



Presented by:
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 RE/MAX Select Realty
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Mission, Dewdney Deroche

MLS# F1450786

Residential Detached

20 41168 LOUGHEED HY, VOM 1G0

Active



List Price: \$84,000 Previous Price:
 Original Price: **\$84,000**

Complex/Subdiv:

Frontage:	Bedrooms:	2	PID:	900-576-059
Depth/Size:	Bathrooms:	1	Type:	Manufactured
Lot Area SqFt: 0	Full Baths:	1	Approx Yr Blt:	1996
Rear Yard Exp:	Half Baths:	0	Age at List Date:	19
Meas Type:	If New GST/HST Incl:		Taxes:	\$0 (2015)
Flood Plain: No	Zoning:	RES		

View: **Y - FARM LAND AND MOUNTAINS**

Serv. Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Manufactured/Mobile**
 Construction: **Manufactured/Mobile**
 Foundation: **Other**
 Exterior: **Vinyl**

Rainscreen:
 Type of Roof: **Asphalt**

Renovations:
 Flooring: **Mixed**
 Water Supply: **City/Municipal**
 Heat/Fuel: **Electric**

No. of Fireplaces: **0**

Fireplace Fuel:

Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**

Pad Rental: **\$415.00**

Fixtures Leas: **N**

Fixt Removed:

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking: **2**

Parking Access: **Front**

Parking Facilities: **Open, RV Parking Avail., Tandem**

Covered Parking:

Dist to Public Trans:

Dist to School Bus:

Possession:

Title to Land: **Leasehold not prepaid-NonStrata**

Seller's Interest: **Registered Owner, Court Ordered Sale**

Mortgage Info: **\$0**

Property Disclosure: **N - "AS IS WHERE IS"**

Out Buildings:

Legal: **MHR #79761 CSA #430090 1996 MONARCH M/H SER #17224.**

Amenities: **In Suite Laundry, Storage**

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 30'			X			X
Main F.	Kitchen	13' X 10'			X			X
Main F.	Master Bedroom	13' X 10'			X			X
Main F.	Bedroom	10' X 8'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):

Main Floor Area SqFt: **924**

Finished Floor Up SqFt: **0**

Finished Floor Down: **0**

Finished Floor Bsmt SqFt: **0**

Total Finished Floor SqFt: **924**

Unfinished Floor: **0**

Grand Total Floor Area: **924**

Total # Rooms: **4**

Kitchens: **1**

Finished Levels: **2**

Crawl/Bsmt Height:

Basement Area: **None**

Suite:

Bathrooms

1 3 Piece; Ensuite: N; Level: Main F.

2

3

4

5

6

7

8

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 out the unit.



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Mission, Durieu

MLS# F1450127

Residential Detached

35048 NORTH SWARD RD, V2V 7H1

Active



List Price: \$159,900 Previous Price: Original Price: **\$159,900**

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 2	PID: 008-864-781
Depth/Size: 6,000	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 6,000	Full Baths: 1	Approx Yr Blt: 1967
Rear Yard Exp: Feet	Half Baths: 0	Age at List Date: 48
Meas Type: Feet	If New GST/HST Incl: RES	Taxes: \$1,640 (2014)
Flood Plain: N	Zoning: RES	
View: N		
Serv. Connected: Community, Septic		

Style of Home: Rancher/Bungalow	Total Parking: 4	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front	
Foundation: Other	Parking Facilities: Open	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: Community		Seller's Interest: Court Ordered Sale
Heat/Fuel: Other		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - Court Ordered Sale
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

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

Amenities: **None**

Site Influences: **Recreation Nearby, Rural Setting**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'			X			X
Main F.	Kitchen	9' X 8'6"			X			X
Main F.	Eating Area	9' X 8'6"			X			X
Main F.	Bedroom	14' X 9'			X			X
Main F.	Bedroom	9' X 9'			X			X
Main F.	Laundry	8' X 7'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 844	Total # Rooms: 6	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: None	4
Total Finished Floor SqFt: 844	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 844		8

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

Great starter home close to the mountains and lake. 2 bedrooms 1 bathroom makes it an ideal summer getaway place as well. Call Listing Agent for your private viewing now. Lot is 60'x100' and flat.



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Mission, Hatzic

MLS# F1438007

Residential Detached

34945 LOUGHEED HY, V2V 6T1

Active



List Price: \$260,000 Previous Price: **\$275,000**
 Original Price: **\$319,900**

Complex/Subdiv:

Frontage: **74.00 ft** Bedrooms: **3** PID: **003-034-917**
 Depth/Size: **209** Bathrooms: **1** Type: **House/Single Family**
 Lot Area SqFt: **16,553** Full Baths: **1** Approx Yr Blt: **9999**
 Rear Yard Exp: **N** Half Baths: **0** Age at List Date: **999**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,030 (2014)**
 Flood Plain: Zoning: **R930**

View: **Y - FRASER RIVER**
 Serv. Connected: **Electricity, Natural Gas, Septic**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 8	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Open, RV Parking Avail.	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel:		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL NWP62168 LT 167 DL 6 LD 36 GROUP 3.**
 Amenities: **In Suite Laundry**
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	16'6 X 9'6			X			X
Main F.	Living Room	13'4 X 15'5			X			X
Main F.	Dining	11'9 X 9'3			X			X
Main F.	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

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 900	Total # Rooms: 6	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 450	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 3	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,350	Basement Area: Separate Entry, Unfinished	5
		6
Unfinished Floor: 900	Suite: None	7
Grand Total Floor Area: 2,250		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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Mission, Mission BC

MLS# F1445590

Residential Detached

32040 SANDPIPER PL, V2V 2L3

Active



List Price: \$269,900 Previous Price: **\$279,900**
 Original Price: **\$289,900**

Complex/Subdiv:

Frontage: 67.15 ft	Bedrooms: 3	PID: 000-636-029
Depth/Size: 156.85	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 10,532	Full Baths: 1	Approx Yr Blt: 1973
Rear Yard Exp:	Half Baths: 1	Age at List Date: 42
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$1,131 (2014)
Flood Plain:	Zoning: RES	

View:

