



Presented by:
Luis Ayala PREC*

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Abbotsford, Abbotsford West

MLS# F1410565

Residential Attached

39 32718 GARIBALDI DR, V2T 5T6

Active



List Price:	\$169,900	Previous Price:	
		Original Price:	\$169,900
Subdiv/Complex: Fircrest Estates			
Frontage:	0.00	Approx Yr Blt:	1987
Depth/Size:		PID:	001-487-612
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	27
Stories in Bldg:		Zoning:	RM45
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	0
View:	Y - Mount Baker		
		Taxes:	\$1,371 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	GC Management	Property Disclosure:	N - Foreclosure		
Mngmt Ph:	604-850-5151	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed / Age: 55+		
		Maint Fee:	\$285.00		

Maint Charge Incl: Snow removal, Electricity, Garbage Pickup, Heat, Hot Water, Management

Legal: PL NWS2207 LT 39 LD 36 SEC 20 TWP 16 STRATA LOT AS SHOWN ON FORM 1.

Amenities: In Suite Laundry, Club House

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 11'						
Main F.	Dining	12' X 9'						
Main F.	Kitchen	11' X 11'						
Main F.	Den	10' X 9'						
Main F.	Master Bedroom	15' X 11'						
Main F.	Bedroom	13' X 11'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,425	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,425	Restricted Age:	55 +	5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,425			8	

Listing Broker(s): (1) Vybe Realty

The largest unit in the complex!! This END unit has 2 beds and a den along with 2 bths including a 3 piece ensuite. Big open living space capped off with a lovely fireplace. 2 decks including one enclosed to enjoy the incredible mountain views even in wet weather. Great location within walking distance to all amenities. Well run complex that is 55+ age restricted with no pets allowed. The maintenance fee includes electricity, heat and hot water. Call today for your private showing!!



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Abbotsford, Central Abbotsford **MLS# F1410660** Residential Attached
101 3170 GLADWIN RD, V2T 5T1 **Active**



List Price:	\$169,900	Previous Price:	
		Original Price:	\$169,900
Subdiv/Complex: REGENCY PARK			
Frontage:		Approx Yr Blt:	1992
Depth/Size:		PID:	016-975-111
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	22
Stories in Bldg:		Zoning:	RMH
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$1,448 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	No

Style of Home:	Ground Level Unit, Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete, Concrete Frame	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Metal, Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	C21	Property Disclosure:	N - COURT ORDER		
Mngmt Ph:	604-853-3374	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 19+		
		Maint Fee:	\$310.00		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL NWS3070 LT 96 LD 36 SEC 21 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center

Features Incl:

Site Influences: Central Location, Gated Complex, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'						
Main F.	Kitchen	16' X 14'						
Main F.	Dining	14' X 12'						
Main F.	Master Bedroom	14' X 11'						
Main F.	Bedroom	12' X 11'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	1,159	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,159	Restricted Age:	19+	5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,159			8	

Listing Broker(s): (1) Lighthouse Realty Ltd., (2) Lighthouse Realty Ltd.

Regency Towers. Immediate possession in this clean Bright 1st floor 2 bdrm 2 bath apartment/condo. West facing patio opens to beautiful gardens with bbq & seating area, Roomy 16 ft living room that flows through to the dining area, spacious master bedroom (has 4 pc ensuite & double mirrored closets), in-suite laundry. Amenities include atrium style pool & hot tub/steam room, exercise center, large gym, 2 billiard rooms, 3 guest suites, storage locker, community room (great for family gatherings), BBQ, wood working shop, library, hair salon & RV parking. New building exterior, windows, elevator. No pets, no kids, owners 35+, occupants 19+. Close to Seven Oaks Mall, Superstore, restaurants, driving range, racquet center.



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Abbotsford, Abbotsford East **MLS# F1410458** Residential Attached
917 34909 OLD YALE RD, V3G 2E7 **Active**



List Price:	\$124,900	Previous Price:	
		Original Price:	\$124,900
Subdiv/Complex: THE GARDENS			
Frontage:		Approx Yr Blt:	1980
Depth/Size:		PID:	016-020-502
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	34
Stories in Bldg:	2	Zoning:	RM30
Flood Plain:		Bedrooms:	1
Meas. Type:		Bathrooms:	1
Fixtures Lsd:	N	Full Baths:	1
Fixt Removed:	N	Half Baths:	0
View:		Taxes:	\$1,183 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	2 Storey, End Unit	Total Parking:	2	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stucco, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	160	Total Units in Strata:	160
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	GC MGMT	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-850-5151	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
	Maint Fee:	\$187.00			

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal

Legal: PL NWS3240 LT 81 LD 36 SEC 23 TWP 16 STRATA LOT AS SHOWN ON FORM 1.

Amenities: In Suite Laundry, Pool; Outdoor

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	7' X 8'4"						
Main F.	Dining	7'4 X 7'						
Main F.	Living Room	16'8 X 11'						
Above	Master Bedroom	11'7 X 11'2"						
Above	Other	7'2 X 5'9"						
Above	Walk-In Closet	8'10 X 4'						
Above	Laundry	2'6 X 5'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	435	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	435	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	870	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: No		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	870			8	

Listing Broker(s): (1) Royal LePage - Wolstencroft, (2) Royal LePage - Wolstencroft

Spacious 2 storey End Unit, 1 bedroom loft style townhouse! Enter this unique home through a private yard area and into the open living/dining room with wood burning fireplace plus kitchen on the main. Upstairs you'll find a large Master bedroom with a huge walk-in L shaped closet, a 4pc bath and a small den area perfect for your home office that opens to an outside deck! This fantastic floor plan is just around the corner from the outdoor pool and comes with 2 parking spaces. Close to shopping and amenities. Opportunity knocks!



