: **In Suite Laundry**  
 Site Influences: **Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby**  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'1 X 13'			X			X
Main F.	Dining	10'11 X 8'9			X			X
Main F.	Kitchen	12' X 8'5			X			X
Main F.	Eating Area	10' X 7'8			X			X
Main F.	Foyer	13'3 X 6'			X			X
Main F.	Family Room	20'4 X 13'9			X			X
Main F.	Laundry	10'4 X 7'6			X			X
Above	Master Bedroom	13'9 X 13'			X			X
Above	Bedroom	10'4 X 10'			X			
Above	Bedroom	10' X 9'4			X			

**Floor Area (SqFt):**

Main Floor Area SqFt:	<b>1,086</b>	Total # Rooms:	<b>10</b>	<b>Bathrooms</b>
Finished Floor Up SqFt:	<b>630</b>	# Kitchens:	<b>1</b>	1 <b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Down:	<b>0</b>	Finished Levels:	<b>2</b>	2 <b>3 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:		3 <b>4 Piece; Ensuite: N; Level: Above</b>
Total Finished Floor SqFt:	<b>1,716</b>	Basement Area:	<b>Crawl</b>	4
				5
Unfinished Floor:	<b>0</b>	Suite:	<b>None</b>	6
Grand Total Floor Area:	<b>1,716</b>			7
				8

Listing Broker(s): **RE/MAX LifeStyles Realty, RE/MAX LifeStyles Realty**

**CUL-DE-SAC LOCATION. 3 level split has 3 bdrms, 2 1/2 bathrms, wood F/P, dbl att'd garage & fenced private yard. On 5' crawl. Near shopping, recreation, school & bus. Measurements are approximate and should be verified by the buyer if important to them.**

**32225 MARSHALL RD, V2T 1A5****Active**

**List Price: \$281,900** Previous Price: **\$289,900**  
Original Price: **\$320,000**

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: **6,400** 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: Dist to Public Trans: **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**

**7551 COTTONWOOD ST, V2V 3G1****Active**

<b>List Price:</b>	<b>\$287,800</b>	Previous Price:	<b>\$304,500</b>
		Original Price:	<b>\$304,500</b>
<b>Complex/Subdiv:</b>			
Frontage:	<b>66.61 ft</b>	Bedrooms:	<b>5</b>
Depth/Size:	<b>110</b>	Bathrooms:	<b>2</b>
Lot Area SqFt:	<b>7,327</b>	Full Baths:	<b>2</b>
Rear Yard Exp:		Half Baths:	<b>0</b>
Meas Type:	<b>Feet</b>	If New GST/HST Incl:	
Flood Plain:	<b>No</b>	Zoning:	<b>SFD</b>
View:			
Serv. Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>			

Style of Home:	<b>Basement Entry</b>	Total Parking:	<b>3</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Single</b>		
Exterior:	<b>Mixed, Vinyl, Wood</b>	R/I Plumbing:		Dist to School Bus:	
Rainscreen:		Reno Year:		Title to Land: <b>Freehold NonStrata</b>	
Type of Roof:	<b>Tar &amp; Gravel</b>	Water Supply:	<b>City/Municipal</b>	Seller's Interest: <b>Court Ordered Sale</b>	
Renovations:		Heat/Fuel:	<b>Natural Gas</b>	Mortgage Info: <b>\$0</b>	
Flooring:		No. of Fireplaces:	<b>2</b>	Property Disclosure: <b>N - SOLD AS IS WHERE IS</b>	
Water Supply:	<b>City/Municipal</b>	R/I Fireplaces:		Out Buildings:	
Heat/Fuel:	<b>Natural Gas</b>	Fixtures Leas:	<b>N - SOLD AS IS WHERE IS</b>		
No. of Fireplaces:	<b>2</b>	Fixt Removed:	<b>N - SOLD AS IS WHERE IS</b>		

Legal:	<b>PL NWP37352 LT 164 LD 36 SEC 20 TWP 17</b>
Amenities:	
Site Influences:	
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	<b>Living Room</b>	<b>15' X 13'</b>	<b>Below</b>	<b>Den</b>	<b>10' X 8'</b>			<b>X</b>
<b>Above</b>	<b>Dining</b>	<b>10' X 9'</b>	<b>Below</b>	<b>Laundry</b>	<b>6' X 4'</b>			<b>X</b>
<b>Above</b>	<b>Kitchen</b>	<b>12' X 10'</b>			<b>X</b>			<b>X</b>
<b>Above</b>	<b>Bedroom</b>	<b>12'6 X 9'6</b>			<b>X</b>			<b>X</b>
<b>Above</b>	<b>Bedroom</b>	<b>11'6 X 10'</b>			<b>X</b>			<b>X</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>12' X 10'6</b>			<b>X</b>			<b>X</b>
<b>Below</b>	<b>Bedroom</b>	<b>11' X 9'</b>			<b>X</b>			<b>X</b>
<b>Below</b>	<b>Bedroom</b>	<b>11' X 9'6</b>			<b>X</b>			<b>X</b>
<b>Below</b>	<b>Recreation Room</b>	<b>13' X 11'</b>			<b>X</b>			<b>X</b>
<b>Below</b>	<b>Storage</b>	<b>5' X 3'</b>			<b>X</b>			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	<b>1,140</b>	Total # Rooms:	<b>12</b>
Finished Floor Up SqFt:	<b>0</b>	# Kitchens:	<b>1</b>
Finished Floor Down:	<b>0</b>	Finished Levels:	<b>2</b>
Finished Floor Bsmt SqFt:	<b>1,105</b>	Crawl/Bsmt Height:	<b>4</b>
Total Finished Floor SqFt:	<b>2,245</b>	Basement Area:	<b>Fully Finished</b>
Unfinished Floor:	<b>0</b>	Suite:	<b>6</b>
Grand Total Floor Area:	<b>2,245</b>		<b>7</b>
			<b>8</b>