Serv. Connected: **Electricity**

Style of Home: Basement Entry	Total Parking:	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	
Flooring: Laminate	Possession:	
Water Supply: City/Municipal	Title to Land: Freehold NonStrata	
Heat/Fuel: Other	Seller's Interest: Court Ordered Sale	
No. of Fireplaces: 2	Mortgage Info: \$0	
Fireplace Fuel: Wood	R/I Fireplaces:	Property Disclosure: N - court order
Outdoor Area: Sundeck(s)	Out Buildings:	
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL NWP 41687 LT 193 LD 36 SEC 20 TWP**

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 17'			X			X
Main F.	Dining	9' X 10'			X			X
Main F.	Kitchen	9'6" X 13'			X			X
Main F.	Master Bedroom	11' X 14'			X			X
Main F.	Bedroom	10' X 11'			X			X
Main F.	Bedroom	9'5" X 11'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):

Main Floor Area SqFt: **1,144**
 Finished Floor Up SqFt: **0**
 Finished Floor Down: **0**
 Finished Floor Bsmt SqFt: **600**
 Total Finished Floor SqFt: **1,744**

Total # Rooms: **6**
 # Kitchens: **1**
 Finished Levels: **2**
 Crawl/Bsmt Height:
 Basement Area: **Partly Finished**

Bathrooms

1 **4 Piece; Ensuite: N; Level: Main F.**
 2 **2 Piece; Ensuite: N; Level: Main F.**
 3
 4
 5
 6
 7
 8

Unfinished Floor: **0**
 Grand Total Floor Area: **1,744**

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

Basement entry home on 62.15 x 156.85 Ft lot with single garage. Has some areas of updating but requires lot of work in other areas. Fixer upper with great potential.



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Mission, Mission BC

MLS# F1450314

Residential Detached

8134 CEDAR AV, V2V 3N3

Active



List Price: \$279,900 Previous Price:
 Original Price: **\$279,900**

Complex/Subdiv:

Frontage: 73.00 ft	Bedrooms: 3	PID: 018-923-119
Depth/Size: 142	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 10,560	Full Baths: 1	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,029 (2014)
Flood Plain:	Zoning: RES	

View: **N**

Serv. Connected: **Water, Electricity, Natural Gas, Storm Sewer**

Style of Home: Basement Entry	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Other		Dist to School Bus:
Renovations:	Reno Year:	
Flooring: Mixed	Possession:	
Water Supply: City/Municipal	Title to Land: Freehold NonStrata	
Heat/Fuel: Electric, Natural Gas	Seller's Interest: Court Ordered Sale	
No. of Fireplaces: 0	Mortgage Info: \$0	
R/I Fireplaces:	Property Disclosure: N - court ordered	
Fireplace Fuel:	Out Buildings:	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **LMP18614 LTA LD36 SEC22 TP17**

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 11'8			X			X
Main F.	Living Room	16' X 11'8			X			X
Main F.	Dining	11' X 9'8			X			X
Main F.	Master Bedroom	13'10 X 11'9			X			X
Main F.	Bedroom	11'9 X 11'1			X			X
Main F.	Bedroom	11'9 X 10'6			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):

Main Floor Area SqFt: **1,150**
 Finished Floor Up SqFt: **0**
 Finished Floor Down: **0**
 Finished Floor Bsmt SqFt: **0**
 Total Finished Floor SqFt: **1,150**

Total # Rooms: **6**
 # Kitchens: **1**
 Finished Levels: **2**
 Crawl/Bsmt Height:
 Basement Area: **Full, Unfinished**

Bathrooms

1 **4 Piece; Ensuite: N; Level: Main F.**
 2
 3
 4
 5
 6
 7
 8

Unfinished Floor: **1,150**
 Grand Total Floor Area: **2,300**

Suite: **None**

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

Bring your tool belt and imagination. This property has loads of potential and is waiting for a buyer who is looking to gain some sweat equity. Much of the value is in the impressive 1/4 acre lot. Ideal for a renovation or bulldoze and re-build. Call today.



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Abbotsford, Aberdeen

MLS# F1448329

Residential Detached

28810 FRASER HY, V4X 1G9

Active



List Price: \$294,000 Previous Price:
 Original Price: **\$294,000**

Complex/Subdiv:

Frontage: 146.00 ft	Bedrooms: 4	PID: 004-575-083
Depth/Size: 57	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 8,322	Full Baths: 1	Approx Yr Blt: 9999
Rear Yard Exp: E	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl: No	Taxes: \$2,567 (2014)
Flood Plain: No	Zoning: A1	
View: N		
Serv. Connected: Electricity, Natural Gas, Water		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 0
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Other		
Rainscreen: No	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Other		Dist to School Bus:
Renovations:	Reno Year:	
Flooring: Other		Possession:
Water Supply: City/Municipal		Title to Land: Freehold NonStrata
Heat/Fuel: Other		Seller's Interest: Court Ordered Sale
No. of Fireplaces: 1	R/I Fireplaces:	Mortgage Info: \$0
Fireplace Fuel: Gas - Natural		Property Disclosure: N - COURT ORDERED SALE
Outdoor Area: Sundeck(s)		Out Buildings:
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL NWP21964 LT F BLK 4 LD 36 SEC 22 TWP 13 PART NW 1/4.**
 Amenities: **None**
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 12'			X			X
Main F.	Dining	15' X 13'			X			X
Main F.	Kitchen	15' X 10'			X			X
Main F.	Master Bedroom	11' X 19'			X			X
Above	Bedroom	15' X 13'			X			X
Above	Bedroom	12' X 7'			X			X
Above	Bedroom	10' X 9'			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,250	Total # Rooms: 7	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 500	# Kitchens: 1	
Finished Floor Down: 0	Finished Levels: 2	
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	
Total Finished Floor SqFt: 1,750	Basement Area: Crawl, Part	
Unfinished Floor: 0	Suite:	
Grand Total Floor Area: 1,750		

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

Old style two storey home located on the corner of Bradner Rd and Fraser Hwy. Four bedroom home complete with picket fence.



