



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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**Active**  
**R2025562**

Board: F  
House with Acreage

**9281 BARR STREET**

Mission  
Mission BC  
V2V 7C9

Residential Detached

**\$777,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>673.00</b>	Original Price: <b>\$777,900</b>
Depth / Size (ft.): <b>215</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1991</b>
Lot Area (sq.ft.): <b>142,005.00</b>	Bathrooms:	<b>3</b>	Age: <b>25</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RR7</b>
Rear Yard Exp: <b>West</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,062.78</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>004-902-921</b>

View: **No** :  
Complex / Subdiv:  
Services Connected: **Natural Gas, Septic**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **20** Covered Parking: **10** Parking Access: **Front**  
Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL 51298 LOT 35 LD 36 SEC NE 33 TWP 17**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 16'	Above	Study	10' x 10'			x
Main	Dining Room	9'6 x 16'			x			x
Main	Kitchen	9' x 11'			x			x
Main	Nook	10' x 8'			x			x
Main	Family Room	16' x 12'			x			x
Main	Den	8'4 x 12'			x			x
Above	Master Bedroom	16' x 13'			x			x
Above	Bedroom	9'6 x 10'			x			x
Above	Bedroom	9'6 x 10'8			x			
Above	Bedroom	9'6 x 10'			x			

Finished Floor (Main):	<b>1,251</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,003</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,254 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>1,251</b>	Beds not in Basement: <b>4</b>	6				
Grand Total:	<b>3,505 sq. ft.</b>	Basement: <b>Full, Unfinished</b>	7				
			8				

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

**Beautiful 3.26 acre property close to the city! Fantastic family home with unfinished basement has great potential. Two incredible shops (30'x40' / 20'x30') with power & plumbing and a charming garden shed provide plenty of storage and working space. Acreage is flat, usable and features 2 road frontages. Pond situated on corner of property. Don't miss this opportunity! Call today to set up your private tour.**



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**Active**  
**R2024885**

Board: F  
House/Single Family

**35702 MCKEE ROAD**

Abbotsford  
Abbotsford East  
V3G 2Z2

Residential Detached

**\$569,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$569,000</b>
Depth / Size (ft.): <b>137</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2003</b>
Lot Area (sq.ft.): <b>9,591.00</b>	Bathrooms:	<b>4</b>	Age: <b>13</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>RS3</b>
Rear Yard Exp: <b>West</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,685.48</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>024-264-890</b>

View: :  
Complex / Subdiv: **Ledgeview Estates**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stone, Vinyl**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **7** Covered Parking: **2** Parking Access: **Front, Side**  
Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit: **Walk** Dist. to School Bus: **Walk**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No : tenant belongings**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LT 11 SEC 25 TWP 16 NWD PLAN LMP39539**

Amenities: **None**

Site Influences: **Cul-de-Sac, Golf Course Dev.**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'9	Bsmt	Living Room	15'8 x 11'5			x
Main	Dining Room	11'10 x 10'5	Bsmt	Kitchen	13'4 x 10'4			x
Main	Kitchen	16'1 x 9'10	Bsmt	Bedroom	10'3 x 9'9			x
Main	Family Room	16'5 x 16'2	Bsmt	Bedroom	12'3 x 11'9			x
Main	Laundry	8' x 6'5	Bsmt	Laundry	3' x 3'3			x
Above	Master Bedroom	15'11 x 14'4			x			x
Above	Walk-In Closet	9'6 x 7'			x			x
Above	Bedroom	11'10 x 10'5			x			x
Above	Bedroom	11'10 x 10'2			x			
Above	Bedroom	11'4 x 10'1			x			

Finished Floor (Main): **1,080**  
Finished Floor (Above): **1,005**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,080**  
Finished Floor (Total): **3,165 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,165 sq. ft.**

