



Presented by:  
**P.A. 'Doc' Livingston PREC\***

Sutton Grp-West Coast Realty

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<b>Active</b> <b>R2167321</b> Board: F Apartment/Condo	<b>304 33412 TESSARO CRESCENT</b> Abbotsford Central Abbotsford V2S 3K8	Residential Attached <b>\$99,000</b> (LP) (SP)
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Sold Date:	Frontage (feet): <b>0.00</b>	Original Price: <b>\$99,000</b>
Meas. Type:	Frontage (metres): <b>0.00</b>	Approx. Year Built: <b>1993</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>24</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RML</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$922.00</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2016</b>
Exposure:	Maint. Fee: <b>\$1.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>018-368-620</b>
Mgmt. Co's Name: <b>Self Managed</b>		Tour:
Mgmt. Co's Phone:		
View: <b>No :</b>		
Complex / Subdiv: <b>Tessaro</b>		
Services Connected: <b>None</b>		

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Stucco</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1</b>		Dist. to School Bus: <b>2</b>
Rain Screen: <b>No</b>	Units in Development:		Total Units in Strata: <b>12</b>
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>None</b>	Property Disc.: <b>No</b>		
Fireplace Fuel: <b>Other</b>	Fixtures Leased: <b>No :</b>		
Fuel/Heating: <b>Natural Gas</b>	Fixtures Rmvd: <b>No :</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish: <b>Other</b>		
Type of Roof: <b>Tar &amp; Gravel</b>			

Maint Fee Inc: **Electricity, Garbage Pickup, Gardening, Management**  
Legal: **SL 9 DL48 GRP2 NWD SP LMS996**

Amenities: **Elevator, In Suite Laundry, Recreation Center, Workshop Attached**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Master Bedroom	12' x 11'6			x			x
Main	Bedroom	10' x 9'6			x			x
Main	Dining Room	11' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>925</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>925 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>925 sq. ft.</b>				7				
				8				

Listing Broker(s): **Top Service Realty**

**\*\* Experienced Investor alert \*\* 2 bedroom, 2 bathroom unit with large living and dining room. Close to elementary and high schools, public transportation and easy freeway access. Condemned building, currently not habitable, all units in complex vacant.**




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<b>Active</b> <b>R2167859</b>	<b>405 33255 OLD YALE ROAD</b>	Residential Attached
Board: F	Abbotsford	<b>\$276,700 (LP)</b>
Apartment/Condo	Central Abbotsford	(SP) 
	V2S 8R2	



Sold Date:	Frontage (feet):	Original Price: <b>\$276,700</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1983</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>34</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RML</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,550.69</b>
Approval Req?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2016</b>
Exposure: <b>West</b>	Maint. Fee: <b>\$215.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>		P.I.D.: <b>026-511-151</b>
Mgmt. Co's Name: <b>CAMPBELL PROPERTY MGMT</b>		Tour:
Mgmt. Co's Phone: <b>604-864-0380</b>		
View: <b>Yes: HILLSIDE</b>		
Complex / Subdiv: <b>BRIXTON</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: <b>Inside Unit, Upper Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front, Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Brick, Vinyl, Wood</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 BLK</b>		Dist. to School Bus: <b>4-5 BLKS</b>
Rain Screen: <b>No</b>	Units in Development: <b>40</b>		Total Units in Strata: <b>40</b>
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>No</b>		
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Leased: <b>No : COURT ORDER SALE-NOT RESPONS</b>		
Fuel/Heating: <b>Electric, Natural Gas</b>	Fixtures Rmvd: <b>No : COURT ORDER SALE-NOT RESPONS</b>		
Outdoor Area: <b>Balcony(s)</b>	Floor Finish: <b>Mixed</b>		
Type of Roof: <b>Asphalt, Tar &amp; Gravel</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**  
Legal: **PL BCS1591 LT 35 DL 48 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Pantry	7' x 6'			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>948</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>948 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>948 sq. ft.</b>				7				
				8				

Listing Broker(s): **Dexter Associates Realty**

**COURT ORDER SALE - ATTENTION RENOVATORS AND INVESTORS - FANTASTIC CENTRAL ABBOTSFORD CONDO** Being sold 'AS-IS, WHERE-IS'. This large 2 bedroom/2 bath unit is completely ready for ALL your finishing touches - in a well maintained CONVENIENTLY LOCATED strata building. Amazing central located blocks away from ALL the amenities on a outstanding street! The buyers should independently verify all listing information. All offers 'Subject to Court Approval' with accompanying 'Sched A'. "Pets allowed w/Rest, rentals not allowed.



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<b>Active</b> <b>R2175532</b> Board: F Apartment/Condo	<b>303 2963 NELSON PLACE</b> Abbotsford Central Abbotsford V2S 7L6	Residential Attached <b>\$239,900 (LP)</b> (SP)
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Sold Date:	Frontage (feet):	Original Price: <b>\$249,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1994</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>23</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RML</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,408.34</b>
Approval Req?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure: <b>West</b>	Maint. Fee: <b>\$343.44</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>		P.I.D.: <b>018-786-511</b>
Mgmt. Co's Name: <b>CAMPBELL PROP. MGMT</b>		Tour:
Mgmt. Co's Phone: <b>604-864-0380</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>THE BRAMBLEWOODS BY THE STREAM</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: <b>Inside Unit, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front, Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Brick, Vinyl, Wood</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus: <b>4-5 BLKS</b>
Rain Screen: <b>No</b>	Reno. Year:	Dist. to Public Transit: <b>2 BLKS</b>	Total Units in Strata: <b>44</b>
Renovations:	R.I. Plumbing: <b>No</b>	Units in Development: <b>44</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>Gas - Natural</b>	# of Fireplaces: <b>1</b>	Property Disc.: <b>No</b>	
Fuel/Heating: <b>Electric, Natural Gas</b>		Fixtures Leased: <b>No : COURT ORDER SALE - NOT RESPON</b>	
Outdoor Area: <b>Balcony(s)</b>		Fixtures Rmvd: <b>No : COURT ORDER SALE - NOT RESPON</b>	
Type of Roof: <b>Asphalt</b>		Floor Finish: <b>Concrete</b>	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**  
Legal: **PL LMS1442 LT 23 LD 36 SEC 21 TWP 16 PART NW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'6"			x			x
Main	Kitchen	13' x 8'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Eating Area	8' x 8'			x			x
Main	Master Bedroom	16' x 12'			x			x
Main	Bedroom	13' x 10'			x			x
Above	Storage	8' x 3'			x			x
Above	Patio	10' x 7'			x			x
		x			x			
		x			x			

Finished Floor (Main): <b>1,263</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>55+</b>			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>1,263 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,263 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Dexter Associates Realty**

**COURT ORDER SALE -ATTENTION RENOVATORS AND INVESTORS - FANTASTIC CENTRAL ABBOTSFORD CONDO** Being sold 'AS-IS, WHERE-IS'. This large two bedroom/two bath unit is completely ready for ALL your finishing touches - in a well maintained CONVENIENTLY LOCATED strata building. Amazing central location blocks away from ALL the amenities on an outstanding street! The Buyer/s should independently verify all listing information. Pets Allowed w/Rest., Rentals Not Allowed. Age Rest. 55+