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Abbotsford, Abbotsford East

MLS# F1448016

Residential Detached

3569 WALDEN ST, V2S 5B2

Active



List Price: \$299,900 Previous Price: Original Price: **\$299,900**

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 4	PID: 002-163-926
Depth/Size: 125	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 8,250	Full Baths: 2	Approx Yr Blt: 1975
Rear Yard Exp: W	Half Baths: 0	Age at List Date: 40
Meas Type: Feet	If New GST/HST Incl: No	Taxes: \$3,082 (2014)
Flood Plain: No	Zoning: RS3	

View: **Y - MISSION NORTH SHORE MOUNTAINS**
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 3	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Torch-On		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: N - ABSENTEE OWNER
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL NWP46782 LT 382 LD 36 SEC 26 TWP 16 PART SW**
 Amenities: **Green House**
 Site Influences: **Central Location, Private Yard, Paved Road**
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'	Bsmt	Laundry	10'6 X 8'			X
Main F.	Kitchen	12' X 10'8						X
Main F.	Dining	10'7 X 7'9						X
Main F.	Family Room	15' X 7'10						X
Main F.	Master Bedroom	11'4 X 10'4						X
Main F.	Bedroom	11'5 X 10'						X
Bsmt	Living Room	17' X 11'						X
Bsmt	Kitchen	11' X 7'						X
Bsmt	Bedroom	10'6 X 9'						X
Bsmt	Bedroom	10'6 X 9'						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,076	Total # Rooms: 11	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 950	Crawl/Bsmt Height: Full, Fully Finished	4
Total Finished Floor SqFt: 2,026	Basement Area:	5
	Suite: Unauthorized Suite	6
Unfinished Floor: 0		7
Grand Total Floor Area: 2,026		8

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

Rancher w/unauthorized suite in great Abbotsford location. 2 gas fireplaces in main home, Detached Guest suite has gas fire place and 3 piece bath. Home needs plenty of TLC.



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Abbotsford, Poplar

MLS# F1450883

Residential Detached

1 33341 HAWTHORNE AV, V2S 1B7

Active



List Price: \$322,500 Previous Price: Original Price: **\$322,500**

Complex/Subdiv:

Frontage: 85.00 ft	Bedrooms: 5	PID: 026-710-277
Depth/Size: 114	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 9,690	Full Baths: 2	Approx Yr Blt: 1964
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 51
Meas Type: Feet	If New GST/HST Incl: RS3	Taxes: \$2,372 (2014)
Flood Plain: No	Zoning: RS3	
View: N		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		

Style of Home: Rancher/Bungalow	Total Parking: 3	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Mixed, Wood		
Rainscreen:	R/I Plumbing: No	Dist to Public Trans:
Type of Roof: Torch-On		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Mixed, Vinyl/Linoleum, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - Court ordered sale
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: Y - As is where is		

Legal: **PL BCS1894 LT 1 LD 36 SEC 16 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**

Amenities: **None**

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6" X 15'	Below	Bedroom	14'5" X 8'			X
Main F.	Dining	13' X 8'6"	Below	Laundry	8'9" X 7'			X
Main F.	Kitchen	19' X 10'3"	Main F.	Patio	14'5" X 8'			X
Main F.	Foyer	9'9" X 7'6"			X			X
Main F.	Master Bedroom	13' X 12'			X			X
Main F.	Bedroom	12' X 10'			X			X
Below	Living Room	16'8" X 13'			X			X
Below	Kitchen	13' X 7'5"			X			X
Below	Bedroom	13' X 11'5"			X			
Below	Bedroom	12' X 10'9"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,230	Total # Rooms: 13	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Below
Finished Floor Down: 1,230	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,460	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 2,460		8

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

Rancher with full basement - Basement has kitchen, 3 bedrooms and laundry room. Low maintenance yard. Home needs work. Bareland strata. No restrictions to the home. Included private garbage & snow removal, water & sewer. 5 bedroom home close to the University of the Fraser Valley.



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Mission, Mission BC

MLS# F1444407

Residential Detached

8072 KNIGHT AV, V2V 6A8

Active



List Price:	\$339,900	Previous Price:	\$349,900
		Original Price:	\$349,900
Complex/Subdiv:			
Frontage:	72.00 ft	Bedrooms:	3
Depth/Size:	122	Bathrooms:	3
Lot Area SqFt:	8,821	Full Baths:	3
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	R558
View:	N		
Serv. Connected:	Water, Electricity, Natural Gas, Sanitary Sewer		
PID:	005-497-663	Type:	House/Single Family
Approx Yr Blt:	1981	Age at List Date:	34
Taxes:	\$3,325 (2014)		

Style of Home:	Basement Entry	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, Carport; Multiple		
Exterior:	Stucco, Brick				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Metal	Possession:			
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Hardwood, Wall/Wall/Mixed	Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - Court Ordered Sale
Fireplace Fuel:	Wood	Out Buildings:			
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: **PL NWP56574 LT 440 LD 36 SEC 28 TWP 17**
 Amenities: **In Suite Laundry, Storage**
 Site Influences: **Private Setting, Private Yard, Central Location**
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	14' X 11'3			X			X
Main F.	Dining	9' X 9'5			X			X
Main F.	Living Room	19'5 X 14'10			X			X
Main F.	Master Bedroom	15' X 12'			X			X
Main F.	Bedroom	10' X 11'			X			X
Main F.	Bedroom	10' X 10'3			X			X
Bsmt	Foyer	9'9 X 8'1			X			X
Bsmt	Recreation Room	14' X 26'2			X			X
Bsmt	Den	10' X 10'2			X			
Bsmt	Utility	10'8 X 13'5			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,347	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	1,015	3	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	0	4	
Total Finished Floor SqFt:	2,362	5	
		6	
Unfinished Floor:	0	7	
Grand Total Floor Area:	2,362	8	

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

Check out this family home! Nice open main floor with kitchen open to living and dining areas. Walk-out from kitchen to large sundeck and private backyard. Three bedrooms up with full family bathroom and three piece ensuite. Rec room in basement plus den that can easily be a fourth bedroom. Third bathroom and big utility/storage room also in basement. House has metal roof, carport and treed front yard for additional privacy. This is definitely worth a look! Call, email or text to book for further details.