# of Rooms: **15**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Other**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **4**  
Basement: **Full, Fully Finished, Separate Entry**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**East Abbotsford special! Rare, hard to find family home under \$600,000! This 2 story home w/bsmt is located on a 9,000 sq. ft. cul de sac lot in a prestigious neighborhood! Tons of parking including side yard access for trailers, RVs, and extra parking across the house too! Great floor plan with 4 beds up, 2 bedroom basement suite. Some updating required, but great bones and great value here! Call TODAY for your private tour.**



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**Active**  
**R2025347**

Board: F  
House/Single Family

**31900 SATURNA CRESCENT**

Abbotsford  
Abbotsford West  
V2T 4S2

Residential Detached

**\$359,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>40.00</b>	Original Price: <b>\$359,800</b>
Depth / Size (ft.): <b>100.2</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1978</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>2</b>	Age: <b>38</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Rear Yard Exp: <b>Southeast</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,743.87</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?: <b>No</b>			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>005-214-301</b>

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **: SOLD AS IS WHERE IS**  
Fixtures Rmvd: **: SOLD AS IS WHERE IS**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP54291 LT 47 LD 36 SEC 30 TWP 16 PART SE 1/4.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Living Room	15'6 x 14'2			x			x
Main	Eating Area	12' x 9'			x			x
Main	Kitchen	12' x 9'6			x			x
Bsmt	Foyer	11' x 8'			x			x
Bsmt	Bedroom	11' x 10'			x			x
Bsmt	Bedroom	10' x 8'			x			x
Bsmt	Recreation	14' x 13'			x			
Bsmt	Laundry	6'8 x 6'			x			

Finished Floor (Main):	<b>929</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Bsmt	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>640</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,569 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>2</b> Beds not in Basement: <b>2</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished, Part, Separate Entry</b>	6				
Grand Total:	<b>1,569 sq. ft.</b>		7				
			8				

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

**WOW!!!Great value here. Great location, very nice street- perfect for the family or as an investment Home is in need of lots of repairs and is sold as is where is. Enclosed garage not done by permit. Family functioning floor plan is ideal with lots of potential to renovate. The large living room with gas fireplace has a walkout to a deck overlooking the street, watch the kids play. The huge kitchen has lots of cabinets and a family size eating area-bonus a walk out off the kitchen to the sunny back deck. The basement has a super rec-room with a slider access to the fenced in backyard. It won't last.**



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**Active**  
**R2022714**

Board: F  
House/Single Family

**35048 N SWARD ROAD**

Mission  
Durieu  
V2V 7H1

Residential Detached

**\$109,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$109,900</b>
Depth / Size (ft.): <b>100</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1964</b>
Lot Area (sq.ft.): <b>6,000.00</b>	Bathrooms:	<b>1</b>	Age: <b>52</b>
Flood Plain: <b>Yes</b>	Full Baths:	<b>1</b>	Zoning: <b>R1</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,639.80</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>008-864-781</b>

View: :  
Complex / Subdiv: **Hatzic Lake**  
Services Connected: **Community, Septic**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Community**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front, Side**  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL NWP20533 LT 13 BLK 4 LD 36 SEC 2 TWP 18 PART SE 1/4.**

Amenities:

Site Influences: **Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'2 x 10'5			x			x
Main	Master Bedroom	13'8 x 9'			x			x
Main	Bedroom	9'7 x 9'4			x			x
Main	Eating Area	11' x 9'1			x			x
Main	Living Room	19' x 13'1			x			x
Main	Laundry	5' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	850	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	850 sq. ft.	Crawl/Bsmt. Height: <b>3'</b>	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>2</b>	5				Door Height:
Unfinished Floor:	0	Basement: <b>None</b>	6				
Grand Total:	850 sq. ft.		7				
			8				

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

**Hatzic Lake! Flat 60' x 100' lot steps from the lake. Tear house down and build your year round or recreational property. Although quiet area you are still only a quick drive to most amenities. Great location for families. Call, email or text for more information or to simply say hello.**





