



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2021141

Board: F
Apartment/Condo

201 32110 TIMS AVENUE

Abbotsford
Abbotsford West
V2T 2H4

Residential Attached

\$64,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$64,900**
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1984**
Depth / Size (ft.): Bedrooms: **1** Age: **32**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RML**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$598.44**
Approval Req?: Half Baths: **0** For Tax Year: **2014**
Exposure: Maint. Fee: **\$268.68** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-166-577**
Mgmt. Co's Name: **c21 Ace Agencies**
Mgmt. Co's Phone: **604-853-2718**
View: **No :**
Complex / Subdiv: **BRISTOL MANOR**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(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; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **30** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata:
Seller's Interest: **Court Ordered Sale**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No : AS IS, WHERE IS**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**
Legal: **PL NWS1966 LT 10 LD 36 SEC 20 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**

Amenities: **Club House, Elevator, Storage**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 7'4			x			x
Main	Living Room	14' x 11'			x			x
Main	Dining Room	14' x 6'			x			x
Main	Master Bedroom	10'6 x 10'			x			x
Main	Laundry	6' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 640	# of Rooms: 5	# 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				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 640 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 640 sq. ft.				7				
				8				

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

Centrally located BRISTOL MANOR. 1 bedroom, 1 bathroom, inside unit. This unit has an in-suite laundry and a secure underground parking spot. 45+ age restricted, no pets, no rentals. Building has almost new roofing & cladding. Special assessment will be paid by sellers. Easy to show.



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Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2011309

Board: F
Apartment/Condo

311 2678 MCCALLUM ROAD

Abbotsford
Central Abbotsford
V2S 6X3

Residential Attached

\$66,900 (LP)

(SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$74,900**
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1988**
Depth / Size (ft.): **0** Bedrooms: **1** Age: **28**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$813.84**
Approval Req?: _____ Half Baths: **0** For Tax Year: **2015**
Exposure: _____ Maint. Fee: **\$248.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **009-100-580**
Mgmt. Co's Name: **Campbell**
Mgmt. Co's Phone: _____
View: **No** : _____
Complex / Subdiv: _____
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcony(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; Underground, 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: _____

Maint Fee Inc: **Garbage Pickup, Heat, Hot Water, Snow removal, Water**
Legal: **PL NWS2667 LT 40 LD 36 SEC 22 TWP 16 PART SW 1/4**

Amenities: **None**

Site Influences: _____
Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'2			x			x
Main	Dining Room	10'7 x 6'9			x			x
Main	Bedroom	12'10 x 10'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 687	# of Rooms: 3	# of Kitchens: 0	# 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				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 687 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Age Restrictions, Pets Allowed			5				Door Height:
Unfinished Floor: 0	w/Rest., Rentals Not Allowed			6				
Grand Total: 687 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

1 bedroom adult 45+ age restricted condo with fantastic city and mountain view. Top floor suite. one small pet welcome!



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RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2019603

Board: F
Apartment/Condo

231 2821 TIMS STREET

Abbotsford
Abbotsford West
V2T 4B1

Residential Attached

\$67,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$70,000**
Meas. Type: Frontage (metres): **0.00** Approx. Year Built: **1976**
Depth / Size (ft.): Bedrooms: **2** Age: **40**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RML**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$772.46**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$272.78** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **001-376-021**
Mgmt. Co's Name: **Teamwork**
Mgmt. Co's Phone: **604-854-1734**
View: **No :**
Complex / Subdiv: **Parkview Estates**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(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: **Rear**
Parking: **Garage Underbuilding, Open, Visitor Parking**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **60** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **60**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management**
Legal: **PL NWS493 LT 31 LD 36 SEC 20 TWP 16 PART W 1/2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'5 x 7'5			x			x
Main	Dining Room	9'1 x 9'7			x			x
Main	Living Room	17'8 x 11'9			x			x
Main	Master Bedroom	10'8 x 13'9			x			x
Main	Bedroom	9'3 x 11'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	921	# of Rooms: 5	# 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: 19+			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total):	921 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Allowed			5				Door Height:
Grand Total:	921 sq. ft.	w/Rest., Rentals Not Allowed			6				
		Basement: None			7				
					8				

Listing Broker(s): **Vybe Realty**

Park View Estates. Centrally located two bedroom and one bathroom CORNER condo. Bright unit with separate dining and living room areas. Nice covered balcony. 19+ age restricted building allowing two cats, no rentals and no dogs. Comes with one parking stall and one storage locker. Call or email for more info.