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Abbotsford, Abbotsford West

MLS# F1446841

Residential Detached

2352 CASCADE ST, V2T 3G3

Active



List Price: \$369,000 Previous Price:
 Original Price: **\$369,000**

Complex/Subdiv:

Frontage: 80.00 ft	Bedrooms: 4	PID: 001-330-241
Depth/Size: 103	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 8,240	Full Baths: 2	Approx Yr Blt: 1970
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 45
Meas Type: Feet	If New GST/HST Incl: No	Taxes: \$3,010 (2014)
Flood Plain: No	Zoning: RS3	

View: **N**
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Rancher/Bungalow	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 2
Type of Roof: Torch-On		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - court ordered sale
Fireplace Fuel: Gas - Natural		Out Buildings: /Garage Sz: 21 x 20
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N - Court Ordered Sale		
Fixt Removed: N - Court ordered sale		

Legal: **PL NWP29707 LT 60 LD 36 SEC 17 TWP 16 PART NE 1/4.**

Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 11'	Bsmt	Laundry	9' X 4'			X
Main F.	Dining	11' X 10'						X
Main F.	Kitchen	16'10 X 11'						X
Main F.	Master Bedroom	13' X 11'						X
Main F.	Bedroom	10' X 9'8						X
Main F.	Bedroom	11' X 9'						X
Bsmt	Recreation Room	28' X 13'10						X
Bsmt	Bedroom	13' X 9'						X
Bsmt	Storage	13' X 11'						X
Bsmt	Storage	10'6 X 5'8						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,300	Total # Rooms: 11	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 5 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,300	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,600	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,600		8

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

Put in some sweat equity and in return, enjoy this 4 bedroom, 3 bathroom rancher with a full walkout basement to a private expansive 8,230 sqft property that could have a postcard view of Mt. Baker. Situated on a quiet side street with great neighbours close to Mill Lake Park, and all amenities, including the new hospital and UVF.



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Abbotsford, Abbotsford West

MLS# F1433309

Residential Detached

31030 HERON AV, V2T 5K6

Active



List Price: \$380,000 Previous Price: **\$405,000**
 Original Price: **\$420,000**

Complex/Subdiv: **KINGFISHER**

Frontage: 25.00 ft	Bedrooms: 6	PID: 015-895-483
Depth/Size: 9,115	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 9,115	Full Baths: 2	Approx Yr Blt: 1991
Rear Yard Exp: SW	Half Baths: 1	Age at List Date: 24
Meas Type: Feet	If New GST/HST Incl: RS3	Taxes: \$3,855 (2014)
Flood Plain: View: N		

Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 5	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, RV Parking Avail.	
Exterior: Brick, Mixed, Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 3
Type of Roof: Wood		Dist to School Bus: 3
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Electric, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - FORECLOSURE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL NWP84606 LT 12 LD 36 SEC 24 TWP 13**

Amenities:

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	15'8" X 13'4"	Below	Bedroom	11' X 13'			X
Main F.	Kitchen	11' X 11'4"	Below	Recreation Room	20' X 12'			X
Main F.	Dining	14'8" X 10'	Below	Games Room	15' X 12'			X
Main F.	Eating Area	11'8" X 8'						X
Main F.	Family Room	13' X 12'8"						X
Main F.	Den	9' X 7'						X
Above	Master Bedroom	16'4" X 13'4"						X
Above	Bedroom	12' X 10'						X
Above	Bedroom	11'8" X 10'10"						X
Below	Bedroom	12' X 13'						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,145	Total # Rooms: 13	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 828	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 1,345	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 3,318	Basement Area: Full, Partly Finished, Separate Entry	5
Unfinished Floor: 0	Suite: None	6
Grand Total Floor Area: 3,318		7
		8

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

Home is beautifully designed with a good unique and functional layout. Home features 3 large bedrooms up, den on main, and 2 large bedrooms on the lower floor. Home features soaring ceilings in the basement and vaulted ceilings on the main floor, with loads of windows that bring in much needed bright sunshine. The home is situated on private fenced large lot, almost 1/4 acre lot, in a quiet cul-de-sac. Hurry don't miss out.



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Abbotsford, Abbotsford East

MLS# F1442527

Residential Detached

2378 CAMERON CR, V3G 2B3

Active



List Price: \$385,900 Previous Price: **\$394,900**
 Original Price: **\$422,900**

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 3	PID: 003-022-072
Depth/Size: 127	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 7,619	Full Baths: 2	Approx Yr Blt: 1982
Rear Yard Exp:	Half Baths: 0	Age at List Date: 33
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,095 (2014)
Flood Plain:	Zoning: RS1	

View:

Serv. Connected: **Electricity, Natural Gas, Water**

Style of Home: Basement Entry	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces: 1	Property Disclosure: N - BANK SALE
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL NWP62039 LT 411 LD 36 SEC 23 TWP 16 PART SE**

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 17'3			X			X
Main F.	Dining	9'7 X 11'10			X			X
Main F.	Kitchen	9'7 X 8'5			X			X
Main F.	Family Room	12'9 X 18'			X			X
Main F.	Master Bedroom	14'10 X 11'5			X			X
Main F.	Bedroom	9'4 X 11'10			X			X
Main F.	Bedroom	11'3 X 9'9			X			X
Main F.	Den	9'2 X 10'1			X			X
		X			X			
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt: **1,570**
 Finished Floor Up SqFt: **0**
 Finished Floor Down: **92**
 Finished Floor Bsmt SqFt: **0**
 Total Finished Floor SqFt: **1,662**

Total # Rooms: **8**
 # Kitchens: **1**
 Finished Levels: **2**
 Crawl/Bsmt Height:
 Basement Area: **Partly Finished**

Bathrooms

1 **4 Piece; Ensuite: N; Level: Main F.**
 2 **3 Piece; Ensuite: N; Level: Main F.**
 3
 4
 5
 6
 7
 8

Unfinished Floor: **1,203**
 Grand Total Floor Area: **2,865**

Suite: **None**

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

Opportunity Knocks!! This home has a 2 year old roof, new furnace and new hotwater on demand. Main floor is open concept and walks out onto the patio with a nice private backyard. Double sided fireplace in the living room and family room, spacious rooms upstairs. Bring your ideas to finish the basement, it is at drywall stage with a roughed in bathroom. Great location for schools and recreation. Don't delay, book your showing now.