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**Active**  
**R2024161**

Board: F  
House/Single Family

**33361 HEATHER AVENUE**

Mission  
Mission BC  
V2V 4W5

Residential Detached

**\$468,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$468,000</b>
Depth / Size (ft.): <b>180</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1974</b>
Lot Area (sq.ft.): <b>12,601.00</b>	Bathrooms:	<b>2</b>	Age: <b>42</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,993.55</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>006-153-054</b>

View: :

Complex / Subdiv:

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

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **DetachedGrge/Carport, Open**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:

Legal: **PL NWP47279 LT 332 DL 4 LD 36**

Amenities:

Site Influences: **Central Location, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 13'			x			x
Main	Dining Room	9'11 x 9'9			x			x
Main	Kitchen	12'8 x 12'			x			x
Main	Master Bedroom	14'4 x 13'			x			x
Main	Bedroom	12'5 x 9'			x			x
Main	Bedroom	9'2 x 12'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,669</b>	# of Rooms:	<b>6</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>			Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3						Pool:
Finished Floor (Total):	<b>1,669 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5						Door Height:
Unfinished Floor:	<b>1,850</b>	Basement: <b>Part, Partly Finished</b>		6						
Grand Total:	<b>3,519 sq. ft.</b>			7						
				8						

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Royal LePage - Brookside Rlty.**



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**Active**  
**R2019956**

Board: F  
Manufactured

**20 41168 LOUGHEED HIGHWAY**

Mission  
Dewdney Deroche  
V0M 1G0

Residential Detached

**\$70,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$70,000</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Approx. Year Built: <b>1996</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Age: <b>19</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths: <b>0</b>	Gross Taxes: <b>\$0.00</b>
Approval Req?:		For Tax Year: <b>2015</b>
If new, GST/HST inc?:		Tax Inc. Utilities?: <b>No</b>
		P.I.D.: <b>900-577-303</b>

View: **Yes: FARM LAND AND MOUNTAINS**

Complex / Subdiv:

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

Style of Home: **Manufactured/Mobile**  
Construction: **Manufactured/Mobile**  
Exterior: **Vinyl**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: Parking Access: **Front**  
Parking: **Open, RV Parking Avail., Tandem Parking**

Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Leasehold not prepaid-NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental: **\$415.00**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **MHR# 79761 CSA# 430090 1996 MONARCH II 14387 SERIAL# 0317224**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 30'			x			x
Main	Kitchen	13' x 10'			x			x
Main	Master Bedroom	13' x 10'			x			x
Main	Bedroom	10' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>924</b>	# of Rooms:	<b>4</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			<b>4</b>							Pool:
Finished Floor (Total):	<b>924 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>		<b>6</b>							Door Height:
Grand Total:	<b>924 sq. ft.</b>	Basement: <b>None</b>			<b>7</b>							
					<b>8</b>							

Listing Broker(s): **RE/MAX Results Realty (MplRdg)**

**Lovely 2 Bedroom, 1 Bathroom unit in Family-oriented Oasis Country Estates, a well maintained community minutes from downtown Mission. Very spacious family room and large bright rooms through the unit.**



Presented by:  
**Nikki Cvitanovic**

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**Active**  
**R2019634**

Board: H  
House/Single Family

**225 51075 FALLS COURT**

Chilliwack  
Eastern Hillside  
V4Z 1K7

Residential Detached

**\$559,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$559,900</b>
Depth / Size (ft.): <b>.16 ACRES</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2006</b>
Lot Area (sq.ft.): <b>6,969.00</b>	Bathrooms:	<b>3</b>	Age: <b>10</b>
Flood Plain: <b>No</b>	Full Baths:	<b>3</b>	Zoning: <b>OR3</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,525.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>026-004-909</b>