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Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2011405

Board: F
Apartment/Condo

228 32850 GEORGE FERGUSON WAY

Abbotsford
Central Abbotsford
V2S 7K1

Residential Attached

\$69,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$99,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1975
Depth / Size (ft.):	Bedrooms: 2	Age: 41
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MULTI
Flood Plain:	Full Baths: 1	Gross Taxes: \$978.46
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$313.24	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 017-792-045
Mgmt. Co's Name: GC Management		
Mgmt. Co's Phone: 604-850-5151		
View: :		
Complex / Subdiv: Abbotsford Place		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcony(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: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **1**
Units in Development: **120**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**
Legal: **PL LMS375 LT 65 LD 36 SEC 21 TWP 16 NW 1/4**

Amenities: **Shared Laundry, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Kitchen	9'7 x 9'5			x			x
Main	Dining Room	9'2 x 10'			x			x
Main	Bedroom	10'5 x 9'4			x			x
		x			x			x
Main	Master Bedroom	10'5 x 14'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 912	# of Rooms: 5	# 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				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 912 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 912 sq. ft.	Basement: None			7				
				8				

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

Great investment or first-time-buyer unit! This corner unit is bright and sunny. This home features a large master bedroom, laminate flooring, newer lighting fixtures, cabinets and counters and a nice central location. Easy walking distance to shopping, school and the bus stop is just steps away.



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Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2019926

Board: F
Apartment/Condo

106 32040 PEARDONVILLE ROAD

Abbotsford
Abbotsford West
V2T 6N8

Residential Attached

\$81,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$81,000**
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1978**
Depth / Size (ft.): **0** Bedrooms: **2** Age: **38**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MULTI**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$954.53**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$236.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **001-557-190**
Mgmt. Co's Name: **Century 21**
Mgmt. Co's Phone: **604-853-7411**
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(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: **Front**
Parking: **Garage; Underground**
Locker: **Y**
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:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Snow removal**
Legal: **SL 10 SEC 17 TWP 16 NW DSP NW904**

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

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

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

Finished Floor (Main):	1,218	# 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				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,218 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Grand Total:	1,218 sq. ft.	Basement: None			6				
					7				
					8				

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

Dogwood Manor. 50+ located in Central Abbotsford. This large 2 bedroom condo offers affordable retirement living with a Large enclosed sundeck & adjacent storage room plus in suite laundry room. Neutral colors and a practical floor plan. Lots of additional parking for guests. Just steps to shopping, churches, and parks. Great amenities offered in the building.



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RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2011399

Board: F
Apartment/Condo

211 32870 GEORGE FERGUSON WAY

Abbotsford
Central Abbotsford
V2S 7K1

Residential Attached

\$84,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$98,800**
Meas. Type: Frontage (metres): Approx. Year Built: **1976**
Depth / Size (ft.): Bedrooms: **2** Age: **40**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **APART**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$954.14**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$313.24** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **017-791-511**
Mgmt. Co's Name: **STEAD FAST PROPERTIES**
Mgmt. Co's Phone:
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

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

Maint Fee Inc: **Heat, Hot Water, Management**
Legal: **PL LMS375 LT 22 LD 36 SEC 21 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
Amenities: **Shared Laundry**

Site Influences: **Central Location**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'7" x 9'6"			x			x
Main	Living Room	12' x 18'1"			x			x
Main	Dining Room	9'1" x 9'1"			x			x
Main	Bedroom	9'1" x 10'2"			x			x
Main	Bedroom	10'6" x 13'9"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	975	# of Rooms: 5	# 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				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs:	3				Pool:
Finished Floor (Total):	975 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/ Rest., Rentals Allowed			5				Door Height:
Grand Total:	975 sq. ft.	Basement: None			6				
					7				
					8				

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

North facing unit in central Abbotsford location! Recent updates include; laminate flooring, lighting, newer doors, cabinets and a soaker tub. Walking distance to shopping, transit and schools. Plumbed for washer and dryer. Heat and hot water included in the maintenance fee. Rentals and cats allowed.



