



Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
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Abbotsford, Central Abbotsford

MLS# F1410044

Residential Detached

34183 GLADYS AV, V2S 2E8

Active



List Price: \$1,439,000 Previous Price:
 Original Price: \$1,439,000

Complex/Subdiv:

| | | | | | |
|------------------|-------------|----------------------|-----|-------------------|--------------------|
| Frontage: | 140.00 ft | Bedrooms: | 3 | PID: | 024-212-121 |
| Depth/Size: | irreg(1.78A | Bathrooms: | 1 | Type: | House with Acreage |
| Lot Area SqFt: | 0 | Full Baths: | 1 | Approx Yr Blt: | 9999 |
| Rear Yard Exp: | E | Half Baths: | 0 | Age at List Date: | 999 |
| Meas Type: | Feet | If New GST/HST Incl: | | Taxes: | \$3,412 (2013) |
| Flood Plain: | No | Zoning: | RS2 | | |
| View: | N | | | | |
| Serv. Connected: | Electricity | | | | |

| | | | | | |
|--------------------|--------------------------|---------------------|-------|-----------------------|------------------------|
| Style of Home: | Rancher/Bungalow w/Bsmt. | Total Parking: | 4 | Covered Parking: | 0 |
| Construction: | Frame - Wood | Parking Access: | Front | | |
| Foundation: | Other | Parking Facilities: | Open | | |
| Exterior: | Other | | | | |
| Rainscreen: | | R/I Plumbing: | | Dist to Public Trans: | |
| Type of Roof: | Other | | | Dist to School Bus: | |
| Renovations: | | Reno Year: | | Possession: | |
| Flooring: | Other | | | Title to Land: | Freehold NonStrata |
| Water Supply: | Other | | | Seller's Interest: | Court Ordered Sale |
| Heat/Fuel: | Electric | | | Mortgage Info: | \$0 |
| No. of Fireplaces: | 0 | R/I Fireplaces: | | Property Disclosure: | N - court ordered sale |
| Fireplace Fuel: | None | | | Out Buildings: | |
| Outdoor Area: | None | | | | |
| Pad Rental: | | | | | |
| Fixtures Leas: | N | | | | |
| Fixt Removed: | N | | | | |

Legal: PL LMP38928 LT A LD 36 SEC 15 TWP 16
 Amenities: None
 Site Influences: Central Location
 Features Incl:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|-------------|------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 14' X 20' | | | X | | | X |
| Main F. | Dining | 9' X 10' | | | X | | | X |
| Main F. | Kitchen | 10' X 10' | | | X | | | X |
| Main F. | Bedroom | 11' X 10' | | | X | | | X |
| Main F. | Bedroom | 14' X 9' | | | X | | | X |
| Main F. | Bedroom | 13' X 10' | | | X | | | X |
| Bsmt | Other | 15' X 19' | | | X | | | X |
| | | X | | | X | | | X |
| | | X | | | X | | | X |
| | | X | | | X | | | X |

| | | |
|----------------------------|-------|---------------------------------------|
| Floor Area (SqFt): | | Bathrooms |
| Main Floor Area SqFt: | 1,200 | 1 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Up SqFt: | 0 | |
| Finished Floor Down: | 0 | |
| Finished Floor Bsmt SqFt: | 672 | |
| Total Finished Floor SqFt: | 1,872 | |
| | | |
| Unfinished Floor: | 0 | |
| Grand Total Floor Area: | 1,872 | |

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

Development 1.78 acre property located in the heart of Abbotsford. The property is split zoned RR4. One Unit Suburban Residential Zone and RS2, One Unit Urban Hillside Residential Zone at rear of the site. Property being sold for Land Valueonly.