View: **Yes: GOLF COURSE, MTNS & VALLEY**  
Complex / Subdiv: **EMERALD RIDGE**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Hardi Plank**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL BCS490 LT 54 LD 36 TWP 2 RNG 29 MER 6 SECTION 27/28, MERIDIAN W6, SEC 30 TWP 29 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY**

Amenities: **None**

Site Influences: **Gated Complex, Golf Course Dev., Greenbelt**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9' x 9'	Bsmt	Family Room	30' x 15'6"			x
Main	Living Room	17'4 x 19'						x
Main	Dining Room	11'6 x 15'6"						x
Main	Kitchen	15'4 x 15'						x
Main	Bedroom	11'6 x 11'						x
Below	Family Room	18' x 17'6"						x
Below	Recreation	11'6 x 15'						x
Below	Master Bedroom	18' x 22'						x
Below	Walk-In Closet	8' x 12'						x
Below	Bedroom	12' x 15'6"						x

Finished Floor (Main):	<b>1,596</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,596</b>	# of Levels: <b>2</b>	2	Below	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>600</b>	Suite:	3	Below	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,792 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>3,792 sq. ft.</b>	Beds not in Basement: <b>3</b>	6				
		Basement: <b>Fully Finished</b>	7				
			8				

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

**Welcome to Emerald Ridge at The Falls Golf Course! One of Chilliwack's Premier Neighbourhoods! This beautiful executive rancher will impress you. Unobstructed mountain & valley views out each window. Backing onto golf course. Huge upper & lower view patios, triple car garage. This stunning 3 bedroom, 3 bath home has high ceilings, floor to ceiling stone fireplace, wall to wall windows, large gourmet kitchen, massive master suite! A very unique layout!**



Presented by:  
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**Active**  
**R2019130**

Board: F  
House/Single Family

**8011 WILLOW STREET**

Mission  
Mission BC  
V2V 4R9

Residential Detached

**\$316,600** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$335,000</b>
Depth / Size (ft.):	Bedrooms: <b>5</b>	Approx. Year Built: <b>1987</b>
Lot Area (sq.ft.): <b>9,445.00</b>	Bathrooms: <b>3</b>	Age: <b>29</b>
Flood Plain:	Full Baths: <b>3</b>	Zoning: <b>RS1</b>
Rear Yard Exp:	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,583.83</b>
Approval Req?:		For Tax Year: <b>2015</b>
If new, GST/HST inc?:		Tax Inc. Utilities?:
		P.I.D.: <b>005-275-466</b>

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Water**

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit: **2** Dist. to School Bus: **2**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL NWP54824 LT 407 LD 36 SEC 28 TWP 17 EXCEPT PLAN 56573.**

Amenities:

Site Influences: **Cul-de-Sac, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'5			x			x
Main	Kitchen	21'5 x 9'5			x			x
Main	Family Room	11'5 x 11'5			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	11'5 x 9'5			x			x
Main	Bedroom	11'5 x 9'			x			x
Bsmt	Recreation	18'5 x 17'			x			x
Bsmt	Bedroom	19' x 10'5			x			x
Main	Bedroom	17' x 9'			x			x
		x			x			

Finished Floor (Main):	<b>1,290</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>680</b>	Suite:		3	<b>Bsmt</b>	<b>3</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>1,970 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Grand Total:	<b>1,970 sq. ft.</b>	Basement: <b>Full</b>		6					
				7					
				8					

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Royal LePage - Brookside Rlty.**

**Gorgeous 5 Bedroom Rancher with basement on cul-de-sac in East Mission.**





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**Active**  
**R2017531**

Board: F  
House/Single Family

**8715 GAGLARDI STREET**

Mission  
Mission-West  
V4S 1B2

Residential Detached

**\$539,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>157.00</b>	Original Price: <b>\$539,000</b>
Depth / Size (ft.): <b>260</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1989</b>
Lot Area (sq.ft.): <b>43,560.00</b>	Bathrooms:	<b>4</b>	Age: <b>27</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>S36</b>
Rear Yard Exp: <b>Southwest</b>	Half Baths:	<b>2</b>	Gross Taxes: <b>\$3,757.34</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>013-384-783</b>

