



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
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nikkic@remax.net



**Active**  
**R2107057**

Board: F  
Apartment/Condo

**204 33464 GEORGE FERGUSON WAY**

Abbotsford  
Central Abbotsford  
V2S 2L8

Residential Attached

**\$79,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$79,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1975</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>41</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RML</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$646.25</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2015</b>
Exposure: <b>North</b>	Maint. Fee: <b>\$211.99</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>001-333-232</b>
Mgmt. Co's Name: <b>Homelife Glenayre</b>		Tour:
Mgmt. Co's Phone:		
View: <b>No :</b>		
Complex / Subdiv: <b>CLODECROFT MANOR</b>		
Services Connected: <b>Sanitary Sewer</b>		

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Stone**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
Locker: **N**  
Dist. to Public Transit: **1**  
Units in Development: **18** Dist. to School Bus: **1**  
Title to Land: **Freehold Strata** Total Units in Strata: **18**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
Legal: **STRATA LOT 9 PLAN NWS430 DISTRICT LOT 48 DISTRICT 2 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM I**

Amenities: **In Suite Laundry**

Site Influences: **Adult Oriented, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 12'			x			x
Main	Dining Room	12' x 6'6			x			x
Main	Kitchen	11'4 x 8'6			x			x
Main	Master Bedroom	12'8 x 11'6			x			x
Main	Laundry	5'9 x 5'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>745</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>45+</b>			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>N</b>	Dogs: <b>N</b>	3				Pool:
Finished Floor (Total): <b>745 sq. ft.</b>	# or % of Rentals Allowed: <b>0</b>			4				Garage Sz:
	Bylaw Restrict: <b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>745 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Owners Only building within walking distance of shopping and transit. 1 bedroom and 1 bathroom unit with lots of room for sweat equity. Only 18 units in the building. 1 secure underbuilding parking spot. Enclosed deck. This is a 45+ age restricted complex that does not allow rentals. Unit does need TLC.**



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**Active**  
**R2116588**  
Board: H  
Apartment/Condo

**319 45669 MCINTOSH DRIVE**

Chilliwack  
Chilliwack W Young-Well  
V2P 6V4

Residential Attached

**\$117,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$117,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1993</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>23</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>R5</b>
Flood Plain: <b>Yes</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$995.69</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2015</b>
Exposure:	Maint. Fee: <b>\$236.83</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>018-185-037</b>
Mgmt. Co's Name: <b>Strata Tech</b>		Tour:
Mgmt. Co's Phone: <b>604-393-3846</b>		
View: <b>Yes: City</b>		
Complex / Subdiv: <b>McIntosh Village</b>		
Services Connected: <b>Electricity, Water</b>		

Style of Home: **Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces: **1**  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **0**  
Parking: **Add. Parking Avail., Open**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Parking Access:  
Locker:  
Dist. to School Bus:  
Total Units in Strata:

Maint Fee Inc: **Garbage Pickup, Gardening, Management**

Legal: **PL LMS799 LT 27 LD 36 DISTRICT LOT 27/114, GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 12'6			x			x
Main	Kitchen	11' x 9'			x			x
Main	Master Bedroom	13' x 10'4			x			x
Main	Bedroom	10' x 10'4			x			x
Main	Bedroom	9'6 x 10'4			x			x
Main	Laundry	4' x 5'			x			x
Main	Foyer	4' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>908</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>908 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Not Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>908 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

**Investor/First Time Buyers Alert!!! A spacious top floor corner suite, central to all amenities, and transit. Nice size condo in need of some TLC with 3 bedrooms, in-suite laundry, and 4pc Bath! Rentals allowed. A small reno & you have some built in equity!**



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**Active**  
**R2118365**  
Board: F  
Apartment/Condo

**306 32110 TIMS AVENUE**

Abbotsford  
Abbotsford West  
V2T 2H4

Residential Attached

**\$123,700** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$123,700**  
Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **1984**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **32**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RML**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$759.00**  
Approval Req?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2015**  
Exposure: **North** Maint. Fee: **\$308.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **002-166-658**  
Mgmt. Co's Name: **Sidhu and Assoc.** Tour: \_\_\_\_\_  
Mgmt. Co's Phone: **604-853-2718**  
View: \_\_\_\_\_  
Complex / Subdiv: **BRISTOL MANOR**  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen: \_\_\_\_\_  
Renovations: \_\_\_\_\_  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

Reno. Year: \_\_\_\_\_  
R.I. Plumbing: \_\_\_\_\_  
R.I. Fireplaces: \_\_\_\_\_  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit: **1** Dist. to School Bus: **3**  
Units in Development: \_\_\_\_\_ Total Units in Strata: \_\_\_\_\_  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Water**  
Legal: **PL NWS1966 LT 24 LD 36 SEC 20 TWP 16 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Club House, Elevator, In Suite Laundry, Storage**