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Abbotsford, Abbotsford West

MLS# F1410013

Residential Detached

32531 ORIOLE CR, V2T 4C7

Active



| | | | |
|---|----------------|----------------------|---------------------|
| List Price: | \$309,900 | Previous Price: | |
| | | Original Price: | \$309,900 |
| Complex/Subdiv: | | | |
| Frontage: | 50.00 ft | Bedrooms: | 4 |
| Depth/Size: | 110 | Bathrooms: | 3 |
| Lot Area SqFt: | 9,900 | Full Baths: | 2 |
| Rear Yard Exp: | | Half Baths: | 1 |
| Meas Type: | Feet | If New GST/HST Incl: | |
| Flood Plain: | No | Zoning: | RES |
| View: | N | | |
| Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer | | | |
| PID: | 004-091-256 | Type: | House/Single Family |
| Approx Yr Blt: | 1977 | Age at List Date: | 37 |
| Taxes: | \$2,922 (2013) | | |

| | | | | | |
|--------------------|-------------------------|---------------------|-----------------------------------|-----------------------|--------------------|
| Style of Home: | Split Entry | Total Parking: | 4 | Covered Parking: | 1 |
| Construction: | Frame - Wood | Parking Access: | | | |
| Foundation: | Concrete Perimeter | Parking Facilities: | RV Parking Avail., Garage; Single | | |
| Exterior: | Mixed | | | | |
| Rainscreen: | | R/I Plumbing: | | Dist to Public Trans: | |
| Type of Roof: | Torch-On | Reno Year: | | Possession: | |
| Renovations: | | Title to Land: | Freehold NonStrata | Seller's Interest: | Court Ordered Sale |
| Flooring: | | Mortgage Info: | \$0 | Property Disclosure: | N - AS IS WHERE IS |
| Water Supply: | City/Municipal | | | Out Buildings: | |
| Heat/Fuel: | Forced Air, Natural Gas | | | | |
| No. of Fireplaces: | 1 | R/I Fireplaces: | | | |
| Fireplace Fuel: | Wood | | | | |
| Outdoor Area: | Balcony(s) | | | | |
| Pad Rental: | | | | | |
| Fixtures Leas: | N | | | | |
| Fixt Removed: | N | | | | |

Legal: LT 311 LD 36 SEC 20 TWP 16 NWD PL 50500
 Amenities:
 Site Influences:
 Features Incl:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|-----------------|--------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 13' X 13' | | | X | | | X |
| Main F. | Dining | 9'3' X 12' | | | X | | | X |
| Main F. | Kitchen | 12' X 11'4 | | | X | | | X |
| Main F. | Master Bedroom | 11'5' X 12'3 | | | X | | | X |
| Main F. | Bedroom | 10' X 9' | | | X | | | X |
| Main F. | Bedroom | 10' X 9' | | | X | | | X |
| Below | Bedroom | 11'7' X 9'9 | | | X | | | X |
| Below | Recreation Room | 13'8' X 12'5 | | | X | | | X |
| Below | Laundry | 11' X 12' | | | X | | | |
| Below | Storage | 12' X 6' | | | X | | | |

| | | | |
|----------------------------|-------|--------------------|----------------|
| <u>Floor Area (SqFt):</u> | | <u>Bathrooms</u> | |
| Main Floor Area SqFt: | 1,040 | Total # Rooms: | 10 |
| Finished Floor Up SqFt: | 0 | # Kitchens: | 1 |
| Finished Floor Down: | 855 | Finished Levels: | 2 |
| Finished Floor Bsmt SqFt: | 0 | Crawl/Bsmt Height: | 4 |
| Total Finished Floor SqFt: | 1,895 | Basement Area: | Fully Finished |
| | | | 5 |
| | | | 6 |
| Unfinished Floor: | 0 | Suite: | None |
| Grand Total Floor Area: | 1,895 | | 7 |
| | | | 8 |

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

This is a well located family home with a family size yard. It features 3 bdrms up and a fin bsmt. The home needs some love but offers great value! Enclosed garage and additional parking on side. Only steps from elementary school, shopping, transit & more. Opportunity is knocking!!