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **Other, Well - Shallow**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Wood**

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

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**  
Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Dist. to School Bus:

Legal: **LOT 1 DL 436 GRP 1 NWD PLAN 80725**

Amenities: **Workshop Detached**

Site Influences: **Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 13'10	Bsmt	Other	7'4 x 7'4			x
Main	Dining Room	12' x 9'	Bsmt	Storage	14'5 x 5'			x
Main	Kitchen	13' x 12'5			x			x
Main	Family Room	15' x 13'			x			x
Main	Foyer	10'9 x 7'4			x			x
Above	Master Bedroom	14'9 x 13'11			x			x
Above	Bedroom	12'11 x 12'3			x			x
Above	Bedroom	12'10 x 10'5			x			x
Bsmt	Recreation	17'5 x 13'11			x			
Bsmt	Den	10'6 x 9'6			x			

Finished Floor (Main): **1,040**  
Finished Floor (Above): **842**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **950**  
Finished Floor (Total): **2,832 sq. ft.**  
  
Unfinished Floor: **90**  
Grand Total: **2,922 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Full, Fully Finished**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**Beautiful level private 1 acre property with 3 bdrm 4 bathrm 2 ST home with fin basement minutes to town. Drive though the gated driveway you will find that it wouldn't take much to bring this home and property back to the elegance it once had. Features include spacious entryway, beautiful granite kitchen off eating area & family room with patio doors to a 30+ ft deck (needs TLC) and an open formal dining area. Upstairs features 3 bdrms, a large master suite with 5 pc ensuite. The bsmt features family room (theatre room), den, laundry area and storage and has outside access. Raise your kids here. Property is sold "as is where is". Call for more details. View 25 pics on Realtor's website.**



Presented by:  
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**Active**  
**R2017211**

Board: H  
House/Single Family

**5 8502 UNITY DRIVE**

Chilliwack  
Eastern Hillside  
V4Z 1K6

Residential Detached

**\$357,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>54.00</b>	Original Price: <b>\$369,000</b>
Depth / Size (ft.): <b>88/.11</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2006</b>
Lot Area (sq.ft.): <b>4,752.00</b>	Bathrooms:	<b>3</b>	Age: <b>9</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>R3</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,683.24</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>026-530-929</b>

View: **Yes: MT. CHEAM**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

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

Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No : AS IS WHERE IS**  
Fixtures Rmvd: **No : AS IS WHERE IS**  
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL BCS1657 LT 5 LD 36 SEC 30 TWP 29 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **None**

Site Influences: **Cul-de-Sac, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'5 x 9'8			x			x
Main	Living Room	15'9 x 14'10			x			x
Main	Dining Room	11'4 x 9'4			x			x
Main	Kitchen	8' x 9'2			x			x
Main	Laundry	4'10 x 5'8			x			x
Above	Master Bedroom	14'10 x 11'4			x			x
Above	Bedroom	9'8 x 10'8			x			x
Above	Bedroom	11'10 x 8'10			x			x
Above	Recreation	12'6 x 18'7			x			
Above	Walk-In Closet	5'6 x 4'10			x			

Finished Floor (Main): **815**  
Finished Floor (Above): **1,014**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,829 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,829 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Crawl**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **18.6 X 20**  
Door Height:

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

**Sought after 2 storey home located at Unity Village on a quiet cul-de-sac that offers stunning views of Mt. Cheam & the surrounding mountain range. 3 bedrooms + a bonus room, 3 bathrooms & a large fenced yard. RV parking. This home is in good condition. Nice open concept. Gas fireplace.**



Presented by:  
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**Active**  
**R2016428**

