



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3030512
Board: F
House/Single Family

1964 JACKSON STREET

Abbotsford
Central Abbotsford
V2S 3A1

Residential Detached

\$795,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$795,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1972
Frontage(feet): 70.00	Bathrooms: 2	Age: 53
Frontage(metres): 21.34	Full Baths: 2	Zoning: RS-3
Depth / Size: 135	Half Baths: 0	Gross Taxes: \$4,778.37
Lot Area (sq.ft.): 9,450.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.22	P.I.D.: 006-674-054	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Other**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Carport; Multiple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 68, PLAN NWP38385, PART SW1/4, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,241	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	16' x12'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x12'			x	Main	3
Finished Floor (Below):	0	Main	Dining Room	10' x10'			x	Bsmt	3
Finished Floor (Basement):	1,066	Main	Primary Bedroom	10'9 x11'8			x		
Finished Floor (Total):	2,307sq. ft.	Main	Bedroom	11' x12'			x		
Unfinished Floor:	0	Main	Bedroom	10' x9'			x		
Grand Total:	2,307sq. ft.	Bsmt	Bedroom	10' x12'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	10' x12'			x		
		Bsmt	Living Room	11'9 x11'2			x		
		Bsmt	Recreation Room	19' x11'			x		
				x			x		
				x			x		
				x			x		
Suite: Other									
Basement: Full, Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Court order sale, handyman special, large lot 70 by 135. Potential to subdivide. Easy to show with notice



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3003502
Board: F
House/Single Family

2530 MAGNOLIA CRESCENT

Abbotsford
Abbotsford West
V2T 3N2

Residential Detached

\$939,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$959,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1979
Frontage(feet): 70.00	Bathrooms: 3	Age: 46
Frontage(metres): 21.34	Full Baths: 3	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$0.00
Lot Area (sq.ft.): 7,420.00	Rear Yard Exp:	For Tax Year:
Lot Area (acres): 0.17	P.I.D.: 006-815-260	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **MINS** Dist. to School Bus: **MINS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PL NWP33280 LT 82 LD 36 SEC 20 TWP 16**

Amenities:

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

Features:

Finished Floor (Main):	1,780	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	15' x 13'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'11			x	Main 4
Finished Floor (Below):	1,468	Main	Kitchen	14' x 9'			x	Main 5
Finished Floor (Basement):	0	Main	Primary Bedroom	13'11 x 13'6			x	Below 4
		Main	Bedroom	10' x 13'			x	
Finished Floor (Total):	3,248sq. ft.	Main	Bedroom	11' x 10'			x	
Unfinished Floor:	0	Main	Den	12' x 10'			x	
Grand Total:	3,248sq. ft.	Main	Laundry	8' x 4'			x	
		Below	Den	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	20' x 12'			x	
		Below	Bedroom	10' x 10'			x	
Suite:		Below	Kitchen	8' x 8'			x	
Basement:Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

Spacious and Rancher with basement home located in central Abbotsford. This close to 3300 sq ft home features an updated kitchen, great layout with 3 bedrooms and den on the main floor, large bedrooms, 3 bathrooms, over sized double car garage, large backyard, room for your RV, Basement has a great 2 bed basement suite. All this located close to shopping, transit.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3005514
Board: F
House/Single Family

35337 ROCKWELL DRIVE

Abbotsford
Abbotsford East
V3G 2C9

Residential Detached

\$979,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$999,900**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1981**
Frontage(feet): **60.00** Bathrooms: **5** Age: **44**
Frontage(metres): **18.29** Full Baths: **4** Zoning: **RS3**
Depth / Size: **159** Half Baths: **1** Gross Taxes: **\$5,374.25**
Lot Area (sq.ft.): **9,961.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.23** P.I.D.: **028-745-841** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Mountains and Valley**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Natural Gas, Sanitary Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **LOT 2, PLAN EPP14407, DISTRICT LOT 353, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,631	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	24'0 x 13'11	Below	Den	14'10 x 13'10	Floor #Pcs
Finished Floor (AbvMain2):	786	Main	Dining Room	21'7 x 11'5	Below	Bedroom	14'10 x 11'11	Main 3
Finished Floor (Below):	1,821	Main	Kitchen	23'3 x 13'11	Below	Flex Room	11'2 x 8'0	Above 4
Finished Floor (Basement):	0	Main	Family Room	25'4 x 13'0			x	Above 3
Finished Floor (Total):	4,238sq. ft.	Main	Bedroom	13'0 x 14'0			x	Below 4
Unfinished Floor:	0	Above	Primary Bedroom	16'3 x 13'10			x	Below 2
Grand Total:	4,238sq. ft.	Above	Walk-In Closet	9'8 x 6'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'9 x 11'0			x	
		Above	Bedroom	12'1 x 12'1			x	
		Below	Living Room	22'0 x 23'11			x	
		Below	Bedroom	9'5 x 12'2			x	
		Below	Kitchen	12'8 x 12'0			x	
		Below	Laundry	12'9 x 14'3			x	