Site Influences: **Adult Oriented**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 13'3			x			x
Main	Dining Room	10'10 x 10'			x			x
Main	Kitchen	9'3 x 7'5			x			x
Main	Master Bedroom	12'2 x 11'8			x			x
Main	Bedroom	12'3 x 10'7			x			x
Main	Laundry	4'10 x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>958</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>19+</b>			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>N</b>	Dogs: <b>N</b>	3				Pool:
Finished Floor (Total): <b>958 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>958 sq. ft.</b>				7				
				8				

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

**READY FOR YOUR IDEAS OR GOOD TO GO - You be the judge? Liveable 3rd floor condo in a 30+ 2 bed 1 bath, at a price that makes sense. Strata management and council very proactive, with major overhaul of building behind them, bought and paid for. Moving forward this building a darling. New roof, new balconies, new railings, new exterior, new boilers, new lobby... new new new. Come check this out. Centrally located, walking distance to everything you need. This is an excellent time to pick up a home like this when condo prices are on the rise, its an opportunity that comes only once in awhile and it is priced to sell. Condos are flying off the shelf, don't miss your chance 30 PLUS AGE RESTRICTION, new by law change OCT 25 2016**



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**Active**  
**R2098349**

Board: H  
Apartment/Condo

**109 8725 ELM DRIVE**

Chilliwack  
Chilliwack E Young-Yale  
V2P 4Y3

Residential Attached

**\$124,500** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$159,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1987**  
Depth / Size (ft.): Bedrooms: **2** Age: **29**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **R5**  
Flood Plain: **Yes** Full Baths: **1** Gross Taxes: **\$1,016.76**  
Approval Req?: Half Baths: **1** For Tax Year: **2015**  
Exposure: Maint. Fee: **\$254.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **005-804-230**  
Mgmt. Co's Name: **SELF MANAGED** Tour:  
Mgmt. Co's Phone:  
View: **:**  
Complex / Subdiv: **ELMWOOD TERRACE**  
Services Connected: **Electricity, Storm Sewer, Water**

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage Underbuilding, Visitor Parking**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Recreation Facility, Sewer, Water**  
Legal: **PL NWS2503 LT 8 DL 341 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 17'			x			x
Main	Dining Room	9' x 11'6"			x			x
Main	Kitchen	9' x 11'			x			x
Main	Master Bedroom	13' x 14'			x			x
Main	Bedroom	9'6" x 12'6"			x			x
Main	Storage	4' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,100</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age: <b>55+</b>			2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,100 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>1,100 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Elmwood Terrace. 2 bedroom, 2 bathroom unit in a central, convenient location. This building is very well run & quiet. The unit has had some updating done to floors & bathrooms. it is extremely clean & well taken care of. 55+ age restriction, no pets, & no rentals.**





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**Active**  
**R2103113**  
Board: H  
Apartment/Condo

**114 9422 VICTOR STREET**

Chilliwack  
Chilliwack N Yale-Well  
V2P 0B8

Residential Attached

**\$129,500** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$132,450**  
Meas. Type: Frontage (metres): Approx. Year Built: **2008**  
Depth / Size (ft.): Bedrooms: **2** Age: **8**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **R6**  
Flood Plain: **Yes** Full Baths: **2** Gross Taxes: **\$1,009.61**  
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**  
Exposure: Maint. Fee: **\$278.82** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **027-369-536**  
Mgmt. Co's Name: **HOMELIFE** Tour:  
Mgmt. Co's Phone: **604-858-7368**  
View: **No :**  
Complex / Subdiv: **CHILLIWACK, N YALE**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Concrete, Frame - Metal, Frame - Wood**  
Exterior: **Brick, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**  
# of Fireplaces: **0**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front, Side**  
Parking: **Add. Parking Avail., Garage, Underground, Visitor Parking**  
Locker:  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **5 BLKS**  
Units in Development:  
Title to Land: **Freehold Strata** Total Units in Strata: **228**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal**  
Legal: **PL BCS2700 LT 14 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; DIVISION E.**

Amenities: **Elevator, Garden, In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby**  
Features: **Compactor - Garbage, Windows - Storm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 11'			x			x
Main	Kitchen	9' x 8'4			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Dining Room	10' x 11'			x			x
Main	Laundry	5' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	875	# 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:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	875 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	875 sq. ft.	Basement: <b>None</b>			6				
					7				
					8				