Board: F  
House with Acreage

**30496 KEEVES PLACE**

Mission  
Mission-West  
V4S 1C6

Residential Detached

**\$699,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>375.75</b>	Original Price: <b>\$779,900</b>
Depth / Size (ft.): <b>174.67(4.99)</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2015</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>4</b>	Age: <b>0</b>
Flood Plain: <b>No</b>	Full Baths:	<b>4</b>	Zoning: <b>RU16</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,926.94</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?: <b>No</b>			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>025-976-591</b>

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Concrete, Frame - Wood, Log**  
Exterior: **Log, Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Natural Gas, Wood**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Metal**

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

Total Parking: Covered Parking: **4** Parking Access: **Front**  
Parking: **Other, RV Parking Avail., Tandem Parking**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL BCP11609 LT 1 LD 36 SEC 26 TWP 15**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	15'6 x 16'4	Above	Loft	12'4 x 25'10			x
Main	Bedroom	10' x 11'4			x			x
Main	Kitchen	10' x 12'6			x			x
Main	Dining Room	10'6 x 14'			x			x
Main	Foyer	6' x 10'4			x			x
Main	Laundry	6'2 x 13'6			x			x
Main	Great Room	18'3 x 25'			x			x
Main	Mud Room	10' x 12'			x			x
Above	Bedroom	11'8 x 13'			x			
Above	Bedroom	11'8 x 14'			x			

Finished Floor (Main): **2,006**  
Finished Floor (Above): **778**  
Finished Floor (Below): **1,862**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **4,646 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **Other**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Full, Separate Entry, Unfinished**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Unfinished Floor: **0**  
Grand Total: **4,646 sq. ft.**

Listing Broker(s): **Argus Estates (1983) Ltd.**

**Argus Estates (1983) Ltd.**

**4.99 partially treed acres in Beautiful Stave Falls minutes from Rolley Lake Provincial Park---5,500+sqft Custom built, Panabode style home under construction on gently sloped corner lot approximately 70% complete (two storey with basement) Lot has potential for subdivision and current house under construction is situated perfectly with southern exposure. Deep drilled well already in place. 4,500+sf 3 floor home with 1,200sf three bedroom guest suite above massive four bay garage. Impressive Vaulted Great Room concept with full length deck overlooking the property. Building exterior close to completion. All data to be verified by interested parties. Please call for more info. All offers are subject to court approval.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2020260**

Board: F  
House with Acreage

**34663 FERNDAL AVENUE**

Mission  
Durieu  
V2V 7C8

Residential Detached

**\$1,135,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>375.70</b>	Original Price: <b>\$1,135,000</b>
Depth / Size (ft.): <b>627.3</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1995</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>4</b>	Age: <b>20</b>
Flood Plain: <b>No</b>	Full Baths:	<b>3</b>	Zoning: <b>RU16</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$6,476.44</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>029-242-045</b>

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s), Sundeck(s)**  
Type of Roof: **Wood**

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

Total Parking: **10** Covered Parking: Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**  
Dist. to Public Transit: **1.5 MILE** Dist. to School Bus: **1.5 MILE**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 2 OF SECTION 35 TOWNSHIP 17 PLAN EPP 36282 LAND DISTRICT 36**

Amenities: **Barn, Garden, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Cleared, Private Yard, Rural Setting**

Features: **Clothes Washer/Dryer, Fireplace Insert, Free Stand F/P or Wdstove, Garage Door Opener, Microwave, Oven-Built In, Pantry, Range Top,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 26'			x			x
Main	Kitchen	14' x 12'			x			x
Main	Family Room	12' x 11'			x			x
Main	Master Bedroom	17' x 15'			x			x
Above	Bedroom	20' x 13'			x			x
Above	Bedroom	20' x 13'			x			x
Above	Bedroom	20' x 13'			x			x
Above	Bedroom	11' x 13'			x			x
		x			x			
		x			x			

Finished Floor (Main): **1,775**  
Finished Floor (Above): **1,450**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,225 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,225 sq. ft.**