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Abbotsford, Abbotsford West
192 3160 TOWNLINE RD, V2T 5P4

MLS# F1410462

Residential Attached
Active



List Price:	\$269,000	Previous Price:	
		Original Price:	\$269,000
Subdiv/Complex: SOUTHPOINT RIDGE			
Frontage:		Approx Yr Blt:	1994
Depth/Size:		PID:	018-286-399
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	20
Stories in Bldg:		Zoning:	RM25
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	Y - PEEK-A-BOO MT.BAKER		
		Taxes:	\$2,172 (2013)
		If New GST/HST Incl:	No
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Basement Entry, End Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Mngmt Co:	CAMPBELL MGMT	Property Disclosure:	N - OWNER NEVER RESIDED		
Mngmt Ph:	604-864-0380	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$246.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: SL 9 519 TWP 16 NWD SP LMS902

Amenities: In Suite Laundry

Features Incl:

Site Influences: Private Yard, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 12'						
Main F.	Dining	10' X 9'						
Main F.	Kitchen	10' X 9'						
Main F.	Eating Area	12' X 9'4						
Main F.	Master Bedroom	14' X 10'						
Main F.	Bedroom	10'4 X 9'						
Main F.	Bedroom	10'4 X 9'						
Bsmt	Den	12' X 8'						
Bsmt	Recreation Room	16' X 14'6						
Bsmt	Laundry	14'4 X 9'2						

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Finished Floor Area Main:	1,152	Finished Levels:	2	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	Partly Finished	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	764	Bsmt Height:		4	
Total Finished Floor Area:	1,916	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	342	# or % Rentals:		7	
Grand Total Floor Area:	2,258			8	

Listing Broker(s): (1) Landmark Realty Corp.

SOUTHPOINT RIDGE! 3 bedroom and den, 2 bathroom END UNIT TOWNHOUSE. Nearly 2000 sqft with 2 car garage. Front of unit features south exposure for lots of natural sunlight. Master bedroom features full size 4pc ensuite. Den and Rec room in the basement. Split door 2 car garage. Quick freeway access and close to all levels of schools. Minutes away from Abbotsford's new High Street Mall. Family friendly complex. Call today to view.



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Abbotsford, Poplar

MLS# F1409283

Residential Attached

1 34248 KING RD, V2S 0B1

Active



List Price: \$339,000 Previous Price: \$359,000
Original Price: \$359,000

Subdiv/Complex: ARGYLE
Frontage: 0.00 Approx Yr Blt: 2009 PID: 027-722-295
Depth/Size: 0 Type: Townhouse
Lot SqFt: 0 Age at List Date: 5 Zoning: MF
Exposure: Bedrooms: 3 Taxes: \$2,919 (2013)
Stories in Bldg: 3 Bathrooms: 3 If New GST/HST Incl: Yes
Flood Plain: No Full Baths: 2 Tax Incl Utils: Yes
Meas. Type: Half Baths: 1 Apprvl Req: Yes
Fixtures Lsd: N
Fixt Removed: Y - AS IS WHERE IS
View: N

Style of Home:	End Unit, 2 Storey w/Bsmt.	Total Parking:	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double	
Exterior:	Mixed			
Rain Screen:		R/I Plumbing:		
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:
Renovations:		Units in Development:		Total Units in Strata:
Flooring:	Mixed	Locker:		
Water Supply:	City/Municipal	Possession:		
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata	
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale	
Fireplace Fuel:		Mortgage Info:	\$0	
Outdoor Area:	Patio(s)			
Mngmt Co:	Campbell Strata Management	Property Disclosure:	N - As is where is	
Mngmt Ph:	604-864-0380	Bylaw Restrictions:	Rentals Allowed w/Restrictions	
Maint Fee:	\$234.30			

Maint Charge Incl: Gardening, Management

Legal: PL BCS3192 LT 1 LD 36 TWP 16 ENTITLEMENT OF THE ST RATA LOT AS SHOWN ON FORM V. ADDITIONAL LEGAL INFO
Amenities: Garden
Features Incl:

Site Influences: Private Yard, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12' X 8'						
Main F.	Living Room	13'10 X 15'2						
Main F.	Dining	8'10 X 9'2						
Main F.	Family Room	11' X 11'2						
Above	Master Bedroom	11' X 12'10						
Above	Bedroom	8'6 X 10'3						
Above	Bedroom	8'9 X 9'4						
Above	Nook	8'9 X 9'4						
Bsmt	Recreation Room	11'2 X 15'						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms
Finished Floor Area Main:	718	Finished Levels:	3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	696	Basement Area:	Part, Fully Finished	2 4 Piece; Ensuite: N; Level: Below
Finished Floor Area Down:	0			3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	248	Bsmt Height:		4
Total Finished Floor Area:	1,662	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,662			8

Listing Broker(s): (1) Landmark Realty Mission Ltd.

END UNIT! DOUBLE CAR GARAGE! PRIVATE PATIO! You will love this large, upscale townhome that located just blocks from Abbotsford Entertainment & Sports Centre & UVF! Huge galley kitchen is the heart of the home. It has granite tops, maple cabinetry and is open to both the Living Room & Dining Room. Step right out to your level patio which borders a grassy area. There are no units behind you! Upstairs you will find 3 bedrooms. There is a beautiful ensuite off the Master which has marble countertops and a large shower. In the basement you will find a 11x15 rec room which would be an ideal Man Cave! Hurry on this awesome package!