Listing Broker(s): **Century 21 In Town Realty**

**A house with a big workshop, you can end your search here. You will have lots of room for your hobbies, space for your boat or RV parking and this location will work great for your family. 10 minutes walk to West Heights Elementary, minutes drive to shops and hospital and quick access to Lougheed Highway. This is a great investment property or a starter home. Well below assessment.**



2281 MIDAS ST, V2S 4P9

Active



**List Price: \$330,000** Previous Price: **\$343,900**  
Original Price: **\$359,000**

Complex/Subdiv: **MCMILLAN**

Frontage: **54.69 ft** Bedrooms: **4** PID: **000-515-647**  
Depth/Size: Bathrooms: **3** Type: **House/Single Family**  
Lot Area SqFt: **10,500** 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:  
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**Suite: **None**Grand Total Floor Area: **2,340**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: **\$341,900** Previous Price: **\$351,900**  
Original 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: **8,199** Full Baths: **3** Approx Yr Blt: **1987**  
Rear Yard Exp: 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: <b>Basement Entry</b>	Total Parking: <b>6</b>	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Access:	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Single</b>	
Exterior: <b>Vinyl</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: <b>CLOSE</b> Dist to School Bus: <b>CLOSE</b>
Type of Roof: <b>Asphalt</b>	Reno Year:	Possession:
Renovations:	Title to Land: <b>Freehold NonStrata</b>	
Flooring: <b>Mixed</b>	Seller's Interest: <b>Court Ordered Sale</b>	
Water Supply: <b>City/Municipal</b>	Mortgage Info: <b>\$0</b>	
Heat/Fuel: <b>Forced Air</b>	Property Disclosure: <b>N - COURT ORDERED SALE</b>	
No. of Fireplaces: <b>1</b>	R/I Fireplaces:	Out Buildings:
Fireplace Fuel: <b>Gas - Natural</b>		
Outdoor Area: <b>Sundeck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed: <b>N</b>		

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: <b>1,116</b>	Total # Rooms: <b>8</b>	<b>Bathrooms</b>
Finished Floor Up SqFt: <b>0</b>	# Kitchens: <b>1</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Down: <b>0</b>	Finished Levels: <b>2</b>	2 <b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Bsmt SqFt: <b>884</b>	Crawl/Bsmt Height: <b>4</b>	3 <b>3 Piece; Ensuite: N; Level: Bsmt</b>
Total Finished Floor SqFt: <b>2,000</b>	Basement Area: <b>Fully Finished</b>	4
		5
		6
Unfinished Floor: <b>0</b>	Suite:	7
Grand Total Floor Area: <b>2,000</b>		8

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.**

7730 JUNIPER ST, V2V 6G1

Active



**List Price:** \$349,900 Previous Price: \$362,250  
Original Price: \$362,250

Complex/Subdiv: **CEDAR & TENTH/EAST CEDAR**

Frontage: **54.78 ft** Bedrooms: **4** PID: **003-203-042**  
Depth/Size: **130.36** Bathrooms: **2** Type: **House/Single Family**  
Lot Area SqFt: **7,150** Full Baths: **2** Approx Yr Blt: **1989**  
Rear Yard Exp: **E** Half Baths: **0** Age at List Date: **25**  
Meas Type: **Feet** If New GST/HST Incl: **No** Taxes: **\$3,740 (2013)**  
Flood Plain: **No** Zoning: **RES**

View: **Y - SOUTHERN PEEK A BOO VIEW TO THE SOUTH, MT BAKER**  
Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry** Total Parking: **6** Covered Parking: **1**  
Construction: **Concrete, Frame - Wood** Parking Access: **Front, Side**  
Foundation: **Concrete Perimeter** Parking Facilities: **Add. Parking Avail., Garage; Single, RV Parking Avail.**  
Exterior: **Glass, Vinyl** R/I Plumbing: Dist to Public Trans: **1 BLK** Dist to School Bus: **2 BLKS**  
Rainscreen: Type of Roof: **Asphalt** Possession:  
Renovations: **Partly** Reno Year: **2011** 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** Property Disclosure: **N - FORECLOSURE**  
No. of Fireplaces: **1** R/I Fireplaces: Out Buildings:  
Fireplace Fuel: **Gas - Natural**  
Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**  
Pad Rental:  
Fixtures Leas: **N**  
Fixt Removed:

Legal: **PL NWP62874 LT 580 LD 36 SEC 21 TWP 17**  
Amenities: **Air Cond./Central, Workshop Detached**  
Site Influences: **Central Location, Shopping Nearby**  
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	25' X 12'	Below	Laundry	12' X 6'			X
Main F.	Dining	10' X 12'	Below	Storage	12' X 6'			X
Main F.	Kitchen	19' X 10'			X			X
Main F.	Master Bedroom	13' X 11'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	10' X 9'			X			X
Below	Kitchen	15' X 13'			X			X
Below	Family Room	15' X 10'			X			X
Below	Living Room	16' X 10'			X			X
Below	Bedroom	12' X 10'			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	<b>1,088</b>	Total # Rooms:	<b>12</b>
Finished Floor Up SqFt:	<b>0</b>	# Kitchens:	<b>2</b>
Finished Floor Down:	<b>1,088</b>	Finished Levels:	<b>2</b>
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:	<b>4</b>
Total Finished Floor SqFt:	<b>2,176</b>	Basement Area:	<b>Fully Finished</b>
Unfinished Floor:	<b>0</b>	Suite:	<b>Unauthorized Suite</b>
Grand Total Floor Area:	<b>2,176</b>		

Listing Broker(s): **Landmark Realty Mission Ltd.**

**Nice family home, 4 bedrooms, 2 baths totally renovated in 2011. Warm colors, cozy floor plan, hardwood floor, tile (2) new kitchen, new high efficient furnace & central air, entertainment size deck (2), fenced corner yard, 2 rd access & 2 yrs old metal shop.**

32755 OKANAGAN DR, V2T 4Z4

Active



**List Price: \$349,900** Previous Price: **\$354,900**  
Original 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: **8,742** 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** Property Disclosure: **N - Court Ordered Sale**  
No. of Fireplaces: **2** R/I Fireplaces: Out Buildings:  
Fireplace Fuel: **Gas - Natural**  
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			X
Bsmt	Recreation Room	22' X 16'6			X			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**  
5  
6  
7  
8

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!**

33618 11TH AV, V2V 6Z2

Active



**List Price: \$354,900** Previous Price: **\$365,900**  
Original Price: **\$365,900**

Complex/Subdiv: **COLLEGE HEIGHTS**

Frontage: **60.00 ft** Bedrooms: **6** PID: **018-246-320**  
Depth/Size: **100** Bathrooms: **4** Type: **House/Single Family**  
Lot Area SqFt: **6,093** Full Baths: **3** Approx Yr Blt: **1994**  
Rear Yard Exp: **S** Half Baths: **1** Age at List Date: **20**  
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$4,058 (2013)**  
Flood Plain: **No** Zoning: **RES**

View:

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: **Stucco, Wood**  
Rainscreen: R/I Plumbing: Dist to Public Trans: **1 BLK** Dist to School Bus: **1 BLK**  
Type of Roof: **Asphalt** Possession:  
Renovations: **Partly** 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 - SOLD AS IS**  
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 LMP10373 LT 42 DL 4 LD 36**Amenities: **Storage**Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**Features Incl: **Security - RI, Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'	Bsmt	Recreation Room	12' X 12'			X
Main F.	Kitchen	11' X 9'	Bsmt	Bedroom	11' X 11'			X
Main F.	Dining	12' X 9'	Bsmt	Bedroom	12' X 11'			X
Main F.	Nook	11' X 10'	Bsmt	Bedroom	9' X 9'			X
Main F.	Family Room	14' X 13'			X			X
Main F.	Foyer	8' X 8'			X			X
Main F.	Laundry	5' X 8'			X			X
Above	Master Bedroom	15' X 11'			X			X
Above	Bedroom	11' X 10'			X			
Above	Bedroom	11' X 10'2			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,060**  
Finished Floor Up SqFt: **780**  
Finished Floor Down: **0**  
Finished Floor Bsmt SqFt: **960**  
Total Finished Floor SqFt: **2,800**

Total # Rooms: **14**  
# Kitchens: **1**  
Finished Levels: **2**  
Crawl/Bsmt Height:  
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 **3 Piece; Ensuite: N; Level: Bsmt**  
5  
6  
7  
8

Unfinished Floor: **0**Grand Total Floor Area: **2,800**Suite: **None**Listing Broker(s): **Lighthouse Realty Ltd.**

**Great curb appeal here! 3 storey house with 6 bedrooms + 4 baths. Gourmet oak kitchen, new laminate floors throughout, crown moldings, elegant stair case, 2 gas f/ps, beautiful ensuite in Master bedroom with spa like soaker tub, spacious sundeck perfect for the entertainer & private fenced backyard. Just minutes away from shopping, schools and UFV. Great neighborhood to raise a family. Call to schedule your appointment.**

31039 SOUTHERN DR, V2T 5K3

Active



**List Price: \$364,900** Previous Price: **\$375,000**  
Original 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: **5,800** 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: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access:	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Double</b>	
Exterior: <b>Mixed</b>	R/I Plumbing:	Dist to Public Trans:
Rainscreen:	Reno Year:	Dist to School Bus:
Type of Roof: <b>Asphalt</b>	Title to Land: <b>Freehold NonStrata</b>	
Renovations:	Seller's Interest: <b>Court Ordered Sale</b>	
Flooring: <b>Mixed</b>	Mortgage Info: <b>\$0</b>	
Water Supply: <b>City/Municipal</b>	Property Disclosure: <b>N - COURT ORDERED SALE</b>	
Heat/Fuel: <b>Forced Air, Natural Gas</b>	Out Buildings:	
No. of Fireplaces: <b>2</b>		
R/I Fireplaces:		
Fireplace Fuel: <b>Wood</b>		
Outdoor Area: <b>Sundeck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
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.**