Suite:
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **4**
of Kitchens: **2** # of Rooms: **16**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX Magnolia**

4 Level, 6-bedroom home in the desirable East Abby location, offering breathtaking mountain and valley views. Perfect for families or entertaining, this spacious residence includes a convenient 1-bedroom suite for guests or extended family. Don't miss this rare gem in a prime setting!



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3023060
Board: F
House/Single Family

35351 SANDY HILL ROAD

Abbotsford
Abbotsford East
V3G 1J2

Residential Detached

\$1,051,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,051,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1990
Frontage(feet): 0.00	Bathrooms: 3	Age: 35
Frontage(metres):	Full Baths: 3	Zoning: RS3
Depth / Size: 98	Half Baths: 0	Gross Taxes: \$4,846.74
Lot Area (sq.ft.): 6,229.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 013-627-007	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **LOT 43, PLAN NWP80984, SECTION 25, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,512	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	12'9 x 17'11	Bsmt	Mud Room	10'11 x 8'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'1 x 11'1			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15'11 x 13'5			x	Main 3
Finished Floor (Basement):	1,216	Main	Eating Area	13'9 x 6'2			x	Bsmt 3
Finished Floor (Total):	2,728sq. ft.	Main	Primary Bedroom	14'8 x 11'9			x	
Unfinished Floor:	0	Main	Walk-In Closet	6'0 x 5'1			x	
Grand Total:	2,728sq. ft.	Main	Bedroom	8'9 x 12'6			x	
		Main	Bedroom	10'9 x 12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	17'5 x 12'8			x	
		Bsmt	Kitchen	14'9 x 10'4			x	
		Bsmt	Bedroom	12'11 x 9'5			x	
Suite:		Bsmt	Bedroom	12'3 x 9'4			x	
Basement: Fully Finished		Bsmt	Laundry	10'11 x 8'5			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Welcome to 35351 Sandy Hill Road—a 5-bed, 3-bath home in one of East Abbotsford's most sought-after neighbourhoods! Situated on a 6,229 sq/ft lot, this 2,728 sq/ft home features a bright open-concept layout, and a white kitchen with direct access to a covered deck and fenced backyard. The upper floor offers 3 spacious bedrooms, including a primary suite with walk-in closet and ensuite. Downstairs you'll find a 2-bedrooms with its own entrance, kitchen, and generous living space. Located on a quiet, family-friendly street close to schools, parks, trails, shopping, and Hwy 1 access.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R2980827
Board: F
House/Single Family

33474 KINGSLEY TERRACE

Abbotsford
Poplar
V2S 6J6

Residential Detached

\$1,184,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,219,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1989
Frontage(feet): 73.00	Bathrooms: 4	Age: 36
Frontage(metres): 22.25	Full Baths: 3	Zoning: RS
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,843.62
Lot Area (sq.ft.): 7,304.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 003-073-157	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **4** Parking Access: **Front**
Parking: **Carport & Garage**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 96, PLAN NWP62509, SECTION 9, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,500	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 12'			x	Main 3
Finished Floor (Below):	1,500	Main	Kitchen	14' x 9'6"			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	14' x 14'			x	Below 4
Finished Floor (Total):	3,000sq. ft.	Main	Bedroom	11'7" x 11'2"			x	Below 2
Unfinished Floor:	0	Main	Bedroom	11'7" x 11'2"			x	
Grand Total:	3,000sq. ft.	Below	Bedroom	18' x 18'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	14' x 12'			x	
		Below	Kitchen	14' x 9'6"			x	
		Below	Bedroom	11'7" x 11'2"			x	
		Below	Bedroom	11'7" x 11'2"			x	
Suite: Legal Suite				x			x	
Basement: Fully Finished, Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Momentum Realty Inc.**

Momentum Realty Inc.

