

Active
R2416903
 Board: F, Detached
 House/Single Family

34409 LABURNUM AVENUE

Abbotsford
 Abbotsford East
 V2S 4V1

\$675,000 (LP)
 (SP)



Days on Market: **71** List Date: **10/30/2019** Expiry Date: **3/31/2020**
 Previous Price: **\$684,900** Original Price: **\$707,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **80.00** Approx. Year Built: **1974**
 Depth / Size: **110** Frontage (metres): **24.38** Age: **46**
 Lot Area (sq.ft.): **8,800.00** Bedrooms: **5** Zoning: **RS3**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$3,905.26**
 Council Apprv?: Full Baths: **3** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **007-400-721**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
 Sewer Type: **City/Municipal**

Style of Home: Basement Entry	Total Parking: 4 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Wood	Dist. to Public Transit: 2 Dist. to School Bus: 1
Foundation: Concrete Perimeter	CSA/BCE: Freehold NonStrata
Rain Screen:	Reno. Year:
Renovations:	R.I. Plumbing:
# of Fireplaces: 3	R.I. Fireplaces:
Fireplace Fuel: Natural Gas	Metered Water:
Water Supply: City/Municipal	Title to Land: Court Ordered Sale
Fuel/Heating: Forced Air, Natural Gas	Seller's Interest: No : Court ordered sale
Outdoor Area: Fenced Yard, Sundeck(s)	Property Disc.: No : Court ordered sale
Type of Roof: Asphalt	PAD Rental:
	Fixtures Leased: No :
	Fixtures Rmvd: No :
	Registered:
	Floor Finish: Laminate, Mixed, Vinyl/Linoleum

Legal: **PL NWP44435 LT 204 LD 36SEC 26 TWP 16 PART SW 1/4** Municipal Charges
 Amenities: **Pool; Outdoor** Garbage: **\$0.00**
 Water: **\$0.00**
 Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby** Dyking: **\$0.00**
 Features: Sewer: **\$0.00**
 Other: **\$0.00**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 28'	Below	Bedroom	12'5 x 12'10			x
Main	Dining Room	10'7 x 14'4	Below	Foyer	6' x 11'			x
Main	Flex Room	10'7 x 8'7	Below	Laundry	8' x 12'9			x
Main	Family Room	13'4 x 18'10		Kitchen	8' x 10'			x
Main	Kitchen	11'4 x 9'5						x
Main	Master Bedroom	15'2 x 20'9						x
Main	Bedroom	10'6 x 9'5						x
Below	Bedroom	10'6 x 12'3						x
Below	Bedroom	9'9 x 9'4						x
Below	Living Room	16' x 18'9						x

Finished Floor (Main): 1,799	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below): 1,207	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total): 3,006 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 5	5				Grg Door Ht:
Grand Total: 3,006 sq. ft.	Basement: Full	6				
		7				
		8				

List Broker 1: **RE/MAX Aldercenter Realty - Office: 604-857-1100** List Broker 2:
 List Desig Agt 1: **Clayton Lindberg - Phone: 604-857-1100** **claytonclindberg@gmail.com**
 List Desig Agt 2: 3: Appointments: **Touchbase**
 Sell Broker 1: Call: **Clayton**
 Sell Sales Rep 1: 2: Phone: **604-418-1200**
 Owner: **Antrim Balanced Mortgage Fund Ltd.**
 Commission: **3.22% ON 1ST \$100,000.00 + 1.15% ON BALANCE** Occupancy: **Owner**

Remarks: **Court ordered sale. Schedule 'A' must be included and form part of the contract. Property contains accommodation which is not authorized. Had A/O but collapsed.**

Gorgeous family home priced far below assessed value. Spacious home with unauthorized suite. Private backyard backs onto peaceful greenspace. Lots of room to enjoy privacy and relaxation. Living room offers vaulted ceiling with large window allowing natural light. Awesome neighborhood and close to all the amenities.