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Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
F1448579

Board: F
Apartment/Condo

217 1755 SALTON ROAD

Abbotsford
Central Abbotsford
V2S 7C5

Residential Attached

\$113,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$127,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1992**
Depth / Size (ft.): Bedrooms: **2** Age: **23**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RML**
Flood Plain: Full Baths: **1** Gross Taxes: **\$923.00**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$221.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **016-686-926**
Mgmt. Co's Name: **Sidhu & Associates**
Mgmt. Co's Phone: **604-859-4825**
View: **:**
Complex / Subdiv: **THE GATEWAY**
Services Connected: **Electricity, Water**

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt, Tar & Gravel**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Underground, 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: **:**
Fixtures Rmvd: **:**
Floor Finish:

Maint Fee Inc: **Caretaker, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PL NWS3366 LT 37 LD 36 SEC 15 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**

Amenities: **Elevator, In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 10'			x			x
Main	Living Room	11'6 x 15'			x			x
Main	Dining Room	9' x 11'			x			x
Main	Master Bedroom	10'10 x 14'			x			x
Main	Bedroom	8' x 13'			x			x
Main	Walk-In Closet	5' x 6'6			x			x
Main	Walk-In Closet	3'6 x 4'4			x			x
Main	Pantry	4' x 3'6			x			x
		x			x			
		x			x			

Finished Floor (Main): 823	# of Rooms: 8	# 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				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 823 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 823 sq. ft.	Basement: None			7				
				8				

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

Very spacious 2 bedroom 1 bath condo with some updates done such as open concept kitchen/living room, a walk in pantry was added to the kitchen, bathroom floor is heated and new laminate flooring in main areas. The building has a new newer roof done in 011, clean hallways, families welcome, also 2 cats or 2 dogs allowed and rentals are allowed. At this price it's perfect for the 1st time buyer or also makes a fantastic investment property. Book your showing today.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2014467

Board: F
Apartment/Condo

317 1755 SALTON ROAD

Abbotsford
Central Abbotsford
V2S 7C5

Residential Attached

\$114,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$114,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1990**
Depth / Size (ft.): Bedrooms: **2** Age: **25**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RML**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$952.35**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: **West** Maint. Fee: **\$221.95** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **016-687-582**
Mgmt. Co's Name: **Sidhu & Associates**
Mgmt. Co's Phone: **604-859-4825**
View: **No :**
Complex / Subdiv: **Gateway**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
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:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
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: **Laminate, Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Hot Water, Management, Snow removal**
Legal: **PL NWS3366 STRATA LT 57 LD 36 SEC 15 TWP 16 NWD**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'7"			x			x
Main	Kitchen	12' x 9'			x			x
Main	Dining Room	8' x 6'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	13' x 8'			x			x
Main	Walk-In Closet	6'9" x 5'			x			x
Main	Laundry	5'6" x 3'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	886	# 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				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	886 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	886 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **HomeLife Glenayre Rlty.Co.Ltd.**

Top Floor unit!! Very spacious 2 Bedroom / 1 Bath condo with open concept floor plan in a quality building. Some updates to the unit including crown mouldings, tile & laminate flooring. Spacious master bedroom with walk-in closet. Huge sundeck to enjoy the evening sunsets. Great central location for commuters with easy freeway access and transit nearby. In-suite laundry, 1 underground parking stall & storage locker. No age restrictions, pet friendly building and rentals are allowed with restrictions. Attention investors and first time buyers! Call today!!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2018788

Board: F
Apartment/Condo

101 33502 GEORGE FERGUSON WAY

Abbotsford
Central Abbotsford
V2S 8G3

Residential Attached

\$114,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$124,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1996
Depth / Size (ft.):	Bedrooms: 2	Age: 20
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RML
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,112.25
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$262.14	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-296-895
Mgmt. Co's Name: Teamwork		
Mgmt. Co's Phone: 604-854-1734		
View: No :		
Complex / Subdiv: Carina Court		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground, Visitor Parking**
Locker: **N**
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, Recreation Facility**
Legal: **PL LMS2248 LT 1 DL 48 LD 36 SEC 21 TWP 16 PART SE 1/4.**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 22'			x			x
Main	Kitchen	10' x 8'4			x			x
Main	Master Bedroom	14'2 x 11'			x			x
Main	Bedroom	10'2 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	854	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	854 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	854 sq. ft.	Basement: None			6				
					7				
					8				