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Mission, Mission BC

MLS# F1436661

Residential Detached

32570 DEWDNEY TRUNK RD, V2V 7E8

Active



List Price:	\$389,000	Previous Price:	
		Original Price:	\$389,000
Complex/Subdiv:			
Frontage:	120.00 ft	Bedrooms:	3
Depth/Size:	417 (1.15 A)	Bathrooms:	1
Lot Area SqFt:	0	Full Baths:	1
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	C2
View:			
Serv. Connected: Electricity, Natural Gas, Septic, Water			
PID:	004-938-119	Type:	House with Acreage
Approx Yr Blt:	1950	Age at List Date:	65
Taxes:	\$10,500 (2014)		

Style of Home:	2 Storey	Total Parking:	8	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Triple, RV Parking Avail.		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Mixed	Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Electric				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - UPON OFFER
Fireplace Fuel:	None	Out Buildings:			
Outdoor Area:	Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N - AS IS WHERE IS				

Legal: **PL NWP51435 LT 17 LD 36 SEC 32 TWP 17**
 Amenities: **Workshop Detached**
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'7 X 11'6			X			X
Main F.	Kitchen	8'7 X 11'			X			X
Main F.	Laundry	6'10 X 5'6			X			X
Main F.	Foyer	5'8 X 6'			X			X
Main F.	Eating Area	11'3 X 7'6			X			X
Main F.	Bedroom	11' X 10'			X			X
Above	Master Bedroom	17' X 12'2			X			X
Above	Bedroom	13' X 11'8			X			X
Above	Kitchen	12' X 8'			X			
Above	Dining	12' X 11'			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	800	Total # Rooms:	10
Finished Floor Up SqFt:	200	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	1,000	Basement Area:	None
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,000		

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

Incredible holding property. Commercial neighborhood zoning allows for enclosed storage, future apartment building with commercial space, dog & cat kennel, retail auction, liquor store, veterinary clinic, tattoo parlour & on & on (Call for list). 1.15 acres with old livable home & large shop area (approx 6000 sqft incl mezzanine), city water.



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Abbotsford, Abbotsford East

MLS# F1447588

Residential Detached

2475 MOUNTAIN DR, V3G 1E9

Active



List Price:	\$389,900	Previous Price:	
		Original Price:	\$389,900
Complex/Subdiv: MOUNTAIN VILLAGE			
Frontage:	79.00 ft	Bedrooms:	2
Depth/Size:	IRREG	Bathrooms:	2
Lot Area SqFt:	7,293	Full Baths:	2
Rear Yard Exp:	W	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RS
View:			
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
PID:	013-848-569	Type:	House/Single Family
Approx Yr Blt:	1990	Age at List Date:	25
Taxes:	\$3,607 (2014)		

Style of Home:	Rancher/Bungalow w/Loft	Total Parking:	Covered Parking: 2
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double
Exterior:	Stucco		
Rainscreen:		R/I Plumbing:	
Type of Roof:	Wood	Dist to Public Trans:	1 BLK
Renovations:		Possession:	
Flooring:	Mixed	Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:	
Fireplace Fuel:	Gas - Natural, Wood	Property Disclosure:	N - FORECLOSURE
Outdoor Area:	Fenced Yard, Patio(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal:	PL NWP81175 LT 4 LD 36 SEC 24 TWP 16 PART SE 1/4.
Amenities:	None
Site Influences:	Private Yard
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'	Above	Flex Room	11' X 15'			X
Main F.	Dining	11' X 10'						X
Main F.	Kitchen	11' X 10'						X
Main F.	Eating Area	11' X 8'						X
Main F.	Master Bedroom	20' X 13'						X
Main F.	Walk-In Closet	6' X 8'						X
Main F.	Bedroom	15' X 11'						X
Main F.	Laundry	8' X 7'						X
Main F.	Foyer	6' X 8'						X
Main F.	Family Room	17' X 13'						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,840	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	235	2	5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	3	
Finished Floor Bsmt SqFt:	0	4	
Total Finished Floor SqFt:	2,075	5	
		6	
Unfinished Floor:	0	7	
Grand Total Floor Area:	2,075	8	

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

Prestigious Mountain Village - Perfect Starter or empty nester home - 2 bedrm on main floor with Bonus room above garage. Separate living room, dining room and family room. 2 F/Ps, private fenced backyard and extra parking available. Call for more details and your personal showing.



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Abbotsford, Central Abbotsford

MLS# F1446751

Residential Detached

2778 MOUNTVIEW ST, V2S 3L7

Active



List Price: \$429,900

Previous Price:

Original Price: **\$429,900**

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 5	PID: 012-277-614
Depth/Size: 119	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 7,140	Full Baths: 2	Approx Yr Blt: 1976
Rear Yard Exp: E	Half Baths: 1	Age at List Date: 39
Meas Type: Feet	If New GST/HST Incl: No	Taxes: \$3,319 (2014)
Flood Plain: No	Zoning: RS3	

View:

Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry, Split Entry**

Construction: **Frame - Wood**

Foundation: **Concrete Perimeter**

Exterior: **Mixed**

Rainscreen: **No**

Type of Roof: **Torch-On**

Renovations: **Partly**

Flooring: **City/Municipal**

Water Supply: **Electric, Forced Air, Natural Gas**

No. of Fireplaces: **2**

Fireplace Fuel: **Electric, Wood**

Outdoor Area: **Sundeck(s), Rooftop Deck**

Pad Rental:

Fixtures Leas: **N**

Fixt Removed: **Y - AS IS WHERE IS**

R/I Plumbing: **No**

Reno Year: **2009**

R/I Fireplaces:

Total Parking: **6**

Covered Parking: **2**

Parking Access: **Front, Rear**

Parking Facilities: **Carport; Single, Garage; Double**

Dist to Public Trans: **CLOSE**

Dist to School Bus: **CLOSE**

Possession:

Title to Land: **Freehold NonStrata**

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

Mortgage Info: **\$0**

Property Disclosure: **Y - UPON OFFER**

Out Buildings: **/Garage Sz: 24X24**

Legal: **PL NWP1584 LT 18 BLK 1 DL 48 LD 36 GROUP 2.**

Amenities: **None**

Site Influences: **Central Location**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'2" X 7'6"	Below	Laundry	4' X 6'			X
Main F.	Dining	13'5" X 9'6"						X
Main F.	Living Room	13'5" X 18'						X
Main F.	Bedroom	12' X 10'10"						X
Main F.	Bedroom	10'9" X 12'						X
Main F.	Bedroom	9' X 10'10"						X
Below	Bedroom	20' X 14'						X
Below	Bedroom	10' X 13'						X
Below	Recreation Room	12' X 30'						X
Below	Kitchen	12' X 4'						X

Floor Area (SqFt):

Main Floor Area SqFt: **1,150**

Finished Floor Up SqFt: **0**

Finished Floor Down: **1,150**

Finished Floor Bsmt SqFt: **0**

Total Finished Floor SqFt: **2,300**

Unfinished Floor: **0**

Grand Total Floor Area: **2,300**

Total # Rooms: **11**

Kitchens: **2**

Finished Levels: **2**

Crawl/Bsmt Height:

Basement Area: **Full, Fully Finished**

Suite:

Unauthorized Suite

Bathrooms

1 **2 Piece; Ensuite: Y; Level: Main F.**

2 **4 Piece; Ensuite: N; Level: Main F.**

3 **4 Piece; Ensuite: N; Level: Below**

4

5

6

7

8

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

Great central location, lots of upgrades, kitchen, furnace, windows & some flooring but needs a little TLC. 3 bdrms up + 2pc ensuite, one or two bdrm unauthorized suite down, detached 24x24 workshop/garage with 2pc bath & two other sinks & rough in plumbing. Also a 24x24 roof top sundeck. Carport & open parking at front plus back lane access & parking for RV or boat etc.



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Mission, Mission BC

MLS# F1447906

Residential Detached

33602 12TH AV, V2V 7B4

Active



List Price:	\$570,000	Previous Price:	
		Original Price:	\$570,000
Complex/Subdiv:			
Frontage:	59.00 ft	Bedrooms:	7
Depth/Size:		Bathrooms:	5
Lot Area SqFt:	6,027	Full Baths:	5
Rear Yard Exp:	S	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS1
View:	Y - Southern view of Fraser Valley		
Serv. Connected:	Electricity, Natural Gas, Water		
PID:	023-457-139	Type:	House/Single Family
Approx Yr Blt:	2003	Age at List Date:	12
Taxes:	\$5,743 (2014)		

Style of Home:	Basement Entry	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt	Reno Year:		Possession:	
Renovations:		Title to Land:	Freehold NonStrata	Seller's Interest:	Court Ordered Sale
Flooring:		Mortgage Info:	\$0	Property Disclosure:	N - Foreclosure
Water Supply:	City/Municipal			Out Buildings:	
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:			
Fireplace Fuel:	Gas - Natural				
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

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

Amenities:
 Site Influences:
 Features Incl:

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

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,987	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	1,426	4	3 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt:	3,413	5	3 Piece; Ensuite: N; Level: Bsmt
Unfinished Floor:	0	6	
Grand Total Floor Area:	3,413	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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Abbotsford, Abbotsford East

MLS# F1438564

Residential Detached

2685 ST.GALLEN WY, V3G 1C3

Active



List Price: \$599,900 Previous Price: **\$629,900**
 Original Price: **\$670,000**

Complex/Subdiv:

Frontage: **59.00 ft** Bedrooms: **5** PID: **005-574-153**
 Depth/Size: Bathrooms: **4** Type: **House/Single Family**
 Lot Area SqFt: **7,700** Full Baths: **3** Approx Yr Blt: **9999**
 Rear Yard Exp: Half Baths: **1** Age at List Date: **999**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,059 (2014)**
 Flood Plain: Zoning: **LUC-15**
 View: **Y - West**
 Serv. Connected: **Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Mixed**
 Rainscreen:
 Type of Roof: **Asphalt**
 Renovations:
 Flooring: **Mixed**
 Water Supply: **City/Municipal**
 Heat/Fuel: **Forced Air**
 No. of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Outdoor Area: **Patio(s) & Deck(s)**
 Pad Rental:
 Fixtures Leas: **Y - Unsure**
 Fixt Removed: **Y - Unsure**

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking: **5** Covered Parking: **2**
 Parking Access:
 Parking Facilities: **Garage; Double**
 Dist to Public Trans:
 Possession:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Mortgage Info: **\$0**
 Property Disclosure: **N - Court ordered sale**
 Out Buildings:

Legal: **PL NWP57242 LT 300 SEC 23 TWP 16**
 Amenities: **None**
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12' X 12'	Bsmt	Bedroom	12' X 12'			X
Main F.	Dining	16' X 11'	Bsmt	Bedroom	9' X 8'			X
Main F.	Living Room	16' X 14'	Bsmt	Recreation Room	18' X 14'			X
Main F.	Family Room	15' X 12'	Bsmt	Media Room	18' X 12'			X
Main F.	Den	11' X 10'			X			X
Main F.	Laundry	10' X 9'			X			X
Above	Master Bedroom	19' X 15'			X			X
Above	Bedroom	12' X 11'			X			X
Above	Bedroom	11' X 9'			X			
Above	Loft	18' X 10'			X			

Floor Area (SqFt):

Main Floor Area SqFt: **1,740**
 Finished Floor Up SqFt: **1,439**
 Finished Floor Down: **1,740**
 Finished Floor Bsmt SqFt: **591**
 Total Finished Floor SqFt: **5,510**

Total # Rooms: **14**
 # Kitchens: **1**
 Finished Levels: **4**
 Crawl/Bsmt Height:
 Basement Area: **Full**

Bathrooms

1 **2 Piece; Ensuite: N; Level: Main F.**
 2 **5 Piece; Ensuite: Y; Level: Above**
 3 **5 Piece; Ensuite: N; Level: Above**
 4 **3 Piece; Ensuite: N; Level: Below**
 5
 6
 7
 8

Unfinished Floor: **495**
 Grand Total Floor Area: **6,005**

Suite: **None**

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

Your new home in East Abbotsford is here. Now is the time to come and view this large home with terrific views. Sitting on Glen Mountain this spectacular executive home has lots of room for the whole family plus more! 3 bathrooms plus large bonus room upstairs with two bathrooms, two gas fireplaces on the main floor, large kitchen with huge pantry space, lots of outdoor patio space, high end finishing, two car garage, concrete bunker for extra square footage, and much much more. Three of the four levels have outside access which allows for lots of flexibility. This home must be seen to be believed! Call today to view as this home will not last long!



