



Presented by:
Michele Cummins - PREC

RE/MAX Little Oak Realty (Mission)
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Active
R2416903
 Board: F
 House/Single Family

34409 LABURNUM AVENUE

Abbotsford
 Abbotsford East
 V2S 4V1

Residential Detached

\$707,000 (LP)

(SP)



Sold Date: Frontage (feet): **80.00** Original Price: **\$707,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1974**
 Depth / Size: **110** Bathrooms: **3** Age: **45**
 Lot Area (sq.ft.): **8,800.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,905.26**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **007-400-721**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
 Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit: **2** Dist. to School Bus: **1**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Mixed, Vinyl/Linoleum**

Legal: **PL NWP44435 LT 204 LD 36SEC 26 TWP 16 PART SW 1/4**

Amenities: **Pool; Outdoor**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby**

Features:

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			x
Main	Master Bedroom	15'2 x 20'9			x			x
Main	Bedroom	10'6 x 9'5			x			x
Below	Bedroom	10'6 x 12'3			x			x
Below	Bedroom	9'9 x 9'4			x			x
Below	Living Room	16' x 18'9			x			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	5				Grg Dr Ht:
Grand Total:	3,006 sq. ft.	Basement: Full	6				
		Bed not in Basement: 5	7				
			8				

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

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.



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Active
R2415547
 Board: F
 House/Single Family

3860 BRIGHTON PLACE

Abbotsford
 Abbotsford West
 V2T 6Y8

Residential Detached

\$1,145,000 (LP)

(SP)



Sold Date: Frontage (feet): **121.00** Original Price: **\$1,145,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2004**
 Depth / Size: Bathrooms: **5** Age: **15**
 Lot Area (sq.ft.): **10,818.00** Full Baths: **4** Zoning: **RS3**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$6,792.58**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **025-955-187**
 Tour: **Virtual Tour URL**

View: **Yes: Mountains & Valley**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete Frame**
 Exterior: **Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 15, PLAN BCP11235, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'6 x 16'	Bsmt	Recreation	16'7 x 23'			x
Main	Dining Room	14'8 x 14'4	Bsmt	Kitchen	8'4 x 15'2			x
Main	Great Room	16'10 x 18'4	Bsmt	Great Room	18'6 x 15'2			x
Main	Master Bedroom	15'2 x 18'1	Bsmt	Bedroom	14'6 x 11'8			x
Main	Office	14' x 13'8	Bsmt	Bedroom	12'10 x 10'			x
Above	Bedroom	15'2 x 11'4	Bsmt	Bedroom	11'8 x 13'			x
Above	Bedroom	11' x 11'8			x			x
Above	Bedroom	13' x 13'4			x			x
Above	Other	8' x 8'			x			x
Above	Other	11' x 22'6			x			x

Finished Floor (Main): **1,837**
 Finished Floor (Above): **1,129**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,835**
 Finished Floor (Total): **4,801 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **4,801 sq. ft.**

of Rooms: **16**
 # of Kitchens: **2**
 # of Levels: **3**
 Suite: **Legal Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **3** Beds not in Basement: **4**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	4	Yes
3	Above	4	No
4	Bsmt	3	No
5	Bsmt	3	No
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **HomeLife Advantage Realty Ltd**

HomeLife Advantage Realty Ltd

A valuable find! This MASSIVE 4800 sq/ft 7 bed 5 bath house features Master bedroom w/ensuite and coffered ceilings on the main, and an executive grand kitchen with quartz countertops, gas cooktop with range hood, pantry, and stainless steel appliances. Speakers installed throughout the main floor and open concept family living with lots of space including a bright bonus room over the garage! This home is equipped with vaulted ceilings, natural gas hookup and a 2 y/o HWT. The basement contains a 2 bedroom legal suite with separate entrance and a concrete wall for maximum privacy. The Cul-de-sac providing secluded living backs onto sprawling Downes Bowl Park greenbelt. Walking trails nearby and close to all amenities, this home has all that a growing family needs. What are you waiting for?



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Active
R2408999
Board: F
House with Acreage

141 MCCALLUM ROAD

Abbotsford
Poplar
V2S 8A1

Residential Detached

\$3,900,000 (LP)

(SP)



Sold Date: Frontage (feet): **631.36** Original Price: **\$3,900,000**
Meas. Type: **Metres** Bedrooms: **4** Approx. Year Built: **1950**
Depth / Size: **393.61(17.05)** Bathrooms: **3** Age: **69**
Lot Area (sq.ft.): **742,698.00** Full Baths: **3** Zoning: **A1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$9,781.72**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **024-549-428**
Tour:

View: **Yes: Mt. Baker, Valley & Farmland**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas**
Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Concrete, Frame - Wood**
Exterior: **Concrete, Mixed, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **Well - Drilled**
Fuel/Heating: **Mixed**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **10** Covered Parking: Parking Access: **Front, Side**
Parking: **Carport; Multiple, Other**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **LOT 2 SECTION 4 TOWNSHIP 16 PLAN LMP42530 NWD PART SE 1/4.**

Amenities: **In Suite Laundry, Storage, Workshop Detached**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 13'			x			x
Main	Recreation	19' x 18'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Master Bedroom	15' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 8'			x			x
Above	Bedroom	10' x 8'			x			x
Bsmt	Laundry	6' x 8'			x			x
		x			x			x

Finished Floor (Main): **1,800**
Finished Floor (Above): **500**
Finished Floor (Below): **800**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,100 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,100 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Above	4	No
3	Main	3	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Homelife Glenayre Realty Company Ltd.**

17.05 acre property just minutes to HWY 1, the University of the Fraser Valley and Abbotsford's downtown core. This property comes with great views of the mountains and valley all situated on a quiet dead end street. Many outbuildings, barns, shops and areas for storage make up a good portion of the property. This place has a ton of potential just waiting to be unlocked... approx. 13 acres of farmland currently used for blueberries. Please check with city for zoning and use allowance.