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

Opportunity knocks! This is a well located building with NO rental restrictions. NO pet restrictions. On bus route outside front door. Great building to invest in as a rental or occupier. Good long-term potential upside!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2027419

Board: H
Apartment/Condo

417 46150 BOLE AVENUE

Chilliwack
Chilliwack N Yale-Well
V2P 0B7

Residential Attached

\$119,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$119,900
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: \$1,138.75
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$272.50	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-482-871
Mgmt. Co's Name:		
Mgmt. Co's Phone:		
View:	Yes: SOUTH VIEWS MTN. VIEWS	
Complex / Subdiv:	NEWMARK	
Services Connected:	Sanitary Sewer	

Style of Home: **Inside Unit, Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Electric**

Outdoor Area: **Balcony(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **0**

Total Parking: **1**

Parking: **Open**

Covered Parking: **0**

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: **Laminate**

Maint Fee Inc: **Garbage Pickup, Sewer, Water**

Legal: **PL BCS2700 LT 148 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Recreation Nearby**

Features: **Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Living Room	11'6 x 10'			x			x
Main	Master Bedroom	15' x 10'4			x			x
Main	Bedroom	12' x 10'			x			x
Main	Laundry	5' x 4'			x			x
Main	Study	6' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	865	# 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	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	865 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Rentals Allowed			5				Door Height:
Grand Total:	865 sq. ft.	Basement: None			6				
					7				
					8				

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

Large TOP FLOOR middle unit condo boasting 875 sq. ft. This SOUTH FACING unit has 2 large bedrooms & 2 full bathrooms. Kitchen with island & raised eating bar, living room opens to patio. Master bedroom is big with his & her closets, 4 pc ensuite & study/storage room. This unit needs some work including paint, flooring & some other touch-ups. View this unit & try your offer!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2027424

Board: F
Apartment/Condo

102 32823 LANDEAU PLACE

Abbotsford
Central Abbotsford
V2S 6S6

Residential Attached

\$125,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$125,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1986
Depth / Size (ft.):	Bedrooms: 2	Age: 30
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RML
Flood Plain:	Full Baths: 1	Gross Taxes: \$885.72
Approval Req?: No	Half Baths: 0	For Tax Year: 2015
Exposure: East	Maint. Fee: \$231.67	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 003-954-528
Mgmt. Co's Name: Teamwork		
Mgmt. Co's Phone: 604-854-1734		
View: No :		
Complex / Subdiv: PARK PLACE		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **1 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Hot Water, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Metal, Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **CLOSE**
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: **Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PL NWS2398 LT 2 LD 36 SEC 21 TWP 16**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Storage, Wheelchair Access**

Site Influences: **Central Location, Gated Complex, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 12'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	10' x 8'6			x			x
Main	Master Bedroom	14' x 11'6			x			x
Main	Bedroom	11'6 x 10'			x			x
Main	Storage	5' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,000	# 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: 55+			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total):	1,000 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Rentals Not Allowed			5				Door Height:
Grand Total:	1,000 sq. ft.	Basement: None			6				
					7				
					8				

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

Welcome to Park Place! Desirable adult-oriented to 55 plus ground floor end unit close to the main entrance featuring 2 beds and 1 bath with over 1,000 square feet of living space plus large patio for outdoor enjoyment. The building features amazing amenities and is conveniently located within walking distance to shopping, transportation and restaurants. Maintenance fees include heat and hot water. Priced for immediate occupancy... Opportunity is knocking! Call today!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2021764

Board: F
Apartment/Condo

227 2233 MCKENZIE ROAD

Abbotsford
Central Abbotsford
V2S 4A1

Residential Attached

\$135,000 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$185.00**

Original Price: **\$135,000**
Approx. Year Built: **2009**
Age: **6**
Zoning: **RML**
Gross Taxes: **\$1,084.87**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **027-896-587**

Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**
Complex / Subdiv: **LATITUDE**