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Mission, Mission BC

MLS# F1445622

Residential Detached

31630 ISRAEL AV, V4S 1E4

Active



List Price: \$659,900 Previous Price:
 Original Price: **\$659,900**

Complex/Subdiv:

Frontage: 164.00 ft	Bedrooms: 5	PID: 019-203-993
Depth/Size: 288	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 50,961	Full Baths: 4	Approx Yr Blt: 1962
Rear Yard Exp: 0	Half Baths: 0	Age at List Date: 53
Meas Type: Feet	If New GST/HST Incl: 0	Taxes: \$3,512 (2014)
Flood Plain: 0	Zoning: S36	

View:

Serv. Connected: **Electricity, Natural Gas, Septic**

Style of Home: Basement Entry	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open, RV Parking Avail.	
Exterior: Vinyl, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Metal		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Mixed, Tile		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y - UPON OFFER
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N - AS IS WHERE IS		

Legal: **PL LMP22101 LT 1 LD 36 SEC 30 TWP 17**
 Amenities: **None**
 Site Influences: **Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Treed**
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'10 X 18'4	Below	Bedroom	9'11 X 9'8			X
Main F.	Kitchen	19' X 16'	Below	Bedroom	9'3 X 8'4			X
Main F.	Eating Area	10' X 12'	Below	Media Room	12' X 32'			X
Main F.	Master Bedroom	23'3 X 19'11	Below	Laundry	10' X 5'			X
Main F.	Bedroom	15'4 X 10'4	Below	Laundry	10' X 8'			X
Main F.	Bedroom	34' X 11'			X			X
Main F.	Walk-In Closet	9' X 6'			X			X
Below	Living Room	15'8 X 11'7			X			X
Below	Kitchen	15'8 X 11'7			X			
Below	Eating Area	9'1 X 7'2			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,140	Total # Rooms: 15	1 5 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 1,380	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt: 3,520	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 3,520		8

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

Fantastic location in a subdivision of very nice homes on small acreages. Close to Mission Sports Park & Mission Golf Course. 1.17 acres with lots of recent renos & a nice \$200k approx addition, looking for a buyer to finish the dream, needs trims, paint & full landscaping etc. One bedroom unauthorized suite down, oversized garage 24x28 with large media/rec room/bachelor suite potential space behind?



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Abbotsford, Central Abbotsford

MLS# F1410044

Residential Detached

34183 GLADYS AV, V2S 2E8

Active



List Price: \$749,900 Previous Price: **\$899,900**
 Original Price: **\$1,439,000**

Complex/Subdiv:

Frontage: **140.00 ft** Bedrooms: **3** PID: **024-212-121**
 Depth/Size: **irreg(1.78A)** Bathrooms: **1** Type: **House with Acreage**
 Lot Area SqFt: **0** Full Baths: **1** Approx Yr Blt: **9999**
 Rear Yard Exp: **E** Half Baths: **0** Age at List Date: **999**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,412 (2013)**
 Flood Plain: **No** Zoning: **RS2**
 View: **N**
 Serv. Connected: **Electricity**

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front	
Foundation: Other	Parking Facilities: Open	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Other		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Other		Title to Land: Freehold NonStrata
Water Supply: Other		Seller's Interest: Court Ordered Sale
Heat/Fuel: Electric		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - court ordered sale
Fireplace Fuel: None		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL LMP38928 LT A LD 36 SEC 15 TWP 16**
 Amenities: **None**
 Site Influences: **Central Location**
 Features Incl:

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

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,200	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	
Finished Floor Down: 0	Finished Levels: 1	
Finished Floor Bsmt SqFt: 672	Crawl/Bsmt Height:	
Total Finished Floor SqFt: 1,872	Basement Area: Partly Finished	
Unfinished Floor: 0	Suite: None	
Grand Total Floor Area: 1,872		

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 RR4. One Unit Suburban Residential Zone and RS2, One Unit Urban Hillside Residential Zone at rear of the site. Property being sold for Land Valueonly.



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Mission, Hatzic

MLS# F1444093

Residential Detached

34700 DEWDNEY TRUNK RD, V2V 6Y6

Active



List Price: \$754,000 Previous Price: **\$799,000**
 Original Price: **\$831,000**

Complex/Subdiv:

Frontage: Bedrooms: **6** PID: **023-316-233**
 Depth/Size: Bathrooms: **5** Type: **House/Single Family**
 Lot Area SqFt: **0** Full Baths: **4** Approx Yr Blt: **2000**
 Rear Yard Exp: Half Baths: **1** Age at List Date: **15**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$7,078 (2014)**
 Flood Plain: **No** Zoning: **RES**
 View: **Y - VALLEY RIVER**
 Serv. Connected: **Community, Electricity, Water**

Style of Home: 3 Storey, Carriage/Coach House	Total Parking: 10	Covered Parking: 4
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Det.Grge/Carport, Garage; Triple, RV Parking Avail.	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLK
Type of Roof: Other		Dist to School Bus: 1 BLK
Renovations:	Reno Year:	
Flooring: Mixed		Possession:
Water Supply: City/Municipal		Title to Land: Freehold NonStrata
Heat/Fuel: Natural Gas		Seller's Interest: Court Ordered Sale
No. of Fireplaces: 2	R/I Fireplaces:	Mortgage Info: \$0
Fireplace Fuel: Gas - Natural, Wood		Property Disclosure: N - FORECLOSURE
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard, 5		Out Buildings: /Garage Sz: 40X20/Outdr Pool: 20X12
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL LMP26820 LT C LD 36 SEC 26 TWP 17**
 Amenities: **Pool; Outdoor, Storage, Workshop Detached**
 Site Influences: **Private Setting, Private Yard, Rural Setting**
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'	Above	Bedroom	14' X 14'			X
Main F.	Dining	13' X 12'	Above	Bedroom	9' X 9'			X
Main F.	Kitchen	14' X 12'	Above	Bedroom	9' X 9'			X
Main F.	Foyer	10' X 10'	Above	Den	14' X 7'			X
Main F.	Master Bedroom	22' X 20'	Below	Media Room	16' X 14'			X
Main F.	Living Room	14' X 20'	Below	Bedroom	10' X 10'			X
Main F.	Dining	14' X 12'			X			X
Main F.	Kitchen	11' X 10'			X			X
Main F.	Bedroom	14' X 13'			X			
Above	Recreation Room	26' X 20'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,448	Total # Rooms: 16	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 1,535	# Kitchens: 2	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 1,100	Finished Levels: 3	3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt: 5,083	Basement Area: Part	5 3 Piece; Ensuite: N; Level: Above
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 5,083		8