33474 Kingsley Terrace, Abbotsford: This court-ordered sale features a 3,000 sqft, 6-bedroom home, ready for renovation. This large corner lot, at over 7,300 Sq.Ft., is an Investor dream with a large, 2-bedroom, above-ground, LEGAL basement suite. Centrally located Enjoy convenient access to amenities. Reach out for more information.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3032481
Board: F
House/Single Family

35527 ZANATTA PLACE

Abbotsford
Abbotsford East
V3G 0B4

Residential Detached

\$1,250,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,250,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2008
Frontage(feet): 0.00	Bathrooms: 4	Age: 17
Frontage(metres):	Full Baths: 3	Zoning: RS3
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,844.78
Lot Area (sq.ft.): 7,485.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 026-821-231	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 49, PLAN BCP26257, DISTRICT LOT 353, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,431	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,207	Main	Living Room	15'5 x 18'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'3 x 16'11	Below	Recreation Room	18'1 x 21'7	Main	2
Finished Floor (Below):	0	Main	Dining Room	14'11 x 10'4	Below	Kitchen	16'4 x 4'9	Above	4
Finished Floor (Basement):	1,066	Main	Family Room	11'0 x 21'1	Below	Bedroom	10'0 x 18'9	Above	5
Finished Floor (Total):	3,704sq. ft.	Main	Bedroom	10'0 x 12'3	Below	Den	13'5 x 13'2	Below	4
Unfinished Floor:	0	Main	Laundry	10'0 x 6'5	Below	Utility	2'11 x 6'6		
Grand Total:	3,704sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'0 x 10'6			x		
Suite:		Above	Bedroom	11'2 x 13'2			x		
Basement:Fully Finished		Above	Bedroom	11'2 x 10'11			x		
		Above	Walk-In Closet	7'1 x 5'7			x		
		Above	Primary Bedroom	18'5 x 19'11			x		
		Above	Walk-In Closet	5'2 x 8'9			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 17	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck)**

This impressive 6-bedroom, 4-bathroom home boasts over 3,700 sq ft of beautifully designed living space spread across three levels. With a 3-car garage & a separate 1-bedroom + den basement suite, this property offers incredible versatility—ideal for in-laws, guests, or generating additional income. The main floor's open-concept design is highlighted by vaulted ceilings & oversized windows, flooding the space with natural light. The kitchen is a standout feature, complete with a large island, walk-in pantry, & ample cabinetry for all your storage needs. Upstairs, discover four bedrooms, including the primary suite with a 5-piece ensuite & a spacious walk-in closet. Nestled in a prime location, this home is a short walk to Delair Park & minutes from Highway 1! Don't miss this one!



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R2965268
Board: F
House/Single Family

30914 UPPER MACLURE ROAD

Abbotsford
Abbotsford West
V2T 0A4

Residential Detached

\$1,400,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,525,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2009
Frontage(feet): 70.57	Bathrooms: 3	Age: 16
Frontage(metres): 21.51	Full Baths: 3	Zoning: RS3
Depth / Size: 135.80	Half Baths: 0	Gross Taxes: \$6,221.55
Lot Area (sq.ft.): 9,504.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.22	P.I.D.: 026-788-055	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 8, PLAN BCP25696, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,511	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,245	Main	Bedroom	9'8 x 18'6	Bsmt	Bedroom	21' x 12'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'10 x 8'2	Bsmt	Living Room	11'4 x 9'8	Main	3
Finished Floor (Below):	0	Main	Wok Kitchen	7'10 x 6'6	Bsmt	Bedroom	11' x 7'8	Above	3
Finished Floor (Basement):	1,462	Main	Dining Room	11'10 x 12'6	Bsmt	Kitchen	13' x 8'0	Below	3
		Main	Family Room	18'4 x 14'0	Bsmt	Bedroom	10'6 x 10'10		
Finished Floor (Total):	4,218sq. ft.	Main	Living Room	12'6 x 14'8			x		
Unfinished Floor:	0	Main	Nook	9'0 x 9'0			x		
Grand Total:	4,218sq. ft.			x			x		
		Above	Primary Bedroom	16' x 13'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'6 x 11'0			x		
		Above	Bedroom	12'4 x 11'4			x		
Suite: Unauthorized Suite		Above	Laundry	9'4 x 5'4			x		
Basement: None				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

Custom built 7 bedroom & 5 baths home in desirable neighbourhood. View from the back deck, home features, gas fireplaces, air conditioning, over 4200 square feet, 2 bedroom suite plus bachelor suite. Allow time for showings.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3000319
Board: F
House/Single Family