Active
R2424314
 Board: F, Detached
 House/Single Family

35757 OLD YALE ROAD

Abbotsford
 Abbotsford East
 V3G 2C6

\$775,450 (LP)
 (SP)



Days on Market: **29** List Date: **12/11/2019** Expiry Date: **3/16/2020**
 Previous Price: **\$775,450** Original Price: **\$775,450** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **156.00** Approx. Year Built: **1986**
 Depth / Size: Frontage (metres): **47.55** Age: **33**
 Lot Area (sq.ft.): **18,426.00** Bedrooms: **5** Zoning: **RS1**
 Flood Plain: Bathrooms: **5** Gross Taxes: **\$3,818.49**
 Council Apprv?: Full Baths: **5** For Tax Year: **2019**
 Rear Yard Exp: **North** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **002-221-659**
 View: **Yes: Valley** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Other, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly, Substantially Rebuilt**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Side**
 Parking: **Garage; Double**
 Dist. to Public Transit: **.25 blocks** Dist. to School Bus: **2 Blocks**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No : See Schedule A.**
 PAD Rental:
 Fixtures Leased: **Yes: See Schedule A**
 Fixtures Rmvd: **Yes: See Schedule A**
 Registered:
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 49, PLAN NWP66580, PART NE1/4, SECTION 13, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **None**
 Site Influences:
 Features:
 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Recreation	13'9 x 15'7	Above	Bedroom	9'4 x 9'5			x
Main	Family Room	12'10 x 11'7	Above	Bedroom	10'7 x 9'9			x
Main	Bedroom	12'10 x 10'2	Below	Master Bedroom	13'1 x 12'9			x
Main	Bedroom	13'2 x 10'1			x			x
Main	Kitchen	11'6 x 8'8			x			x
Main	Laundry	6'0 x 8'0			x			x
Above	Living Room	20'4 x 21'0			x			x
Above	Den	12'2 x 10'4			x			x
Above	Family Room	11'5 x 17'6			x			x
Above	Kitchen	8'2 x 14'5			x			x

Finished Floor (Main):	1,210	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,689	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other	3	Above	4	No	Pool:
Finished Floor (Total):	2,899 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Above	3	Yes	Grg Door Ht:
Grand Total:	2,899 sq. ft.	Basement: None	6			No	
		Beds not in Basement: 5	7			No	
			8			No	

List Broker 1: **Momentum Realty Inc. - OFC: 604-227-6008** List Broker 2:
 List Desig Agt 1: **Wells Macey - Phone: 604-227-6008** **wells@momentuminc.com**
 List Desig Agt 2: 3: Appointments: **Touchbase**
 Sell Broker 1: Call: **Touchbase**
 Sell Sales Rep 1: 2: Phone: **778-242-9405**
 Owner: **Cedar Peaks Mortgage Investments Inc. & Canadian Western Trust Company**
 Commission: **2.5% ON THE FIRST \$100,000.00 AND 1% ON THE BALANCE.**
 Occupancy: **Owner, Vacant**

Realtor **SUBJECT TO COURT APPROVAL. Court Ordered Sale - foreclosure. All Offers to be subject to court approval & must incl a signed Schl A.**
 Remarks: **NOTE: Home reno's have NOT been finished, work req. to make home liveable. NO railings on interior stairs, MUST BE CAREFUL ON STAIRS.**

Court Ordered Sale. This 5 bdrm & 5 bathroom house has loads of opportunity for the handyman or someone in the reno / construction world who can finish off the substantial reno work completed to date: New flooring (wood / tile), cabinets, countertops, paint, AC in most rooms, gas HW Tank, Furnace & lighting. Plus, work is almost completed on a 2nd floor 1 bdrm suite that has its own access, perfect for a mortgage helper or to live in while you finish reno's in the main home. Lots of value to be added to this spacious, 2 storey home with valley views and large front yard set above the road. Price is reflective of the work required to finish this home, so show with understanding & awareness of work required to finish the bathrooms, flooring, exterior siding & railings on stairwell / patio!