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

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Fibreglass**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding**
Locker: **Y**
Dist. to School Bus:
Total Units in Strata: **142**
Dist. to Public Transit: **1 Block**
Units in Development: **142**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Electricity, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PL BCS3419 LT 61 LD 36 SEC 15 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 11'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Den	7'10 x 7'9			x			x
Main	Laundry	9' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	686	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	0	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:	Y	Dogs:	Y	4								Pool:
Finished Floor (Total):	686 sq. ft.	# or % of Rentals Allowed:						5								Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed					6								Door Height:
Grand Total:	686 sq. ft.	Basement:	None					7								
								8								

Listing Broker(s): **Lighthouse Realty Ltd.**

Lighthouse Realty Ltd.

Four storey 6 year old building, centrally located within walking distance from downtown Abbotsford. This suite has laminate wood flooring and energy saver fireplace. In the kitchen, dual tone cabinets, granite countertops and custom backsplash. The building offers a share exercise room, fireside lounge, billiard room and two guest suites for visitors.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2018699

Board: F
Apartment/Condo

404 33960 OLD YALE ROAD

Abbotsford
Central Abbotsford
V2S 2J9

Residential Attached

\$155,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$155,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2006**
Depth / Size (ft.): Bedrooms: **2** Age: **10**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,313.77**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2014**
Exposure: Maint. Fee: **\$262.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-970-279**
Mgmt. Co's Name: **Teamwork**
Mgmt. Co's Phone: **604-854-1734**
View: **Yes: Mountians**
Complex / Subdiv: **Old Yale Heights**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **Close**
Units in Development: **82**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**
Legal: **PL BCS2202 LT 65 LD 36 SEC 22 TWP 16 STRATA LOT AS SHOWN ON FORM V.**

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

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

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

Finished Floor (Main):	962	# 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				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	962 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	962 sq. ft.	Basement:	None					7				
								8				

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

Welcome to Old Yale Heights! Beautiful top floor corner suite offering gorgeous views of Historic Downtown Abbotsford. Features 2 beds, 1 bath, large in-suite laundry with storage. Large covered deck for year round entertaining and enjoyment and bonus 2 parking stalls. Conveniently located walking distance to transportation, shopping, pubs and restaurants. Vacant and priced for immediate occupancy! Shows 10 plus! Opportunity is knocking... Call today tomorrow could be too late!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2012305

Board: F
Apartment/Condo

219 30515 CARDINAL AVENUE

Abbotsford
Abbotsford West
V2T 0A8

Residential Attached

\$159,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$169,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2009**
Depth / Size (ft.): Bedrooms: **1** Age: **6**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RML**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,336.51**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$188.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-879-151**
Mgmt. Co's Name: **PREMIER STRATA SERVICES**
Mgmt. Co's Phone: **604-576-7725**
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer**

Style of Home: **Inside Unit, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Other**
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1** Dist. to School Bus: **2**
Units in Development: **188** Total Units in Strata: **188**
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: **Garbage Pickup, Gardening, Management**
Legal: **PL BCS3397 LT 42 LD 36 SEC 25 TWP 13 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
Amenities: **Elevator, In Suite Laundry**

Site Influences: **Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Kitchen	9'2 x 9'			x			x
Main	Master Bedroom	14' x 10'			x			x
Main	Den	8' x 7'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	734	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:	Y	Dogs:	Y	3				Pool:
Finished Floor (Total):	734 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking					5				Door Height:
Grand Total:	734 sq. ft.	Basement:	None					6				
								7				
								8				

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

Largest 1 Bdrm + Den condo at "Tamarind" (734 sqft). Close to Starbucks, shops, Airport and new 600,000 sqft. High Street Mall. Quick freeway access and 20 min to 200th St! Open concept and large kitchen is perfect for entertaining. Master bdrm. is large with a walk through closet to the full bath inc. Kohler fixtures. Pet Friendly complex. Quality construction featuring large Energy Star windows.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2015678