3

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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.**

34385 GEORGE FERGUSON WY, V2S 2N9

Active



List Price: **\$374,900** Previous Price:  
Original 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: **8,640** 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: <b>2 Storey w/Bsmt., 4 Level Split</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Double, RV Parking Avail.</b>	
Exterior: <b>Aluminum, Brick, Stucco</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: <b>1 BLK</b>
Type of Roof: <b>Asphalt</b>		Dist to School Bus: <b>3 BLK</b>
Renovations:	Reno Year:	Possession:
Flooring: <b>Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Court Ordered Sale</b>
Heat/Fuel: <b>Forced Air, Natural Gas</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>1</b>	R/I Fireplaces:	Property Disclosure: <b>N - FORECLOSURE</b>
Fireplace Fuel: <b>Wood</b>		Out Buildings:
Outdoor Area: <b>Balcony(s), Fenced Yard, Patio(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
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  
5  
6  
7  
8

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.**

**33644 DEWDNEY TRUNK RD, V2V 6Y4****Active**

**List Price: \$379,900** Previous Price: **\$409,900**  
Original Price: **\$499,900**

Complex/Subdiv:

Frontage: Bedrooms: **7** PID: **016-928-709**  
Depth/Size: **1.05 AC** Bathrooms: **4** Type: **House with Acreage**  
Lot Area SqFt: **0** Full Baths: **3** Approx Yr Blt: **1992**  
Rear Yard Exp: Half Baths: **1** Age at List Date: **22**  
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,359 (2013)**  
Flood Plain: Zoning: **SFD**

View:

Serv. Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **6** Covered Parking: **2**  
Construction: **Frame - Wood** Parking Access:  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double, Open**  
Exterior: **Vinyl** R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
Rainscreen: 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: **Baseboard, Electric, Forced Air**  
No. of Fireplaces: **2** R/I Fireplaces: Property Disclosure: **N - COURT ORDERED SALE**  
Fireplace Fuel: **Gas - Natural** Out Buildings: **/Workshop Sz: 26X36**  
Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**  
Pad Rental:  
Fixtures Leas: **N**  
Fixt Removed: **N**

Legal: **PL NWP87705 LT 5 LD 36 SEC 27 TWP 17**

Amenities:

Site Influences: **Private Setting**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 15'	Bsmt	Bedroom	14' X 14'			X
Main F.	Dining	15' X 11'	Bsmt	Recreation Room	19' X 12'			X
Main F.	Kitchen	15' X 14'	Bsmt	Den	1' X 11'			X
Main F.	Eating Area	11' X 11'	Bsmt	Bedroom	12' X 10'			X
Main F.	Family Room	18' X 12'	Main F.	Laundry	10' X 10'			X
Main F.	Bedroom	17' X 11'			X			X
Above	Master Bedroom	17' X 14'			X			X
Above	Bedroom	18' X 12'			X			X
Above	Bedroom	15' X 12'			X			X
Above	Bedroom	15' X 15'			X			X

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,800**  
Finished Floor Up SqFt: **1,450**  
Finished Floor Down: **0**  
Finished Floor Bsmt SqFt: **900**  
Total Finished Floor SqFt: **4,150**

Total # Rooms: **15**  
# Kitchens: **1**  
Finished Levels: **3**  
Crawl/Bsmt Height:  
Basement Area: **Full**

**Bathrooms**

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

Unfinished Floor: **0**Grand Total Floor Area: **4,150**Suite: **None**Listing Broker(s): **Royal LePage - Wolstencroft, Royal LePage - Wolstencroft**

**2 storey with basement house on pan-handle lot on 1.05 Acres. Very private location, very treed. Attached double garage and detached shop (220 power) as well. Large house with 7 bedrooms and 4 bathrooms. Large deck, on city water and septic field. House needs TLC but priced accordingly.**



35141 HENRY AV, V2V 6S6

Active



**List Price: \$434,900** Previous Price:  
Original Price: **\$434,900**

Complex/Subdiv: **HATZIC BENCH**

Frontage: **88.00 ft** Bedrooms: **5** PID: **009-275-134**  
 Depth/Size: **134.5** Bathrooms: **3** Type: **House/Single Family**  
 Lot Area SqFt: **11,836** Full Baths: **3** Approx Yr Blt: **1985**  
 Rear Yard Exp: **N** Half Baths: **0** Age at List Date: **29**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,501 (2013)**  
 Flood Plain: **No** Zoning: **R930**

View:

Serv. Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Basement Entry** Total Parking: **8** Covered Parking: **2**  
 Construction: **Frame - Wood** Parking Access:  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double, RV Parking Avail.**  
 Exterior: **Mixed, Vinyl** R/I Plumbing: Dist to Public Trans: **1** Dist to School Bus: **1**  
 Rainscreen: Type of Roof: **Asphalt** Possession:  
 Renovations: **Completely** Reno Year: **2013** Title to Land: **Freehold NonStrata**  
 Flooring: **Laminate, Mixed** Seller's Interest: **Registered Owner, Court Ordered Sale**  
 Water Supply: **City/Municipal** Mortgage Info: **\$0**  
 Heat/Fuel: **Forced Air, Natural Gas** Property Disclosure: **Y**  
 No. of Fireplaces: **2** R/I Fireplaces: Out Buildings:  
 Fireplace Fuel: **Gas - Natural**  
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**  
 Pad Rental:  
 Fixtures Leas: **N**  
 Fixt Removed: **Y - BOSE SURROUND SOUND SPEAKERS**

