



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

Blue West Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
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Active
R2737876

Board: F
Apartment/Condo

114 2211 CLEARBROOK ROAD

Abbotsford
Abbotsford West
V2T 2X4

Residential Attached

\$179,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$179,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1974
Frontage(feet):	Bathrooms: 1	Age: 49
Frontage(metres):	Full Baths: 1	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$945.43
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 001-235-249	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **Other**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 14, PLAN NWS255, SECTION 18, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Guest Suite, Pool; Indoor, Shared Laundry, Swirlpool/Hot Tub**

Site Influences: **Adult Oriented**
Features:

Finished Floor (Main): 916	Units in Development: 48	Tot Units in Strata: 48	Locker: No
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: TEAMWORK PROPERTY MANAGEMENT	Mgmt. Co's #: 604-854-1734	
Finished Floor (Below): 0	Maint Fee: \$469.60	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup		
Finished Floor (Total): 916 sq. ft.			
Unfinished Floor: 0			
Grand Total: 916 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed		
Suite: None	Restricted Age: 19+	# of Pets: 2	Cats: Yes Dogs: No
Basement: None	# or % of Rentals Allowed: 0 #		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18' x 12'			x	1	Main	4	No
Main	Kitchen	8' x 7'			x	2			No
Main	Dining Room	7' x 7'			x	3			No
Main	Primary Bedroom	13' x 9'			x	4			No
Main	Bedroom	13' x 9'			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

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

Royal LePage - Wolstencroft

First Floor Corner Unit in Glenwood Apartments. Centrally located and close to Highway #1. Spacious 2 Bedroom, 1 Bathroom home which is waiting for your decorating and renovation ideas. Galley style Kitchen and Large Living Room. Both Bedrooms are a generous size. Enclosed East Facing Balcony. No Rentals, 19+ Age Restriction, 2 Cats allowed (no dogs). Building has an indoor swimming pool / hot tub and 2 Guest Suites.



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Active
R2721220
 Board: F
 Apartment/Condo

102 33731 MARSHALL ROAD
 Abbotsford
 Central Abbotsford
 V2S 1L5

Residential Attached
\$299,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$339,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 30
Frontage(metres):	Full Baths: 2	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,194.76
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 018-481-736	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Mixed, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Legal: **STRATA LOT 2, PLAN LMS1092, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,044**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,044 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,044 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **6**

Units in Development: **45**
 Exposure:
 Mgmt. Co's Name: **Associa British Columbia**
 Maint Fee: **\$399.64**
 Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

Tot Units in Strata: **45** Locker: **No**
 Storeys in Building: **4**
 Mgmt. Co's #: **604-591-6060**
 Council/Park Apprv?:
 # of Pets: Cats: **No** Dogs: **No**

Bylaws Restrictions: **Pets Not Allowed**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'6" x 11'3"			x	1	Main	3	Yes
Main	Kitchen	11'6" x 9'8"			x	2	Main	4	No
Main	Dining Room	11'3" x 8'6"			x	3			
Main	Primary Bedroom	17' x 11'6"			x	4			
Main	Bedroom	12' x 9'			x	5			
Main	Laundry	5' x 4'6"			x	6			
		x			x	7			
		x			x	8			

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

Welcome home to Stephanie Place! This large unit has a nice ground floor patio with well manicured gardens and greenery to enjoy and a gas fireplace with gas included in the strata fees. This building is centrally located with easy access to Hwy 1, walking distance to shopping, restaurants, and many other amenities.



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Active
R2743441
Board: F
Apartment/Condo

105 2962 TRETHEWEY STREET

Abbotsford
Abbotsford West
V2T 4M3

Residential Attached

\$330,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$330,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 2	Age: 29
Frontage(metres):	Full Baths: 1	Zoning: RML
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$1,356.22
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 018-448-224	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Metal, Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 87, PLAN LMS837, PART NE1/4, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **959**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **959 sq. ft.**
Unfinished Floor: **0**
Grand Total: **959 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Units in Development:
Exposure:
Mgmt. Co's Name: **Prudential Estates**
Maint Fee: **\$415.00**
Maint Fee Includes: **Gardening, Gas, Hot Water, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-278-2121**
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'0 x 11'6			x	1	Main	3	No
Main	Dining Room	7' x 6'4			x	2	Main	2	Yes
Main	Kitchen	15' x 8'			x	3			
Main	Eating Area	5'8 x 4'5			x	4			
Main	Bedroom	14'8 x 10'6			x	5			
Main	Bedroom	10' x 13'			x	6			
Main	Laundry	5' x 6'8			x	7			
		x			x	8			

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order Sale, Cascade Green, ground floor corner suite, 2 bedrooms, 1.5 baths, southern exposure. Allow time for showings.



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Active
R2739433
 Board: F
 Apartment/Condo

101 33530 MAYFAIR AVENUE

Abbotsford
 Central Abbotsford
 V2S 0J2

Residential Attached

\$499,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$550,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 2	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: N14
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,077.01
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 030-495-491	Tax Inc. Utilities?: No
View: No		Tour: Virtual Tour URL
Complex / Subdiv: THE RESIDENCES AT GATEWAY		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **R.I. Fireplaces:**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **STRATA LOT 1, PLAN EPS5007, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Finished Floor (Main): **1,052**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,052 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,052 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 1**
 # of Kitchens: **1** **# of Rooms: 6**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Associa BC Inc.**
 Maint Fee: **\$373.99**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **48** Locker: **Yes**
 Storeys in Building: **6**
 Mgmt. Co's #: **604-591-6060**
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: **# of Pets: 2**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15' x 12'			x	1	Main	3	No
Main	Kitchen	12'8 x 8'9			x	2	Main	3	Yes
Main	Dining Room	12'8 x 8'11			x	3			
Main	Bedroom	11'11 x 10'3			x	4			
Main	Bedroom	12'8 x 8'11			x	5			
Main	Laundry	8' x 5'			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Oder Sale. The Residences at Gateway. 2 bedrooms, 2 baths, AC, nine-foot ceilings. Corner suite, large patio area, gas connection for barbeque, large locker with overhead door and electrical connection, 2 parking spots. Suite shows like new, easy to show.