Board: H
Apartment/Condo

212 8955 EDWARD STREET

Chilliwack
Chilliwack W Young-Well
V2P 4E2

Residential Attached

\$160,800 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$170,100**
Meas. Type: Frontage (metres): Approx. Year Built: **2005**
Depth / Size (ft.): Bedrooms: **2** Age: **10**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **R5**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,364.55**
Approval Req?: Half Baths: **0** For Tax Year: **2014**
Exposure: Maint. Fee: **\$167.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-449-056**
Mgmt. Co's Name: **TEAM WORK**
Mgmt. Co's Phone:
View: **No :**
Complex / Subdiv: **WESTGATE**
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit: **1 BLK**
Units in Development: **62**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
Legal: **PL BCS1547 LT 26 DL 27/28 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT**

Amenities: **Elevator, Exercise Centre, Guest Suite, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'5 x 8'11			x			x
Main	Master Bedroom	13'7 x 10'2			x			x
Main	Kitchen	12'8 x 12'4			x			x
Main	Living Room	13'10 x 12'10			x			x
Main	Storage	8' x 5'			x			x
Main	Walk-In Closet	8' x 5'9			x			x
Main	Den	8'8 x 7'			x			x
Main	Laundry	3'3 x 3'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,005	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,005 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,005 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Macdonald Realty (152)**

Large 2 bed, 2 bath plus den offering over 1000+ sq ft in West Gate. Nice unit & priced to sell. Close to Hospital, Leisure Centre, Art Centre, Strathcona Park, shopping & schools. Enjoy the exercise room, rec room with pool table, gathering room & guest suite. Rentals are not allowed but a small pet is OK. This is a great unit in a great location & at an awesome price! Call today!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2021179

Board: F
Apartment/Condo

301 2233 MCKENZIE ROAD

Abbotsford
Central Abbotsford
V2S 4A1

Residential Attached

\$195,700 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$195,700**
Meas. Type: Frontage (metres): Approx. Year Built: **2009**
Depth / Size (ft.): Bedrooms: **2** Age: **6**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,510.00**
Approval Req?: Half Baths: **0** For Tax Year: **2014**
Exposure: **East** Maint. Fee: **\$224.17** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-896-684**
Mgmt. Co's Name: **Teamwork**
Mgmt. Co's Phone:
View: :
Complex / Subdiv: **LATITUDE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Brick, Concrete, Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1 BLK**
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, Electricity, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PL BCS3419 LT 71 LD 36 SEC 15 TWP 16**

Amenities: **Club House, Elevator, Guest Suite, Recreation Center, Storage**

Site Influences: **Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 8'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Living Room	13' x 9'			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	9'6 x 8'			x			x
Main	Den	8' x 6'6			x			x
Main	Foyer	6' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	959	# 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	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	959 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	959 sq. ft.	Basement: None			6				
					7				
					8				

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

2 Bdrm + Den unit! Large great room plan with laminate floors, tile, granite and s/s appliances. Great building, loaded with amenities (club house, gym, billiards room, guest suite). 2 parking stalls and bus stop at front door. Call for your personal showing.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2018446

Board: H
Townhouse

9 45085 WOLFE ROAD

Chilliwack
Chilliwack W Young-Well
V2P 0C5

Residential Attached

\$215,000 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$174.84**

Original Price: **\$215,000**
Approx. Year Built: **2009**
Age: **6**
Zoning: **R4**
Gross Taxes: **\$1,933.17**
For Tax Year: **2014**
Tax Inc. Utilities?: **No**
P.I.D.: **028-165-560**

Mgmt. Co's Name: **TEAMWORK**

Mgmt. Co's Phone: **604-854-1734**

View: **No :**

Complex / Subdiv: **TOWNSEND TERRACE**

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

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt, Tar & Gravel**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces: **0**
of Fireplaces: **1**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Visitor Parking**

Locker: **N**
Dist. to School Bus: **CLOSE**
Total Units in Strata: **68**

Dist. to Public Transit: **CLOSE**
Units in Development: **68**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**

Legal: **PL EPS164 LT 9 DL 256 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT.**

