



Presented by:

Matt Thiessen

Homelife Glenayre Realty Company Ltd.

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KINFOLK

REAL ESTATE GROUP

Active
R2486351

 Board: F
 House/Single Family

34453 STONELEIGH AVENUE

 Abbotsford
 Abbotsford East
 V2S 8N4

Residential Detached

\$799,900 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$799,900
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2003
Depth / Size: 119	Bathrooms:	4	Age: 17
Lot Area (sq.ft.): 5,953.00	Full Baths:	3	Zoning: RES
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,284.01
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-401-386
			Tour: Virtual Tour URL

View: **Yes: Mountain**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**
 Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Forced Air**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Asphalt**

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

 Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double**

 Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **1 BLK**
 Title to Land: **Freehold NonStrata**

 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**
Legal: **PL LMP53637 LT5 LD36 SEC23 TWP16**Amenities: **None**
 Site Influences: **Central Location, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 11'	Bsmt	Bedroom	12'6 x 10'6			x
Main	Dining Room	10'4 x 9'10	Bsmt	Recreation Ro...	25'6 x 14'5			x
Main	Kitchen	15' x 10'			x			x
Main	Bedroom	9'4 x 8'2			x			x
Main	Pantry	3' x 2'			x			x
Above	Master Bedroom	13'6 x 12'4			x			x
Above	Bedroom	11'2 x 9'6			x			x
Above	Bedroom	11'2 x 9'6			x			x
Below	Laundry	8'2 x 6'			x			x
Bsmt	Foyer	3' x 3'			x			x

Finished Floor (Main):	1,065	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	891	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	800	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,756 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1 Beds not in Basement: 4	5	Bsmt	4	No	Grg Dr Ht:
Grand Total:	2,756 sq. ft.	Basement: Full, Fully Finished	6			No	
			7			No	
			8			No	

Listing Broker(s): [Sutton Group-West Coast Realty \(Surrey/120\)](#)

CLEAN & WELL KEPT HOME IN A NICE AND QUIET NEIGHBOURHOOD! If you are looking for peace and ambience ,this home would be a perfect fit. Only 2 minutes to Hwy.11,10 minutes to downtown Abbotsford shopping centre and 20 minutes to Sumas border. Walking distance to popular Yale school and 2 blocks to public transit. Covid Protocol in effect. must wear masks and use hand sanitizers (or wear gloves).Must also sign Covid forms before viewing. This is a FORECLOSURE and sale must be approved by the COURT which is now OPEN. Court date October 23,2020. Accepted offer \$810,000.



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KINFOLK

REAL ESTATE GROUP

Active
R2505990Board: F
House/Single Family**35392 MCKINLEY DRIVE**Abbotsford
Abbotsford East
V3G 3E2

Residential Detached

\$937,836 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$937,836**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2005**
 Depth / Size: **126** Bathrooms: **4** Age: **15**
 Lot Area (sq.ft.): **6,620.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,922.00**
 Rear Yard Exp: **South** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **025-901-788**
 Tour: [Virtual Tour URL](#)

View: **No**
 Complex / Subdiv: **Sandyhill**
 Services Connected: **Electricity, Natural Gas**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, 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: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **LOT 36 SECTION 25 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP10183**Amenities: **In Suite Laundry, None**Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 12'0	Above	Bedroom	11'0 x 11'0			x
Main	Dining Room	12'6 x 10'6			x			x
Main	Kitchen	13'0 x 12'0	Bsmt	Living Room	14'0 x 9'6			x
Main	Family Room	16'0 x 13'0	Bsmt	Dining Room	12'0 x 9'6			x
Main	Nook	13'0 x 9'4	Bsmt	Kitchen	12'9 x 9'6			x
Main	Laundry	9'4 x 7'1	Bsmt	Bedroom	13'6 x 10'6			x
		x	Bsmt	Bedroom	12'0 x 10'6			x
Above	Master Bedroom	16'0 x 13'0	Bsmt	Laundry	5'0 x 4'0			x
Above	Bedroom	17'0 x 10'0			x			x
Above	Bedroom	12'0 x 10'5			x			x

Finished Floor (Main):	1,195	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,128	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	1,185	Suite: Legal Suite	3	Above	5	Yes	Pool:
Finished Floor (Total):	3,508 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2 Beds not in Basement: 4	5			No	Grg Dr Ht:
Grand Total:	3,508 sq. ft.	Basement: Fully Finished, Separate Entry	6			No	
			7			No	
			8			No	

Listing Broker(s): [Sutton Group-West Coast Realty \(Abbotsford\)](#)

LARGE Sandyhill home with 6 bedrooms (4 upstairs) and 4 bathrooms including a 2 bedroom legal suite. Main floor features 9 foot ceilings and the living room, dining room, family room, large kitchen with pantry, a breakfast nook and the laundry room. Main floor is also level out to the backyard. Upstairs are the 4 bedrooms and 2 bathrooms. Basement is fully finished with a 2 bedroom legal suite with separate entrance and its own laundry. This home sits in the catchment for Sandy Hill Elementary, Clayburn Middle and Robert Bateman Secondary.



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KINFOLK

REAL ESTATE

Active
R2505135Board: F
House/Single Family**16 3755 CLEARBROOK ROAD**Abbotsford
Abbotsford West
V2T 5A8

Residential Detached

\$1,275,000 (LP)

(SP)



Sold Date: Frontage (feet): **87.95** Original Price: **\$1,275,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1986**
 Depth / Size: Bathrooms: **4** Age: **34**
 Lot Area (sq.ft.): **14,156.00** Full Baths: **3** Zoning: **A1A1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,945.26**
 Rear Yard Exp: **Southwest** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-666-380**
 Tour:

View: **Yes: PARTIAL MOUNT BAKER**Complex / Subdiv: **PLATEAU ESTATES**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Fibre Cement Board, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Heat Pump, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Wood**

Reno. Year: **2010**
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd:
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 16, PLAN NWS1146, SECTION 30, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Pool; Outdoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Tennis Court(s), Workshop Attached**

Site Influences: **Gated Complex**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 14'2	Below	Bedroom	11'0 x 10'0			x
Main	Kitchen	12'3 x 11'0	Below	Bedroom	14'9 x 10'0			x
Main	Dining Room	12'2 x 11'7	Below	Family Room	16'6 x 14'0			x
Main	Eating Area	8'6 x 8'6	Below	Recreation Ro...	21'0 x 18'0			x
Main	Family Room	14'2 x 12'0			x			x
Main	Laundry	7'3 x 7'9			x			x
Main	Master Bedroom	15'3 x 13'6			x			x
Main	Bedroom	12'0 x 9'9			x			x
Main	Bedroom	12'5 x 9'5			x			x
Main	Foyer	19'0 x 10'0			x			x

Finished Floor (Main):	2,118	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	1,654	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	4	No	Pool:
Finished Floor (Total):	3,772 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	3,772 sq. ft.	Basement: None	6				
		Beds not in Basement: 5	7				
			8				

Listing Broker(s): **Team 3000 Realty Ltd.**

Beautiful home in exclusive gated community of Plateau Estates! Walking distance to MEI School! Gorgeous lit tennis courts and huge swimming pool! The massive 14000+ square foot lot has a huge private sports court and landscaped yard. The 5 bedroom executive home with walkout basement was completely renovated in 2010. features include air conditioning, pre wired home theatre, vaulted ceilings, gourmet kitchen, massive sun-deck, jacuzzi hot tub and partial Mt Baker views. there are way too many features and updates to list! Great family home for entertaining, with sports and recreation in your backyard! This is a great home in a highly desirable community.