# of Rooms: **8**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Crawl**

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

Outbuildings  
Barn: **70X35**  
Workshop/Shed:  
Pool: **30X15**  
Garage Sz: **20X20**  
Door Height:

Listing Broker(s): **Macdonald Commercial R.E.Serv.**

**This truly is a stunning country estate. Quality home, with over 3,000 sq.ft. of living, Master bedroom on main and four bedrooms up. South Facing covered patio overlooks expansive stone patio surrounded in-ground pool & hot tub, Gated entrance, with paved drive that passes through fenced and cross-fenced pasture land, beside 3-stall barn, with room to expand and lots of hay storage area, complete with a paddock area. This is a must see. Property has future development potential. Subdivision to 3 parcels under current OCP with Rezoning to RR7, Possible longer range development to smaller parcels in the one acre range but not until there is a new or amended OCP.**





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**Active**  
**F1447906**

Board: F  
House/Single Family

**33602 12TH AVENUE**

Mission  
Mission BC  
V2V 7B4

Residential Detached

**\$570,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>59.00</b>	Original Price: <b>\$570,000</b>
Depth / Size (ft.):	Bedrooms:	<b>7</b>	Approx. Year Built: <b>2003</b>
Lot Area (sq.ft.): <b>6,027.00</b>	Bathrooms:	<b>5</b>	Age: <b>13</b>
Flood Plain:	Full Baths:	<b>5</b>	Zoning: <b>RS1</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,743.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>023-457-139</b>

View: **Yes: Southern view of Fraser Valley**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

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

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:

Legal: **PL LMP28729 LT 32 DL 4 LD 36 SEC 21 TWP 17**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'8	Bsmt	Bedroom	12' x 9'			x
Main	Kitchen	12' x 11'8	Bsmt	Bedroom	11' x 10'			x
Main	Nook	12' x 8'	Bsmt	Bedroom	11' x 12'			x
Main	Dining Room	13' x 10'	Bsmt	Kitchen	12' x 7'10			x
Main	Family Room	12' x 17'8			x			x
Main	Master Bedroom	17' x 11'			x			x
Main	Bedroom	11'8 x 9'			x			x
Main	Bedroom	10' x 11'2			x			x
Main	Bedroom	11'4 x 10'			x			
Bsmt	Recreation	13' x 18'			x			

Finished Floor (Main):	<b>1,987</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,426</b>	Suite: <b>Unauthorized Suite</b>	3	Main	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,413 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	<b>3</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>3</b> Beds not in Basement: <b>4</b>	5	Bsmt	<b>3</b>	<b>No</b>	Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total:	<b>3,413 sq. ft.</b>		7				
			8				

Listing Broker(s): **Century 21 In Town Realty**

**Beautiful 7 bedroom, 5 bathroom home in "College Heights", one of Mission's best areas. View of Mt Baker and valley.**



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**Active**  
**F1438007**

Board: F  
House/Single Family

**34945 LOUGHEED HIGHWAY**

Mission  
Hatzic  
V2V 6T1

Residential Detached

**\$229,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>74.00</b>	Original Price: <b>\$319,900</b>
Depth / Size (ft.): <b>209</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>16,553.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>R930</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,030.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>003-034-917</b>

View: **Yes: FRASER RIVER**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL NWP62168 LT 167 DL 6 LD 36 GROUP 3.**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'6 x 9'6			x			x
Main	Living Room	13'4 x 15'5			x			x
Main	Dining Room	11'9 x 9'3			x			x
Main	Master Bedroom	18'1 x 9'1			x			x
Above	Bedroom	9'1 x 17'2			x			x
Above	Bedroom	8'2 x 17'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>900</b>	# of Rooms:	<b>6</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>450</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>1,350 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5								Door Height:
Unfinished Floor:	<b>900</b>	Basement:	<b>Separate Entry, Unfinished</b>	6								
Grand Total:	<b>2,250 sq. ft.</b>			7								
				8								