Amenities: **In Suite Laundry**

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

Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19'4 x 13'8			x			x
Main	Dining Room	11'4 x 10'			x			x
Main	Kitchen	11'4 x 12'6			x			x
Main	Den	10'8 x 9'4			x			x
Above	Bedroom	9'6 x 9'9			x			x
Above	Bedroom	10' x 9'6			x			x
Above	Master Bedroom	12'6 x 12'6			x			x
Bsmt	Recreation	22'4 x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main):	776	# of Rooms:	8	# of Kitchens:	1	# of Levels:	3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	720	Crawl/Bsmt. Height:						1	Above	3	Yes	Barn:
Finished Floor (Below):	322	Restricted Age:						2	Above	4	No	Workshop/Shed: 26 X 30
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y				3	Bsmt	2	No	Pool:
Finished Floor (Total):	1,818 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed						5				Door Height:
Grand Total:	1,818 sq. ft.	Basement: Part						6				
								7				
								8				

Listing Broker(s): **HomeLife Glenayre Realty(Chwk)**

Court ordered sale - 6 year old, 3 level townhome priced to sell. Only \$215,000. 3 bedrooms, 3 bathrooms, 1818 square feet. Being sold 'as-is where-is' & is in need of some updating & clean up. A little work will go a long way in this home. Great family complex, close to everything.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2013490

Board: H
Townhouse

3 45573 KIPP AVENUE

Chilliwack
Chilliwack W Young-Well
V2P 1Z1

Residential Attached

\$231,500 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **Yes**
Approval Req?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$237.76**

Original Price: **\$245,000**
Approx. Year Built: **2006**
Age: **9**
Zoning: **R4**
Gross Taxes: **\$1,728.70**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **026-616-734**

Complex / Subdiv: **MAYBERRY COURT**
Services Connected: **Electricity, Natural Gas**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Locker:
Dist. to School Bus:
Total Units in Strata: **6**
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: **Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management**
Legal: **PL BCS1754 LT 3 LD 36 DIV A; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
Amenities: **In Suite Laundry**

Site Influences: **Private Yard**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'			x			x
Main	Kitchen	12' x 8'			x			x
Main	Nook	10' x 8'			x			x
Main	Family Room	12' x 10'			x			x
Above	Master Bedroom	13' x 11'			x			x
Above	Walk-In Closet	6' x 5'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Bedroom	9' x 9'			x			x
Below	Recreation	18' x 11'			x			x
		x			x			

Finished Floor (Main):	750	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	693	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	314	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total):	1,757 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	1,757 sq. ft.	Basement: Fully Finished			6				
					7				
					8				

Listing Broker(s): **Macdonald Realty (Sur)**

Spacious, bright end unit townhouse in Mayberry Court. Extra windows guarantee lots of light in this 3 bedroom / 3 bathroom home with a recreation room downstairs that can be converted into 4th bedroom. Convenient powder room next to the recreation room. Master bedroom with an ensuite & a walk-in closet. Kitchen opens to the living room & family room. Balcony located off the family room. Quiet complex - only 6 units in the complex. Fully fenced private backyard, double garage. This townhome offers everything a family needs. Buyers' or buyers' agent to verify measurements if important.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
<http://www.nikkicvit.ca>
nikkic@remax.net



Active
R2010195

Board: F
Townhouse

98 36060 OLD YALE ROAD

Abbotsford
Abbotsford East
V3G 2E9

Residential Attached

\$251,900 (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: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$230.00**

Original Price: **\$279,000**
Approx. Year Built: **1991**
Age: **25**
Zoning: **RM30**
Gross Taxes: **\$1,987.24**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **017-864-810**

Mgmt. Co's Name: **RANCHO MGMT**

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

Legal: **PL LMS67 LT 98 DL 246A LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF T**

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

Site Influences: **Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 11'6			x			x
Main	Dining Room	9'10 x 9'			x			x
Main	Kitchen	10'3 x 9'			x			x
Main	Eating Area	9' x 8'			x			x
Main	Laundry	7' x 6'			x			x
Above	Master Bedroom	12'11 x 10'8			x			x
Above	Bedroom	10'9 x 11'8			x			x
Above	Bedroom	10' x 9'1			x			x
		x			x			
		x			x			

Finished Floor (Main):	755	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	626	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total):	1,381 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Rentals Allowed			5				Door Height:
Grand Total:	1,381 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Planet Group Realty Inc.**

Mountain View Village, Family Complex at an affordable price. Open concept living in a desirable peaceful area of Abbotsford, Just under 1400sqft with three good sized bedrooms, in suite laundry, private patio and open kitchen to living room and eating area. Close to shopping, recreational, etc. This is a great family complex. MUST SEE...