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Abbotsford, Central Abbotsford

MLS# F1409230

Residential Detached

34260 FRASER ST, V2S 1X9

Active



| | | | | | |
|------------------|---|----------------------|-----------|---------------------|----------------|
| List Price: | \$404,300 | Previous Price: | | | |
| | | Original Price: | \$404,300 | | |
| Complex/Subdiv: | | | | | |
| Frontage: | Bedrooms: | 3 | PID: | 003-212-793 | |
| Depth/Size: | Bathrooms: | 3 | Type: | House/Single Family | |
| Lot Area SqFt: | 10,280 | Full Baths: | 2 | Approx Yr Blt: | 1989 |
| Rear Yard Exp: | S | Half Baths: | 1 | Age at List Date: | 25 |
| Meas Type: | Feet | If New GST/HST Incl: | | Taxes: | \$3,536 (2013) |
| Flood Plain: | | Zoning: | RS2 | | |
| View: | Y - 180 degree view of City of Abbotsford | | | | |
| Serv. Connected: | Water, Electricity, Natural Gas, Sanitary Sewer | | | | |

| | | | | | |
|--------------------|---------------------------|---------------------|-------------------------------------|-----------------------|------------------------|
| Style of Home: | Rancher/Bungalow w/Bsmt. | Total Parking: | 4 | Covered Parking: | 2 |
| Construction: | Frame - Wood | Parking Access: | | | |
| Foundation: | Concrete Perimeter | Parking Facilities: | Add. Parking Avail., Garage; Double | | |
| Exterior: | Vinyl, Brick | | | | |
| Rainscreen: | | R/I Plumbing: | | Dist to Public Trans: | Dist to School Bus: |
| Type of Roof: | Asphalt | Possession: | | | |
| Renovations: | | Reno Year: | | Title to Land: | Freehold NonStrata |
| Flooring: | Laminate, Wall/Wall/Mixed | Seller's Interest: | Court Ordered Sale | | |
| Water Supply: | City/Municipal | Mortgage Info: | \$0 | | |
| Heat/Fuel: | Forced Air, Natural Gas | | | | |
| No. of Fireplaces: | 1 | R/I Fireplaces: | | Property Disclosure: | N - Court ordered sale |
| Fireplace Fuel: | Gas - Natural | | | Out Buildings: | |
| Outdoor Area: | Patio(s) & Deck(s) | | | | |
| Pad Rental: | | | | | |
| Fixtures Leas: | N | | | | |
| Fixt Removed: | N | | | | |

Legal: PL NWP 62927 LT 188 LD 36 SEC 15 TWP 16
 Amenities: Garden, In Suite Laundry, Storage
 Site Influences: Shopping Nearby, Ski Hill Nearby, Central Location
 Features Incl:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|-----------------|----------------|-------|------------|---------------|-------|------|------------|
| Main F. | Kitchen | 11'2" X 12' | Below | Bedroom | 12' X 13'7" | | | X |
| Main F. | Mud Room | 11'3" X 4'11" | Below | Games Room | 30'9" X 19'1" | | | X |
| Main F. | Dining | 21'6" X 14'10" | | | X | | | X |
| Main F. | Living Room | 14'4" X 13'6" | | | X | | | X |
| Main F. | Master Bedroom | 13' X 14'2" | | | X | | | X |
| Main F. | Entrance Hall | 7'5" X 16'2" | | | X | | | X |
| Main F. | Walk-In Closet | 7'10" X 6' | | | X | | | X |
| Below | Recreation Room | 18'11" X 20'7" | | | X | | | X |
| Below | Laundry | 5' X 9'6" | | | X | | | |
| Below | Bedroom | 14'3" X 10'4" | | | X | | | |

| | | | |
|----------------------------|-------|--------------------|------|
| <u>Floor Area (SqFt):</u> | | <u>Bathrooms</u> | |
| Main Floor Area SqFt: | 1,336 | Total # Rooms: | 12 |
| Finished Floor Up SqFt: | 0 | # Kitchens: | 1 |
| Finished Floor Down: | 1,561 | Finished Levels: | 2 |
| Finished Floor Bsmt SqFt: | 0 | Crawl/Bsmt Height: | 4 |
| Total Finished Floor SqFt: | 2,897 | Basement Area: | Full |
| | | | 5 |
| | | | 6 |
| Unfinished Floor: | 0 | Suite: | None |
| Grand Total Floor Area: | 2,897 | | 7 |
| | | | 8 |

Listing Broker(s): Macdonald Realty

Imagine finding a home view a few to be the envy of all of your friends. MASTER on MAIN floor, with bright and open views of the City of Abbotsford from the entire South side of the home. 3 bedrooms in total, this home features a newer roof, open floor plan, a 60 foot balcony, huge rec room downstairs and the list goes on. Large double garage with extra storage. Good condition home in upscale neighbourhood. This could be yours! Sold "As is- Where is"