Legal: **PL NWP22499 LT 6 DL 476 LD 36**  
 Amenities: **Air Cond./Central, Swirlpool/Hot Tub, Workshop Attached**  
 Site Influences:  
 Features Incl: **Air Conditioning**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 12'	Bsmt	Bedroom	11'2 X 9'			X
Main F.	Dining	10'10 X 10'	Bsmt	Laundry	9' X 8'			X
Main F.	Kitchen	11'6 X 11'2			X			X
Main F.	Nook	9' X 11'			X			X
Main F.	Master Bedroom	13'6 X 11'4			X			X
Main F.	Bedroom	11' X 9'			X			X
Main F.	Bedroom	10' X 10'			X			X
Bsmt	Living Room	14' X 11'			X			X
Bsmt	Kitchen	11' X 11'			X			X
Bsmt	Bedroom	12'3 X 9'11			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	<b>1,315</b>	Total # Rooms:	<b>12</b>
Finished Floor Up SqFt:	<b>0</b>	# Kitchens:	<b>2</b>
Finished Floor Down:	<b>0</b>	Finished Levels:	<b>2</b>
Finished Floor Bsmt SqFt:	<b>1,340</b>	Crawl/Bsmt Height:	<b>4</b>
Total Finished Floor SqFt:	<b>2,655</b>	Basement Area:	<b>Fully Finished, Separate Entry</b>
Unfinished Floor:	<b>0</b>	Suite:	<b>Unauthorized Suite</b>
Grand Total Floor Area:	<b>2,655</b>		<b>7</b>
			<b>8</b>

Listing Broker(s): **Landmark Realty Corp.**

**Jackpot! Hatzic Bench home, fully updated on 1/4 acre lot. This 5 bedroom, 3 bathroom home features 2600+ sqft of living space on 2 levels. New everything, including custom maple kitchen cabinets with soft close drawers, under mount lighting and stainless steel appliances. New flooring, lighting and paint throughout and all new SUPER low E windows with custom window coverings. Surround sound theater wiring in the living room. The basement was professionally expanded to be a secondary suite and has 2 bedrooms and 2 bathrooms including a master ensuite and separate laundry. Huge yard that is perfect for the kids. RV parking and an attached shop with 220 power. Call today to view.**

33173 CHERRY AV, V2V 2V3

Active



**List Price: \$435,000** Previous Price: **\$455,000**  
Original Price: **\$469,000**

## Complex/Subdiv:

Frontage: **120.00 ft** Bedrooms: **4** PID: **001-739-816**  
Depth/Size: **335.1** Bathrooms: **1** Type: **House/Single Family**  
Lot Area SqFt: **0** Full Baths: **1** Approx Yr Blt: **9999**  
Rear Yard Exp: Half Baths: **0** Age at List Date: **999**  
Meas Type: **Feet** If New GST/HST Incl: **No** Taxes: **\$3,968 (2013)**  
Flood Plain: **No** Zoning: **S36**

## View:

Serv. Connected: **Electricity, Natural Gas, Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>9</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Add. Parking Avail., Garage; Double, RV Parking Avail.</b>	
Exterior: <b>Mixed</b>		
Rainscreen: <b>No</b>	R/I Plumbing: <b>No</b>	Dist to Public Trans: <b>2 BLK</b>
Type of Roof: <b>Asphalt</b>		Dist to School Bus: <b>2 BLK</b>
Renovations:	Reno Year:	Title to Land: <b>Freehold NonStrata</b>
Flooring: <b>Mixed, Tile</b>		Seller's Interest: <b>Court Ordered Sale</b>
Water Supply: <b>City/Municipal</b>		Mortgage Info: <b>\$0</b>
Heat/Fuel: <b>Natural Gas</b>		Property Disclosure: <b>N - COURT ORDER</b>
No. of Fireplaces: <b>0</b>	R/I Fireplaces:	Out Buildings: <b>/Garage Sz: 20X20</b>
Fireplace Fuel:		
Outdoor Area: <b>Patio(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed: <b>N</b>		

Legal: **PL NWP44160 LT 33 LD 36 SEC 28 TWP 17**  
Amenities: **Storage**  
Site Influences: **Central Location, Private Yard, Recreation Nearby**  
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'			X			X
Main F.	Kitchen	18' X 10'			X			X
Main F.	Dining	16' X 10'			X			X
Main F.	Master Bedroom	13' X 10'			X			X
Main F.	Bedroom	12' X 10'			X			X
Above	Bedroom	11' X 11'			X			X
Above	Bedroom	11' X 10'			X			X
					X			X
					X			X
					X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: <b>1,230</b>	Total # Rooms: <b>7</b>	<b>1 4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt: <b>320</b>	# Kitchens: <b>1</b>	2
Finished Floor Down: <b>0</b>	Finished Levels: <b>2</b>	3
Finished Floor Bsmt SqFt: <b>0</b>	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: <b>1,550</b>	Basement Area: <b>Crawl</b>	5
		6
Unfinished Floor: <b>0</b>	Suite: <b>None</b>	7
Grand Total Floor Area: <b>1,550</b>		8