36111 SPYGLASS LANE

Abbotsford
Abbotsford East
V3G 2W7

Residential Detached
\$1,475,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,475,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1998
Frontage(feet): 240.00	Bathrooms: 6	Age: 27
Frontage(metres): 73.15	Full Baths: 6	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,069.54
Lot Area (sq.ft.): 17,277.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.40	P.I.D.: 023-075-767	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: Yes: Valley		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **4** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 45, PLAN LMP22870, SECTION 19, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	3,130	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	13'9 x 14'2	Above	Living Room	21'3 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	993	Main	Dining Room	15'4 x 15'5	Above	Primary Bedroom	12'4 x 11'4	Main	4
Finished Floor (Below):	0	Main	Kitchen	16' x 11'	Above	Bedroom	11'4 x 9'	Main	4
Finished Floor (Basement):	1,882	Main	Family Room	20'3 x 18'8			x	Above	4
Finished Floor (Total):	6,005sq. ft.	Main	Eating Area	13'2 x 9'9	Bsmt	Kitchen	20' x 13'6	Below	4
Unfinished Floor:	0	Main	Pantry	11'2 x 12'5	Bsmt	Living Room	18'5 x 13'6	Above	4
Grand Total:	6,005sq. ft.	Main	Office	10'7 x 14'	Bsmt	Bedroom	15'5 x 8'8	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	17' x 20'4	Bsmt	Bedroom	18' x 7'9		
Suite: Legal Suite, Unauthorized Suite		Main	Bedroom	11'8 x 13'2			x		
Basement: None		Main	Bedroom	9'7 x 11'4			x		
		Main	Bedroom	12' x 12'			x		
		Above	Kitchen	14'2 x 5'9			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 19	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Court Order sale, 9 bedrooms, 6 baths, 2 rental suites, 3 car garage, great location, some finishing required in basement, easy access to Highway 1. Ideal for large family. Allow 24 hours for showings.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R2996242
Board: F
House with Acreage

6430 RIVERSIDE STREET

Abbotsford
Matsqui
V4X 1T9

Residential Detached

\$1,799,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,900
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1979
Frontage(feet): 458.00	Bathrooms: 3	Age: 46
Frontage(metres): 139.60	Full Baths: 3	Zoning: A2
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,077.30
Lot Area (sq.ft.): 207,781.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 4.77	P.I.D.: 000-637-335	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Slab**

Renovations:

of Fireplaces: R.I. Fireplaces:

Fireplace Fuel: **Other**

Fuel/Heating: **Natural Gas**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Front**

Parking: **Add. Parking Avail.**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 21 DISTRICT LOTS 43 AND 118 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 36909**

Amenities: **Green House**

Site Influences:

Features: **Other - See Remarks**

Finished Floor (Main):	1,311	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'0 x 17'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'0 x 8'0			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	9'0 x 11'0			x	
Finished Floor (Basement):	1,311	Main	Primary Bedroom	16'11 x 11'7			x	
Finished Floor (Total):	2,622sq. ft.	Main	Bedroom	11'0 x 10'0			x	
Unfinished Floor:	0	Main	Bedroom	11'0 x 17'0			x	Main 4
Grand Total:	2,622sq. ft.	Main	Bedroom	10'0 x 11'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'1 x 14'1			x	
		Bsmt	Recreation Room	9'9 x 16'9			x	Bsmt 3
		Bsmt	Bedroom	11'1 x 13'1			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Momentum Realty Inc.**

Momentum Realty Inc.

6430 Riverside Street, Abbotsford: A 4.77-acre property with endless potential! This court-ordered sale features a 2,622 sqft, 6-bedroom rancher ready for renovation, plus a greenhouse for the avid gardener. Enjoy convenient access to amenities and a short drive to downtown Mission. Reach out for more information.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3026432
Board: F
House/Single Family

4446 EMILY CARR PLACE

Abbotsford
Abbotsford East
V3G 0E9

Residential Detached

\$1,858,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,898,000**
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2020**
Frontage(feet): **22.84** Bathrooms: **8** Age: **5**
Frontage(metres): **6.96** Full Baths: **7** Zoning: **RS5-A**
Depth / Size: Half Baths: **1** Gross Taxes: **\$10,892.89**
Lot Area (sq.ft.): **12,272.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.28** P.I.D.: **029-972-876** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco, Vinyl**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **Yes :Foreclosure**
Fixtures Rmvd: **Yes :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 541, PLAN EPP59498, SECTION 31, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Guest Suite**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Paved Road, Shopping Nearby, Treed**