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

**Cozy... 2 bedroom, 2 bath, open plan condo, with lots of potential, only 8 year s young, (The Newmark)... well priced, with great features as, secure parking, lots of bright natural light, insuite laundry, good contingency fund, spacious ensuite, walk out patio area, allows a pet, rentals, & all ages welcome! Close to shopping & all amenities. Additional parking available... easy to show!**



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**Active**  
**R2097055**

Board: F  
Apartment/Condo

**305 2567 VICTORIA STREET**

Abbotsford  
Abbotsford West  
V2T 2T4

Residential Attached

**\$139,000** (LP)

(SP)

**FORECLOSURE**  
**RENTALS ALLOWED**



**Court Date: Nov 3**

Sold Date: Frontage (feet): **1.00** Original Price: **\$145,000**  
Meas. Type: **Feet** Frontage (metres): **0.30** Approx. Year Built: **1989**  
Depth / Size (ft.): **1** Bedrooms: **2** Age: **27**  
Lot Area (sq.ft.): **1.00** Bathrooms: **1** Zoning: **RM**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$982.58**  
Approval Req?: Half Baths: **0** For Tax Year: **2015**  
Exposure: Maint. Fee: **\$242.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **016-052-218**  
Mgmt. Co's Name: **Campbell Property Mgmt** Tour:  
Mgmt. Co's Phone: **604-864-0380**  
View: **Yes: Quiet and private side.**  
Complex / Subdiv: **VICTORIA COURT**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Penthouse**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Open, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**  
Legal: **STRATA PL NW3253 STRATA LT 17 SEC 19 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY NEW WESTMINSTER DISTRICT NEW WESTMINSTER DISTRICT**  
Amenities: **Club House, Elevator, In Suite Laundry, Shared Laundry, Storage**

Site Influences: **Cul-de-Sac**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 15'			x			x
Main	Kitchen	8' x 10'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Master Bedroom	10'8 x 12'6			x			x
Main	Bedroom	10' x 10'			x			x
Main	Laundry	6' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>861</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>861 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>Pets Not Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>861 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Top Service Realty**

**Investors!! Market rent potential is \$ 1000. First time buyers nestle into this comfy home!! Top floor penthouse, 2 bdrm unit with in suite laundry & large insuite storage. Updated throughout with new flooring, paint, lighting, baseboards and more. New roof in last 3 years. Situated in a super private and quiet location at the end of a cul de sac. Only 1 block from school and shopping & restaurants. This Super clean home is a must see. No age restrictions.**



Presented by:  
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**Active**  
**R2103950**

Board: F  
Apartment/Condo

**301 2960 TRETHEWEY STREET**

Abbotsford  
Abbotsford West  
V2T 6P5

Residential Attached

**\$149,990** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **No**  
Approval Req?:  
Exposure:  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$296.07**

Original Price: **\$159,900**  
Approx. Year Built: **1994**  
Age: **22**  
Zoning: **APART**  
Gross Taxes: **\$1,077.77**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **018-907-261**  
Tour:

Mgmt. Co's Name:

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Inside Unit**

Construction: **Frame - Wood**

Exterior: **Mixed, Stucco**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Electric**

Outdoor Area: **Patio(s)**

Type of Roof: **Tar & Gravel**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1**

Parking: **Garage; Underground**

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold Strata**

Seller's Interest: **Court Ordered Sale**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Mixed**

Maint Fee Inc: **Management**

Legal: **PL LMS837 LT 194 LD 36 SEC 20 TWP 16 PART NE 1/4.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'5			x			x
Main	Kitchen	11'10 x 6'6			x			x
Main	Eating Area	6'8 x 7'			x			x
Main	Laundry	8'2 x 5'			x			x
Main	Master Bedroom	10'3 x 13'7			x			x
Main	Bedroom	11'3 x 8'7			x			x
Main	Walk-In Closet	6'9 x 3'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>921</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>921 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>921 sq. ft.</b>	Basement: <b>None, Part</b>			6				
					7				
					8				

Listing Broker(s): **Johnston Meier Ins & Realty**

**Two bedroom, two bathroom condo in Cascade Green. Walking distance to downtown Abbotsford and all its amenities. West facing unit. Dog and cat friendly. Parking stall #41 comes with unit. Call for details.**