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

**Large lot (16,000+ square foot) next door to commercial property on Lougheed Hwy. Growing location and just minutes to most amenities. Currently zoned R930. Older home requires fixing up. Nice view of Fraser River. Opportunity to build or hold the property. Call for additional info or book your viewing.**



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**Active**  
**F1425811**

Board: F  
House with Acreage

**37376 BATT ROAD**

Abbotsford  
Sumas Mountain  
V3G 2L3

Residential Detached

**\$600,000** (LP)

(SP)



Sold Date: Frontage (feet): **1,455.0** Original Price: **\$899,000**  
Depth / Size (ft.): **(6.55AC)** Bedrooms: **4** Approx. Year Built: **1992**  
Lot Area (sq.ft.): **285,318.00** Bathrooms: **3** Age: **23**  
Flood Plain: Full Baths: **2** Zoning: **HRS1**  
Rear Yard Exp: **South** Half Baths: **1** Gross Taxes: **\$5,750.00**  
Approval Req?: For Tax Year: **2014**  
If new, GST/HST inc?: Tax Inc. Utilities?: **No**  
P.I.D.: **010-533-648**

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Septic**

Style of Home: **1 Storey, Rancher/Bungalow w/Loft**  
Construction: **Concrete Block, Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly** Reno. Year: **2013**  
# of Fireplaces: **1** R.I. Plumbing:  
Fireplace Fuel: **Pellet** R.I. Fireplaces:  
Water Supply: **Well - Shallow**  
Fuel/Heating: **Electric, Hot Water**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: Parking Access: **Front, Lane**  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP19525 LT 1 LD 36 SEC 8 TWP 20 PARCEL A, U76239E.**

Amenities:

Site Influences: **Private Yard, Rural Setting, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	10' x 11'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Kitchen	12' x 8'			x			x
Main	Living Room	17' x 16'			x			x
Main	Dining Room	17' x 17'			x			x
Main	Solarium	17' x 8'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Laundry	20' x 15'			x			
Above	Bedroom	15' x 14'			x			

Finished Floor (Main):	<b>2,485</b>	# of Rooms:	<b>10</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>275</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>235</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Main</b>	<b>4</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,995 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Grand Total:	<b>2,995 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

Listing Broker(s): **Royal LePage - Wolstencroft**

**Estate Property. Opportunities like this do not come along often. 6.5 acres on Sumas mountain. This property has it all; privacy, ample living space, easy access to Sumas Mountain Road, and out door playgrounds. Country living not too far from the city! Ideal for long term hold or immediate development.**



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**Active**  
**F1410044**

Board: F  
House with Acreage

**34183 GLADYS AVENUE**

Abbotsford  
Central Abbotsford  
V2S 2E8

Residential Detached

**\$529,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>140.00</b>	Original Price: <b>\$1,439,000</b>
Depth / Size (ft.): <b>irreg(1.78AC)</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>RS2</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,412.00</b>
Approval Req?:			For Tax Year: <b>2013</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>024-212-121</b>

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **Other**  
Fuel/Heating: **Electric**  
Outdoor Area: **None**  
Type of Roof: **Other**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Other**

Dist. to School Bus:

Legal: **PL LMP38928 LT A LD 36 SEC 15 TWP 16**

Amenities: **None**

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 20'			x			x
Main	Dining Room	9' x 10'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	14' x 9'			x			x
Main	Bedroom	13' x 10'			x			x
Bsmt	Other	15' x 19'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,200</b>	# of Rooms:	<b>7</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>672</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>1,872 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Partly Finished</b>		6								
Grand Total:	<b>1,872 sq. ft.</b>			7								
				8								

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

**Development 1.78 acre property located in the heart of Abbotsford. The property is split zoned. The upper portion of the land is zoned RS3 and the lower portion of the land with a SR zoning on the lower portion.**