Listing Broker(s): **Lighthouse Realty Ltd.**

**COURT ORDERED SALE. 0.92 Acre in Phase 1 of Cedar Development. OCP Designated Urban Compact, could be 14 Townhouses. Detached Garage, good Flat Property. No Sanitary Sewer, Storm Sewer at Lot Line on street. Seller motivated.**

34543 STONELEIGH AV, V2S 8N4

Active



**List Price: \$445,900** Previous Price: **\$469,900**  
Original Price: **\$498,900**

## Complex/Subdiv:

Frontage: **33.00 ft** Bedrooms: **5** PID: **025-401-475**  
Depth/Size: **125** Bathrooms: **3** Type: **House/Single Family**  
Lot Area SqFt: **6,857** 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** Dist to School Bus: **1**  
Type of Roof: **Asphalt** Possession:  
Renovations: Reno Year: Title to Land: **Freehold NonStrata**  
Flooring: Seller's Interest: **Court Ordered Sale**  
Water Supply: **City/Municipal** Mortgage Info: **\$0**  
Heat/Fuel: **Forced Air** Property Disclosure: **N - OWNER NEVER LIVED**  
No. of Fireplaces: **1** R/I Fireplaces: Out Buildings:  
Fireplace Fuel: **Gas - Natural**  
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			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	10' X 11'6			X			X
Main F.	Eating Area	10' X 11'			X			X
Below	Living Room	17' X 15'			X			X
Below	Kitchen	11' X 9'			X			X
Below	Bedroom	10'6 X 10'			X			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**Suite: **Legal Suite****Bathrooms**1 **5 Piece; Ensuite: Y; Level: Main F.**2 **5 Piece; Ensuite: N; Level: Main F.**3 **4 Piece; Ensuite: N; Level: Below**

4

5

6

7

8

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! Court date Dec.4th/2014.**



<b>List Price:</b>	<b>\$498,900</b>	Previous Price:	<b>\$514,900</b>
		Original Price:	<b>\$539,900</b>
<b>Complex/Subdiv:</b>			
Frontage:	<b>67.79 ft</b>	Bedrooms:	<b>4</b>
Depth/Size:	<b>IRREG</b>	Bathrooms:	<b>4</b>
Lot Area SqFt:	<b>12,800</b>	Full Baths:	<b>3</b>
Rear Yard Exp:		Half Baths:	<b>1</b>
Meas Type:	<b>Feet</b>	If New GST/HST Incl:	
Flood Plain:	<b>No</b>	Zoning:	<b>RS2</b>
View:	<b>Y - SOUTH WEST TO GULF ISLANDS</b>		
Serv. Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
		PID:	<b>005-561-671</b>
		Type:	<b>House/Single Family</b>
		Approx Yr Blt:	<b>1990</b>
		Age at List Date:	<b>24</b>
		Taxes:	<b>\$4,921 (2014)</b>

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

Legal:	<b>PL NWP57242 LT 231 LD 36 SEC 23 TWP 16 PART SE 1/4.</b>
Amenities:	<b>None</b>
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
Main F.	Eating Area	13' X 11'						X
Main F.	Family Room	19' X 13'						X
Above	Master Bedroom	19' X 14'						X
Above	Bedroom	15' X 11'6"						X
Below	Bedroom	15' X 11'6"						X
Below	Bedroom	17' X 13'6"						X
Below	Games Room	17' X 11'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	<b>1,458</b>	Total # Rooms:	<b>12</b>
Finished Floor Up SqFt:	<b>895</b>	# Kitchens:	<b>1</b>
Finished Floor Down:	<b>1,662</b>	Finished Levels:	<b>3</b>
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:	<b>4 Piece; Ensuite: N; Level: Below</b>
Total Finished Floor SqFt:	<b>4,015</b>	Basement Area:	<b>Full</b>
			5
			6
Unfinished Floor:	<b>0</b>	Suite:	<b>None</b>
Grand Total Floor Area:	<b>4,015</b>		7
			8

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** Previous Price:  
Original 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: **6,000** 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**Construction: **Frame - Wood**Foundation: **Concrete Perimeter**Exterior: **Brick, Mixed, Stucco**

Rainscreen:

Type of Roof: **Tile - Concrete, Wood**Renovations: **Partly**Flooring: **Mixed, Wall/Wall/Mixed**Water Supply: **City/Municipal**Heat/Fuel: **Forced Air, Natural Gas**No. of Fireplaces: **2**Fireplace Fuel: **Gas - Natural**Outdoor Area: **Patio(s)**

Pad Rental:

Fixtures Leas: **N**Fixt Removed: **N**R/I Plumbing: **No**

Reno Year:

R/I Fireplaces:

Total Parking: **6**Parking Access: **Front**Parking Facilities: **Add. Parking Avail., RV Parking Avail., Garage; Double**Dist to Public Trans: **near**

Possession:

Title to Land: **Freehold NonStrata**Seller's Interest: **Court Ordered Sale**Mortgage Info: **\$0 / Treat as Clear Title**Property Disclosure: **N - Court Ordered Sale.**Out Buildings: **/Garage Sz: 22 x 22/Outdr Pool: 8 x 8**Covered Parking: **2**Dist to School Bus: **2-BLK**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**Unfinished Floor: **0**Grand Total Floor Area: **3,500**Total # Rooms: **20**# Kitchens: **2**Finished Levels: **3**Crawl/Bsmt Height: **/ 8'**Basement Area: **Full, Fully Finished**Suite: **Unauthorized Suite****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

