



Presented by:  
**P.A. 'Doc' Livingston PREC\***  
 Sutton Grp-West Coast Realty  
 www.homeshuntersbc.com  
 doc@homehuntersbc.com



**Active** **R2182890** **35267 WELLS GRAY COURT** Residential Detached  
 Board: F Abbotsford **\$499,900 (LP)**  
 House/Single Family Abbotsford East (SP) **M**  
 V2S 5X4



Sold Date: Frontage (feet): **32.15** Original Price: **\$529,900**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1979**  
 Depth / Size: **IRREG.** Bathrooms: **1** Age: **38**  
 Lot Area (sq.ft.): **8,624.00** Full Baths: **1** Zoning: **RS3**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,041.85**  
 Rear Yard Exp: For Tax Year: **2017**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **005-387-850**  
 Tour:

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **None**  
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carport; Single**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Other**

Legal: **PL NWP55615 LT 206 LD 36 SEC 25 TWP 16**

Amenities:  
 Site Influences: **Cul-de-Sac, Private Yard**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'6"			x			x
Main	Dining Room	10' x 8'6"			x			x
Main	Kitchen	10' x 7'6"			x			x
Main	Bedroom	10'6" x 10'			x			x
Main	Bedroom	10' x 7'			x			x
Below	Recreation Ro...	11'6" x 11'6"			x			x
Below	Bedroom	11' x 10'			x			x
Below	Other	15' x 11'6"			x			x
Below	Storage	16' x 11'6"			x			x
Below	Laundry	11' x 7'			x			x

Finished Floor (Main):	<b>864</b>	# of Rooms:	<b>10</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>778</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,642 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Bed	<b>6</b>							Door Height:
Grand Total:	<b>1,642 sq. ft.</b>	Basement:	<b>None</b>	Bed	<b>7</b>							
				Bed	<b>8</b>							

Listing Broker(s): **RE/MAX Crest Realty**

**2 bedroom home on a quiet cul-de-sac backing onto greenbelt (creek). 864 sq. ft. on the main and 778 sq. ft. down. Private backyard and a single carport. Ton's of potential so bring you renovation and decorating ideas. Great location close to shopping and transit. Property backs onto a greenbelt (creek & ravine).**



Presented by:  
**P.A. 'Doc' Livingston PREC\***  
 Sutton Grp-West Coast Realty  
 www.homeshuntersbc.com  
 doc@homehuntersbc.com



**Active** Residential Detached  
**R2145171** **\$683,900** (LP)  
 Board: F (SP) **M**  
 House/Single Family **3514 BASSANO TERRACE**  
 Abbotsford  
 Abbotsford East  
 V3G 2Y2



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$749,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2003</b>
Depth / Size: <b>181</b>	Bathrooms:	<b>3</b>	Age: <b>14</b>
Lot Area (sq.ft.): <b>10,871.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS3</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,729.30</b>
Rear Yard Exp: <b>North</b>	Approval Req?:		For Tax Year: <b>2016</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>024-069-558</b>
			Tour:

View: **Yes: North Shore Mountains**  
 Complex / Subdiv: **Highlands**  
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>	
Exterior: <b>Mixed</b>	Dist. to Public Transit:	Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>	
Rain Screen:	Property Disc.: <b>No</b>	
Renovations:	PAD Rental:	
# of Fireplaces: <b>2</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Rmvd: <b>:</b>	
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Mixed</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>		
Type of Roof: <b>Asphalt</b>		

Legal: **PL LMP37058 LT 2 LD 36 SEC 25 TWP 16 PART SE 1/4.**

Amenities:  
 Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'10"	Above	Bedroom	11'6" x 9'10"			x
Main	Dining Room	10'3" x 9'6"	Bsmt	Bedroom	15' x 11'4"			x
Main	Kitchen	13'7" x 9'6"	Bsmt	Recreation Ro...	19' x 13'5"			x
Main	Eating Area	13'7" x 10'2"						x
Main	Family Room	15'2" x 14'7"						x
Main	Den	10'4" x 9'4"						x
Main	Laundry	12'2" x 5'4"						x
Above	Master Bedroom	17'3" x 12'7"						x
Above	Walk-In Closet	11' x 9'5"						x
Above	Bedroom	11'5" x 9'10"						x

Finished Floor (Main): <b>1,355</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,123</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>310</b>	Suite: <b>None</b>	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>2,788 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>1</b>	5				Door Height:
	Beds not in Basement: <b>3</b>	6				
Unfinished Floor: <b>1,006</b>	Basement: <b>Full, Partly Finished</b>	7				
Grand Total: <b>3,794 sq. ft.</b>		8				

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

**Nestled in the popular Highlands, this 2 storey with walk-out basement offers an incredible view of the North Shore mountains. Desirable main floor living hosts a spacious kitchen with eating area, family room, den, along with formal living and dining areas. Master bedroom features an ensuite and huge walk-in closet. Home is in need of some TLC, but has good bones and is located in a highly sought-after neighbourhood. Recreation, hiking/biking trails, golf and shopping all nearby. There is an active grow-op in the partly finished basement, so financing through conventional lenders is not available. A great opportunity for a cash buyer or private lending arrangement.**