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**Active**  
**R2103671**

Board: F  
Townhouse

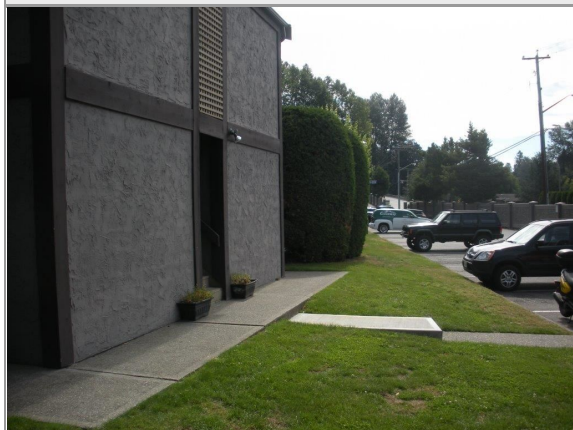
**312 34909 OLD YALE ROAD**

Abbotsford  
Abbotsford East  
V3G 2E7

Residential Attached

**\$185,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$190,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1980**  
Depth / Size (ft.): Bedrooms: **2** Age: **36**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM30**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,212.97**  
Approval Req?: **No** Half Baths: **1** For Tax Year: **2015**  
Exposure: **Southwest** Maint. Fee: **\$190.56** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **016-019-903**  
Mgmt. Co's Name: **TEAMWORK** Tour:  
Mgmt. Co's Phone: **604-854-1734**  
View: **No :**  
Complex / Subdiv: **THE GARDENS**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey, Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Wood**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, Visitor Parking**  
Locker: **N**  
Dist. to Public Transit: **CLOSE**  
Units in Development: **160** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management**  
Legal: **PL NWS3240 LT 22 LD 36 SEC 23 TWP 16**

Amenities: **Garden, In Suite Laundry, Pool; Outdoor, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5' x 5'			x			x
Main	Living Room	16' x 12'			x			x
Main	Dining Room	10'4 x 8'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Laundry	5'6 x 4'10			x			x
Main	Master Bedroom	11'6 x 10'4			x			x
Main	Bedroom	11'7 x 7'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	920	# of Rooms: 7	# 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:			2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total):	920 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	920 sq. ft.	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Royal LePage West R.E.S.**

**WOW!! "THE GARDENS" Prime location yet affordable. One level townhouse perfect for the growing family just starting or someone wanting one level living. The home offers a gorgeous large yard surrounded by cedar hedges providing a very private feel. You can access the patio and yard from the living room and the master suite. The home features a large dining area, galley style kitchen, living room with a wood burning fireplace-perfect for those cozy winter nights, master suite with 2pc. en-suite and a laundry with some storage space. Bonus there is a separate storage room right outside your front door. The home is in original condition and is ready for an upgrade or you could live in as is.**





Presented by:  
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**Active**  
**R2113367**

Board: H  
Townhouse

**20 9470 HAZEL STREET**

Chilliwack  
Chilliwack E Young-Yale  
V2P 5N1

Residential Attached

**\$199,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$219,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1995**  
Depth / Size (ft.): Bedrooms: **2** Age: **21**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **R5**  
Flood Plain: **Yes** Full Baths: **2** Gross Taxes: **\$1,368.56**  
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**  
Exposure: Maint. Fee: **\$300.00** Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: P.I.D.: **023-717-696**  
Mgmt. Co's Name: **Teamwork Strata Mgmt** Tour:  
Mgmt. Co's Phone: **604-854-1734**  
View: **No :**  
Complex / Subdiv: **Hawthorne Place**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **End Unit, Ground Level Unit**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Natural Gas, Radiant**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces: **0**

# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1**

Parking: **Garage; Single**

Parking Access: **Front**

Locker: **N**

Dist. to School Bus: **2**

Total Units in Strata: **47**

Dist. to Public Transit: **2**

Units in Development: **47**

Title to Land: **Freehold Strata**

Seller's Interest: **Court Ordered Sale**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management, Recreation Facility**

Legal: **PL LMS1710 LT 14 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Club House**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	
Main	Foyer	5'6 x 6'			x			x	
Main	Kitchen	11'9 x 13'			x			x	
Main	Laundry	5'9 x 8'1			x			x	
Main	Dining Room	8'5 x 9'4			x			x	
Main	Living Room	15' x 16'6			x			x	
Main	Bedroom	9'11 x 12'3			x			x	
Main	Master Bedroom	11'6 x 16'2			x			x	
		x			x			x	
		x			x				
		x			x				
Finished Floor (Main):	1,265	# of Rooms:7	# 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:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:1	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,265 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz: 12'5 x
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,265 sq. ft.	Basement: None			7				
					8				

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

**TWO BEDROOM CORNER END UNIT in Hawthorne Place! Close to schools, transportation, shopping, churches and recreation. It's a ground level unit with two full bathrooms. The kitchen includes an eating area, and access to the laundry room. There's extra storage in there as well, along with the boiler for the radiant gas heat. The living room has a gas fireplace, and a sliding glass door set to the patio and fenced backyard. Bonus storage room, and large single garage, with room for another car in front of it. No rentals, pets allowed with restrictions, no age restriction. Home needs flooring, paint and other touch ups. Clubhouse and guest suite on site, too!**