8

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.**

33602 12TH AV, V2V 7B4

Active



**List Price: \$570,000** Previous Price:  
Original Price: **\$570,000**

Complex/Subdiv:

Frontage: **59.00 ft** Bedrooms: **7** PID: **023-457-139**  
Depth/Size: Bathrooms: **5** Type: **House/Single Family**  
Lot Area SqFt: **6,027** Full Baths: **5** Approx Yr Blt: **2003**  
Rear Yard Exp: **S** Half Baths: **0** Age at List Date: **11**  
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,723 (2013)**  
Flood Plain: Zoning: **RS1**

View: **Y - SOUTHERN VIEW OF FRASER VALLEY**Serv. Connected: **Electricity, Natural Gas, Water**

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

Legal: **PL LMP28729 LT 32 DL 4 LD 36 SEC 21 TWP 17**

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'8	Bsmt	Bedroom	12' X 9'			X
Main F.	Kitchen	12' X 11'8	Bsmt	Bedroom	11' X 10'			X
Main F.	Nook	12' X 8'	Bsmt	Bedroom	11' X 12'			X
Main F.	Dining	13' X 10'	Bsmt	Kitchen	12' X 7'10			X
Main F.	Family Room	12' X 17'8			X			X
Main F.	Master Bedroom	17' X 11'			X			X
Main F.	Bedroom	11'8 X 9'			X			X
Main F.	Bedroom	10' X 11'2			X			X
Main F.	Bedroom	11'4 X 10'			X			X
Bsmt	Recreation Room	13' X 18'			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,987**  
Finished Floor Up SqFt: **0**  
Finished Floor Down: **0**  
Finished Floor Bsmt SqFt: **1,426**  
Total Finished Floor SqFt: **3,413**

Unfinished Floor: **0**  
Grand Total Floor Area: **3,413**

Total # Rooms: **14**  
# Kitchens: **2**  
Finished Levels: **2**  
Crawl/Bsmt Height:  
Basement Area: **Full, Fully Finished**

Suite: **Unauthorized Suite**

**Bathrooms**

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

Listing Broker(s): **Century 21 In Town Realty****Beautiful 7 bedroom, 5 bathroom home in "College Heights", one of Mission's best areas. View of Mt Baker and valley.**

7962 TUCKWELL TE, V2V 7B4

Active



**List Price:** \$599,900 Previous Price:  
Original Price: \$599,900

Complex/Subdiv:

Frontage: **37.00 ft** Bedrooms: **6** PID: **023-457-066**  
 Depth/Size: **irreg.** Bathrooms: **6** Type: **House/Single Family**  
 Lot Area SqFt: **7,653** Full Baths: **6** Approx Yr Blt: **2004**  
 Rear Yard Exp: Half Baths: **0** Age at List Date: **10**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,713 (2013)**  
 Flood Plain: Zoning: **R558**

View: **N**  
 Serv. Connected: **Electricity, Natural Gas**

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

Legal: **PL LMP28729 LT 25 DL 4 LD 36 SEC 21 TWP 17**Amenities: **None**

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 12'4	Bsmt	Bedroom	11'8 X 9'2			X
Main F.	Kitchen	13' X 12'4	Bsmt	Bedroom	11' X 9'10			X
Main F.	Family Room	17'8 X 14'6	Bsmt	Den	10'10 X 10'8			X
Main F.	Nook	12' X 9'			X			X
Main F.	Den	11'8 X 11'6			X			X
Above	Master Bedroom	17'8 X 14'6			X			X
Above	Bedroom	13'6 X 11'4			X			X
Above	Bedroom	13'6 X 11'8			X			X
Above	Bedroom	14' X 13'			X			X
Bsmt	Recreation Room	35' X 16'8			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,541**  
 Finished Floor Up SqFt: **1,326**  
 Finished Floor Down: **0**  
 Finished Floor Bsmt SqFt: **1,920**  
 Total Finished Floor SqFt: **4,787**

Total # Rooms: **13**  
 # Kitchens: **1**  
 Finished Levels: **3**  
 Crawl/Bsmt Height:  
 Basement Area: **Fully Finished**

**Bathrooms**

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

Unfinished Floor: **0**Grand Total Floor Area: **4,787**Listing Broker(s): **RE/MAX Little Oak Realty**

**Opportunity knocks in Mission. Get inside this spectacular 2 Storey with fully finished bsmt offering mature landscaping & mountain views! This 6 bdrm 6 bath family home is luxurious with over 4,500 sq. ft. of upscale finishing including crown mldgs, coffered ceilings, designer tile, & 3 gas f/ps. Stunning granite kitchen, gorgeous custom cabinetry, huge center isl. Mn flr family rm & large living rm with wet bar. 4 beds up, Jack & Jill bath, & massive mstr suite, 4 pc tiled ensuite, & f/p. Fully finished bsmt, theater rm, rec rm, full wet bar, & 2 more bdrms with Jack & Jill 4 pc bath. Many more features to be discovered in this executive 2 Storey home. Don't miss out! Call today for your private tour.**



