



Presented by:

Matt Thiessen

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Active
R2343831
Board: F
Apartment/Condo

104 32669 GEORGE FERGUSON WAY

Abbotsford
Abbotsford West
V2T 4E4

Residential Attached
\$219,500 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$219,500
Meas. Type:	Frontage (metres):	Approx. Year Built: 1987
Depth / Size (ft.):	Bedrooms: 1	Age: 32
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: MF
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,148.83
Council Apprv?:	Half Baths: 0	For Tax Year: 2018
Exposure:	Maint. Fee: \$366.85	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 005-472-067
Mgmt. Co's Name: Campbell		Tour:
Mgmt. Co's Phone: 604-864-0830		
View: :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Ground Level Unit, Inside Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground
Exterior: Mixed	Locker:
Foundation: Concrete Perimeter	Dist. to School Bus:
Rain Screen:	Total Units in Strata: 60
Renovations:	
Water Supply: City/Municipal	Reno. Year:
Fireplace Fuel: Gas - Natural	R.I. Plumbing:
Fuel/Heating: Baseboard, Hot Water	R.I. Fireplaces:
Outdoor Area: Balcny(s) Patio(s) Dck(s)	# of Fireplaces: 1
Type of Roof: Tar & Gravel, Wood	Property Disc.: Yes
	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Mixed

Maint Fee Inc: **Gardening, Gas, Heat, Hot Water, Management**
 Legal: **STRATA LOT 2 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW2457 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Elevator, Garden, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 14'4			x			x
Main	Dining Room	10'6 x 7'10			x			x
Main	Kitchen	10'3 x 10'			x			x
Main	Eating Area	8' x 7'5			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Den	10'6 x 10'			x			x
Main	Storage	7' x 5'10			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,227	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age: 45+			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,227 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,227 sq. ft.				7				
				8				

Listing Broker(s): **Royal LePage Preferred Realty**

South-facing, ground floor 1227 sq ft unit at Canterbury Gate. Large living area with gas fireplace leads to patio with room to plant your flowers and herbs! Eating area off large kitchen and dining room ready to entertain. Spacious and bright with master bedroom + ensuite, den and 2nd bathroom. 45+ complex. No pets or rentals allowed. Gated complex which is close to amenities and shopping.



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Active
R2340090

Board: F
Townhouse

16 30748 CARDINAL AVENUE

Abbotsford
Abbotsford West
V2T 0C1

Residential Attached

\$595,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?: **No**
Exposure:
If new, GST/HST inc?: **No**
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No** :
Complex / Subdiv: **Luna Homes**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Frontage (feet):
Frontage (metres):
Bedrooms: **4**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
Maint. Fee: **\$250.00**

Original Price: **\$595,000**
Approx. Year Built: **2015**
Age: **4**
Zoning: **RM 30**
Gross Taxes: **\$2,918.47**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **029-552-591**
Tour: **Virtual Tour URL**

Style of Home: **3 Storey, Basement Entry**
Construction: **Concrete, Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
Water Supply: **City/Municipal, Community**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:
of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Locker: **N**
Dist. to Public Transit: **2 Blks**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes** :
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **STRATA LOT 39, PLAN BCS3793, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT,**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'9 x 12'9			x			x
Main	Bedroom	12'9 x 10'			x			x
Main	Bedroom	12'9 x 10'			x			x
Main	Walk-In Closet	10' x 8'15			x			x
Main	Kitchen	15'6 x 10'6			x			x
Main	Family Room	15'6 x 10'6			x			x
Main	Living Room	23' x 18'6			x			x
Below	Bedroom	15'6 x 12'9			x			x
Below	Walk-In Closet	6'6 x 5'			x			x
		x			x			x

Finished Floor (Main):	1,040	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	840	Crawl/Bsmt. Height:			1	Above	5	Yes	Barn:
Finished Floor (Below):	650	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total):	2,530 sq. ft.	# or % of Rentals Allowed:			4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions			5				Door Height:
Grand Total:	2,530 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Must be sold. Please allow at 24 hours for entry. Appliances as shown in the pictures are not included. Vary spacious 3 level 4 bedroom townhouse with large double garage. Buyers and Buyers agents are to verify all information. Excellent location to the freeway, schools, and shopping nearby. Open House Sunday 2:00 - 4:00 pm February 24th.