Listing Broker(s): **Home and Garden Realty**

Prominent quiet private location. About one acre in size, long driveway abundant parking huge shop 3 car garage and a gardeners shed for the yard equipment and tools. Picturesque setting high above and lovely view of valley and river. The home is modern and nicely kept ideal for two families side by side duplex style or great revenue. Currently one half is operating daycare. Lovely decks surround a gorgeous pool with sun all day. Easy to view call now.



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Abbotsford, Sumas Mountain

MLS# F1425811

Residential Detached

37376 BATT RD, V3G 2L3

Active



List Price: \$799,000 Previous Price: **\$899,000**
 Original Price: **\$899,000**

Complex/Subdiv:

Frontage: **1455.00 ft** Bedrooms: **4** PID: **010-533-648**
 Depth/Size: **(6.55AC)** Bathrooms: **3** Type: **House with Acreage**
 Lot Area SqFt: **285,318** Full Baths: **2** Approx Yr Blt: **1992**
 Rear Yard Exp: **S** Half Baths: **1** Age at List Date: **22**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,750 (2014)**
 Flood Plain: Zoning: **HRS1**

View:

Serv. Connected: **Electricity, Septic**

Style of Home: Rancher/Bungalow w/Loft, 1 Storey	Total Parking: 6	Covered Parking:
Construction: Concrete Block, Frame - Wood	Parking Access: Front, Lane	
Foundation: Concrete Perimeter	Parking Facilities: Open, RV Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Partly	Reno Year: 2013	Possession:
Flooring: Laminate, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: Well - Shallow		Seller's Interest: Court Ordered Sale
Heat/Fuel: Electric, Hot Water		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - Court ordered sale
Fireplace Fuel: Pellet		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

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

Amenities:

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

Features Incl:

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

Floor Area (SqFt):

Main Floor Area SqFt: **2,485**
 Finished Floor Up SqFt: **275**
 Finished Floor Down: **235**
 Finished Floor Bsmt SqFt: **0**
 Total Finished Floor SqFt: **2,995**

Total # Rooms: **10**
 # Kitchens: **2**
 Finished Levels: **2**
 Crawl/Bsmt Height:
 Basement Area: **None**

Bathrooms

1 **4 Piece; Ensuite: N; Level: Main F.**
 2 **2 Piece; Ensuite: N; Level: Main F.**
 3 **4 Piece; Ensuite: N; Level: Main F.**
 4
 5
 6
 7
 8

Unfinished Floor: **0**
 Grand Total Floor Area: **2,995**

Suite:

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. There is potential to subdivide while keeping the existing home as well! Country living not too far from the city! Ideal for long term hold or immediate development.



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Abbotsford, Poplar

MLS# F1448154

Residential Detached

31931 HUNTINGDON RD, V2T 6B8

Active



List Price: \$824,900 Previous Price:
 Original Price: **\$824,900**

Complex/Subdiv:

Frontage:	1056.48 ft	Bedrooms:	5	PID:	009-765-719
Depth/Size:	3.02 AC	Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt:	0	Full Baths:	2	Approx Yr Blt:	9999
Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	999
Meas Type:	Metres	If New GST/HST Incl:		Taxes:	\$1,552 (2014)
Flood Plain:	No	Zoning:	A1		

View:

Serv. Connected: **Natural Gas**

Style of Home:	Basement Entry	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail.
Exterior:	Mixed		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Tar & Gravel		Dist to School Bus:
Renovations:		Reno Year:	
Flooring:	Mixed	Possession:	
Water Supply:	City/Municipal, Well - Drilled	Title to Land:	Freehold NonStrata
Heat/Fuel:	Natural Gas	Seller's Interest:	Court Ordered Sale
No. of Fireplaces:	0	Mortgage Info:	\$0
Fireplace Fuel:		Property Disclosure:	N - FORECLOSURE
Outdoor Area:	Sundeck(s)	Out Buildings:	/Workshop Sz: 56X30
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	Y - MAJOR APPLIANCES		

Legal: **PL NWP5250 LT 1 LD 36 SEC 7 TWP 16 W 405.8 FT.**

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Family Room	13' X 18'			X			X
Main F.	Kitchen	8' X 19'			X			X
Main F.	Master Bedroom	11' X 12'			X			X
Main F.	Bedroom	9' X 11'			X			X
Main F.	Bedroom	9' X 11'			X			X
Below	Recreation Room	23' X 18'			X			X
Below	Bedroom	11' X 11'			X			X
Below	Bedroom	10' X 11'			X			X
Below	Laundry	15' X 6'			X			
Below	Storage	8' X 18'			X			

Floor Area (SqFt):

Main Floor Area SqFt: **1,600**
 Finished Floor Up SqFt: **0**
 Finished Floor Down: **1,400**
 Finished Floor Bsmt SqFt: **0**
 Total Finished Floor SqFt: **3,000**

Total # Rooms: **10**
 # Kitchens: **1**
 Finished Levels: **2**
 Crawl/Bsmt Height:
 Basement Area: **Partly Finished**

Bathrooms

1 **4 Piece; Ensuite: N; Level: Main F.**
 2 **4 Piece; Ensuite: N; Level: Below**
 3
 4
 5
 6
 7
 8

Unfinished Floor: **0**
 Grand Total Floor Area: **3,000**

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

Court ordered sale. Nice, small acreage on Huntingdon Road close to town! Great hobby farm with planted Blueberries or ideal location for truckers with easy freeway access. Bonus heated shop in the back. Backs onto Abbotsford Airport. Act fast!