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Abbotsford, Abbotsford East

MLS# F1408627

Residential Detached

35407 MCKEE RD, V3G 3E4

Active



| | | | |
|--|----------------|----------------------|---------------------|
| List Price: | \$610,900 | Previous Price: | |
| | | Original Price: | \$610,900 |
| Complex/Subdiv: | | | |
| Frontage: | | Bedrooms: | 4 |
| Depth/Size: | | Bathrooms: | 6 |
| Lot Area SqFt: | 13,274 | Full Baths: | 3 |
| Rear Yard Exp: | | Half Baths: | 3 |
| Meas Type: | Feet | If New GST/HST Incl: | |
| Flood Plain: | No | Zoning: | RS3 |
| View: | N | | |
| Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water | | | |
| PID: | 025-423-525 | Type: | House/Single Family |
| Approx Yr Blt: | 2005 | Age at List Date: | 9 |
| Taxes: | \$5,436 (2013) | | |

| | | | | | |
|--------------------|-------------------------|---------------------|---------------------------------|-----------------------|----------------------|
| Style of Home: | 2 Storey | Total Parking: | 6 | Covered Parking: | 3 |
| Construction: | Frame - Wood | Parking Access: | Rear | | |
| Foundation: | Concrete Perimeter | Parking Facilities: | Carport; Single, Garage; Double | | |
| Exterior: | Mixed | | | | |
| Rainscreen: | | R/I Plumbing: | | Dist to Public Trans: | 1/4 BLK |
| Type of Roof: | Asphalt | | | Dist to School Bus: | 1/4 BLK |
| Renovations: | | Reno Year: | | Possession: | |
| Flooring: | | | | Title to Land: | Freehold NonStrata |
| Water Supply: | City/Municipal | | | Seller's Interest: | Court Ordered Sale |
| Heat/Fuel: | Forced Air, Natural Gas | | | Mortgage Info: | \$0 |
| No. of Fireplaces: | 1 | R/I Fireplaces: | | Property Disclosure: | N - COURT ORDER SALE |
| Fireplace Fuel: | Gas - Natural | | | Out Buildings: | |
| Outdoor Area: | Sundeck(s) | | | | |
| Pad Rental: | | | | | |
| Fixtures Leas: | N | | | | |
| Fixt Removed: | N | | | | |

Legal: PL LMP54320 LT 1 LD 36 SEC 25 TWP 16 PART SW 1/4.
 Amenities: In Suite Laundry
 Site Influences:
 Features Incl:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|----------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 13'3" X 16'11" | | | X | | | X |
| Main F. | Kitchen | 13' X 15' | | | X | | | X |
| Main F. | Eating Area | 12' X 14' | | | X | | | X |
| Main F. | Dining | 13'4" X 10'9" | | | X | | | X |
| Main F. | Den | 15'8" X 14' | | | X | | | X |
| Main F. | Master Bedroom | 8'10" X 9' | | | X | | | X |
| Above | Master Bedroom | 16' X 13'2" | | | X | | | X |
| Above | Bedroom | 11' X 13'4" | | | X | | | X |
| Above | Bedroom | 13'2" X 13'4" | | | X | | | |
| Above | Games Room | 14' X 28' | | | X | | | |

| | | | |
|----------------------------|-------|--------------------|-------|
| <u>Floor Area (SqFt):</u> | | <u>Bathrooms</u> | |
| Main Floor Area SqFt: | 1,848 | Total # Rooms: | 10 |
| Finished Floor Up SqFt: | 2,152 | # Kitchens: | 1 |
| Finished Floor Down: | 0 | Finished Levels: | 2 |
| Finished Floor Bsmt SqFt: | 0 | Crawl/Bsmt Height: | |
| Total Finished Floor SqFt: | 4,000 | Basement Area: | Crawl |
| Unfinished Floor: | 0 | Suite: | None |
| Grand Total Floor Area: | 4,000 | | |

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

Court order sale, 4 bedroom home, quality finishing, all kitchen cabinets are missing and 14 interior doors, near school and transportation. Circular driveway, double garage plus single carport, cul-de-sac location. Easy to show.