Features: **Air Conditioning**

Finished Floor (Main):	2,568	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,015	Main	Living Room	19'10 x 20'0	Bsmt	Recreation Room	35'6 x 31'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'10 x 21'6	Bsmt	Bedroom	14'2 x 11'6	Main	2
Finished Floor (Below):	0	Main	Wok Kitchen	11'0 x 10'11	Bsmt	Bedroom	10'9 x 13'4	Main	5
Finished Floor (Basement):	2,568	Main	Dining Room	19'2 x 10'0	Bsmt	Living Room	15'8 x 19'5	Above	3
Finished Floor (Total):	7,151sq. ft.	Main	Mud Room	8'8 x 16'3	Bsmt	Kitchen	18'6 x 19'10	Above	3
Unfinished Floor:	0	Main	Primary Bedroom	15'10 x 20'0	Bsmt	Bedroom	11'10 x 10'0	Above	4
Grand Total:	7,151sq. ft.	Main	Den	11'0 x 10'6	Bsmt	Bedroom	10'4 x 11'1	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'10 x 12'2			x	Below	4
		Above	Bedroom	15'10 x 13'4			x	Below	3
		Above	Bedroom	14'8 x 15'4			x		
		Above	Bedroom	14'3 x 13'6			x		
Suite: Other		Above	Laundry	12'0 x 6'0			x		
Basement: Full, Fully Finished, Separate Entry		Above	Loft	12'8 x 12'2			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 3	# of Rooms: 20	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Located on a quiet cul-de-sac in the coveted Auguston community, this 7,151+ sq ft contemporary home sits on a 12,272 sq ft lot backing onto greenbelt and is just a 5-minute walk to Auguston Elementary. With nine beds and eight baths, it features a dramatic great room with floor-to-ceiling windows and a fireplace. The chef's kitchen includes high-end appliances and a spacious spice kitchen. A luxurious primary suite is on the main floor, while upstairs offers four master suites with walk-in closets and a flex room with private patio access. The lower level includes a 2-bedroom in-law suite with potential for a second guest suite. tks Luke



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3026506
Board: F
House with Acreage

2615 LOCK STREET

Abbotsford
Aberdeen
V4X 1J6

Residential Detached

\$3,150,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,150,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1991
Frontage(feet): 421.45	Bathrooms: 4	Age: 34
Frontage(metres): 128.46	Full Baths: 3	Zoning: A-1
Depth / Size:	Half Baths: 1	Gross Taxes: \$12,028.81
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 14.54	P.I.D.: 011-196-505	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Septic, Water	
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **20** Covered Parking: **5** Parking Access:
Parking: **Garage; Triple, Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 5 SECTION 23 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 6497**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,854	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Foyer	13'11 x 7'8	Bsmt	Storage	14'10 x 7'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'1 x 14'10	Bsmt	Storage	9'7 x 5'1	Main	2
Finished Floor (Below):	0	Main	Kitchen	16'5 x 15'			x	Main	4
Finished Floor (Basement):	1,297	Main	Family Room	19'6 x 19'6			x	Main	5
		Main	Den	15'7 x 11'5			x	Bsmt	4
Finished Floor (Total):	4,151sq. ft.	Main	Primary Bedroom	20'7 x 17'5			x		
Unfinished Floor:	0	Main	Bedroom	14'10 x 14'2			x		
Grand Total:	4,151sq. ft.	Main	Bedroom	14'10 x 14'4			x		
		Main	Bedroom	11'6 x 7'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	10'4 x 7'10			x		
		Bsmt	Recreation Room	30'8 x 18'6			x		
Suite: None		Bsmt	Storage	20'8 x 14'10			x		
Basement: Fully Finished		Bsmt	Bedroom	17'8 x 9'7			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **eXp Realty of Canada, Inc.**

eXp Realty of Canada, Inc.

eXp Realty of Canada, Inc.

Location, Location, Location! Stunning 14.54 acre parcel located on a quiet road right outside of Abbotsford near Fraser Hwy & Mt Lehman. Picturesque setting here with this spacious Rancher with Basement home featuring 5 bedrooms + 4 bathrooms boasting over 4,000 + sq ft of living space. Enjoy stunning mountain views and a functional layout with some updates already completed. Large family room upon entry, 3 bedrooms upstairs, open concept kitchen and living room overlooking the backyard & with access to the deck. Spacious basement with seperate entry already in place - easily suiteable. Detached double garage that also could be used as a workshop. Rare opportunity for rural living with city convenience! City water and on septic. Close to Hwy 1, Airport, Highstreet, Schools and much more!