<b>List Price:</b>	<b>\$799,000</b>	Previous Price:	<b>\$899,000</b>
		Original Price:	<b>\$899,000</b>
<b>Complex/Subdiv:</b>			
Frontage:	<b>1455.00 ft</b>	Bedrooms:	<b>4</b>
Depth/Size:	<b>(6.55AC)</b>	Bathrooms:	<b>3</b>
Lot Area SqFt:	<b>285,318</b>	Full Baths:	<b>2</b>
Rear Yard Exp:	<b>S</b>	Half Baths:	<b>1</b>
Meas Type:	<b>Feet</b>	If New GST/HST Incl:	
Flood Plain:		Zoning:	<b>HRS1</b>
View:			
Serv. Connected:	<b>Electricity, Septic</b>		
PID:	<b>010-533-648</b>	Type:	<b>House with Acreage</b>
Approx Yr Blt:	<b>1992</b>	Age at List Date:	<b>22</b>
Taxes:	<b>\$5,750 (2014)</b>		

Style of Home:	<b>Rancher/Bungalow w/Loft, 1 Storey</b>	Total Parking:	<b>6</b>	Covered Parking:	
Construction:	<b>Concrete Block, Frame - Wood</b>	Parking Access:	<b>Front, Lane</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Open, RV Parking Avail.</b>		
Exterior:	<b>Wood</b>	R/I Plumbing:		Dist to Public Trans:	
Rainscreen:		Reno Year:	<b>2013</b>	Possession:	
Type of Roof:	<b>Asphalt</b>	Title to Land:	<b>Freehold NonStrata</b>	Seller's Interest:	<b>Court Ordered Sale</b>
Renovations:	<b>Partly</b>	Mortgage Info:	<b>\$0</b>	Property Disclosure:	<b>N - Court ordered sale</b>
Flooring:	<b>Laminate, Wall/Wall/Mixed</b>	Out Buildings:			
Water Supply:	<b>Well - Shallow</b>				
Heat/Fuel:	<b>Electric, Hot Water</b>				
No. of Fireplaces:	<b>1</b>				
Fireplace Fuel:	<b>Pellet</b>				
Outdoor Area:	<b>Balcony(s); Patio(s) or Deck(s)</b>				
Pad Rental:					
Fixtures Leas:	<b>N</b>				
Fixt Removed:	<b>N</b>				

Legal:	<b>PL NWP19525 LT 1 LD 36 SEC 8 TWP 20 PARCEL A, U76239E.</b>
Amenities:	
Site Influences:	<b>Private Yard, Rural Setting, Treed</b>
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	13' X 12'			X			X
Main F.	Bedroom	10' X 11'			X			X
Main F.	Bedroom	12' X 10'			X			X
Main F.	Kitchen	12' X 8'			X			X
Main F.	Living Room	17' X 16'			X			X
Main F.	Dining	17' X 17'			X			X
Main F.	Solarium	17' X 8'			X			X
Main F.	Kitchen	9' X 8'			X			X
Main F.	Laundry	20' X 15'			X			X
Above	Bedroom	15' X 14'			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	<b>2,485</b>	Total # Rooms:	<b>10</b>
Finished Floor Up SqFt:	<b>275</b>	# Kitchens:	<b>2</b>
Finished Floor Down:	<b>235</b>	Finished Levels:	<b>2</b>
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:	<b>4</b>
Total Finished Floor SqFt:	<b>2,995</b>	Basement Area:	<b>None</b>
Unfinished Floor:	<b>0</b>	Suite:	<b>6</b>
Grand Total Floor Area:	<b>2,995</b>		<b>7</b>
			<b>8</b>

Listing Broker(s): **Royal LePage - Wolstencroft**

**Estate Property. Opportunities like this do not come along often. 6.5 acres on Sumas mountain. This property has it all; privacy, ample living space, easy access to Sumas Mountain Road, and out door playgrounds. There is potential to subdivide while keeping the existing home as well! Country living not too far from the city! Ideal for long term hold or immediate development.**



**6525 LEFEUVRE RD, V4X 2C1****Active**

**List Price: \$988,000** Previous Price:  
Original 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: **1,428,470** 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**  
 Construction: **Frame - Wood**  
 Foundation: **Concrete Slab**  
 Exterior: **Mixed**  
 Rainscreen:  
 Type of Roof: **Metal** R/I Plumbing:  
 Renovations: Reno Year:  
 Flooring: **Mixed**  
 Water Supply: **City/Municipal**  
 Heat/Fuel: **Wood**  
 No. of Fireplaces: **1** R/I Fireplaces:  
 Fireplace Fuel: **Wood**  
 Outdoor Area: **Patio(s)**  
 Pad Rental:  
 Fixtures Leas: **N**  
 Fixt Removed: **N**

Total Parking: Covered Parking:  
 Parking Access: **Front**  
 Parking Facilities: **Add. Parking Avail., Open**

Dist to Public Trans: Dist to School Bus:  
 Possession:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Court Ordered Sale**  
 Mortgage Info: **\$0**  
 Property Disclosure: **N - SCHEDULE A**  
 Out Buildings:

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:  
 Basement Area: **None**  
 Suite: **None**

**Bathrooms**

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

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 Previous Price: \$1,086,000  
Original Price: \$1,439,000

## 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** 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

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

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.**