

Presented by:
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Abbotsford, Abbotsford East

MLS# F1424903

Residential Detached

3129 OLD CLAYBURN RD, V2S 4H4

Active



List Price: \$284,900

Complex/Subdiv:

Frontage:	128.00 ft	Bedrooms:	3	PID:	007-072-368
Depth/Size:	IRREG	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	9052.00	Full Baths:	1	Approx Yr Blt:	1979
Rear Yard Exp:	N	Half Baths:	1	Age at List Date:	35
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,001 (2014)
Flood Plain:		Zoning:	RS3		

View:

Serv. Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

Style of Home:	Split Entry	Total Parking:	3	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	CROSS ST
Type of Roof:	Torch-On	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed	Seller's Interest:		Court Ordered Sale	
Water Supply:	City/Municipal	Mortgage Info:		\$0	
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - DOES NOT LIVE THERE
Fireplace Fuel:				Out Buildings:	
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP34514 LT 105 LD 36 SEC 23 TWP 16 PART NW 1/4.

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'3" X 15'6"			X			X
Main F.	Kitchen	10' X 11'6"			X			X
Main F.	Eating Area	7' X 11'6"			X			X
Main F.	Bedroom	9' X 11'6"			X			X
Main F.	Master Bedroom	11' X 12'			X			X
Bsmt	Recreation Room	15' X 15'			X			X
Bsmt	Bedroom	11' X 11'			X			X
Bsmt	Laundry	13' X 9'			X			X
Bsmt	Storage	9'6" X 12'			X			X
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt: 840

Finished Floor Up SqFt: 0

Finished Floor Down: 840

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 1,680

Unfinished Floor: 0

Grand Total Floor Area: 1,680

Total # Rooms: 9

Kitchens: 1

Finished Levels: 2

Crawl/Bsmt Height: 4

Basement Area: Full

Suite: None

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.

2 2 Piece; Ensuite: N; Level: Below

3

4

5

6

7

8

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

2 level home on huge lot 9000+ sqft, across the street from Margaret Stenerson Elementary school (English or Frech Immersion). The house needs some TLC but has fantastic potential - very 'suiteable'. Large private fenced yard.

Tax Report - 3129 OLD CLAYBURN Road
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	7175042000	Property ID	007-072-368
Property Addr	3129 OLD CLAYBURN RD				
Municipality	AB-CITY OF ABBOTSFORD	Board Code	F		
Neighborhood	103-E OF M HWY N OF ABB MUNIC				
Area	F70-Abbotsford				
Sub Area	F75-Abbotsford East				
Gross Taxes	\$3001.46	(2014)			
Tax Amount Updated - 12/11/14					
				More PID's Water Conn	

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

3129 OLD CLAYBURN RD
ABBOTSFORD BC

V2S 4H4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP34514	105			36	23	16		
Legal Description PL NWP34514 LT 105 LD 36 SEC 23 TWP 16								

Land & Building Information

Width	128	Depth	120	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 STANDARD			Zoning	RS3 ONE UNIT URBAN RESIDENTIAL
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$275,000	Gross Land	\$275,000	Gross Land	\$275,000
Improvement	\$65,300	Gross Improve	\$65,300	Gross Improve	\$65,300
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$340,300	Municipal Total	\$340,300	School Total	\$340,300

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/24/2009	\$356,700	CA1066476	REJECT NOT SUITED SALE ANALYSIS
05/19/2005	\$2,500	CA70678	REJECT NOT SUITED SALE ANALYSIS
07/19/2000	\$147,000	BP169594	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 1:54 PM

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Abbotsford, Abbotsford East
2281 MIDAS ST, V2S 4P9

MLS# F1421756

Residential Detached
Active



List Price: \$330,000

Complex/Subdiv: MCMILLAN

Frontage: 54.69 ft	Bedrooms: 4	PID: 000-515-647
Depth/Size: 10500.00	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 10500.00	Full Baths: 2	Approx Yr Blt: 1975
Rear Yard Exp: W	Half Baths: 1	Age at List Date: 39
Meas Type: Feet	If New GST/HST Incl: No	Taxes: \$3,147 (2014)
Flood Plain: No	Zoning: RS2	

View:

Serv. Connected: Electricity, Natural Gas, Sanitary 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	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - FORECLOSURE
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL NWP44005 LT 107 LD 36 SEC 14 TWP 16 PART NW 1/4.
 Amenities:
 Site Influences: Central Location, Cul-de-Sac, Recreation Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 16'8"	Bsmt	Laundry	8' X 11'3"			X
Main F.	Dining	9'8" X 11'11"	Bsmt	Games Room	12'10" X 23'			X
Main F.	Kitchen	11'6" X 13'3"						X
Main F.	Master Bedroom	11'6" X 12'2"						X
Main F.	Bedroom	9' X 11'2"						X
Main F.	Bedroom	8' X 10'						X
Main F.	Porch (enclosed)	8' X 16'						X
Bsmt	Recreation Room	12'9" X 15'5"						X
Bsmt	Bedroom	11'4" X 12'8"						
Bsmt	Other	10'2" X 11'2"						

Floor Area (SqFt):

Main Floor Area SqFt: 1,170
 Finished Floor Up SqFt: 0
 Finished Floor Down: 0
 Finished Floor Bsmt SqFt: 1,170
 Total Finished Floor SqFt: 2,340

Total # Rooms: 12
 # Kitchens: 1
 Finished Levels: 2
 Crawl/Bsmt Height:
 Basement Area: Full, Partly Finished

Bathrooms

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

Unfinished Floor: 0
 Grand Total Floor Area: 2,340

Suite: None

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

Larger 4 bedroom rancher backing onto greenspace with privacy. Some thermal window upgrades. Lots of parking. Big partially finished room in basement could be home business or huge project room. The back deck has been closed in but could be converted back and enjoy the Western exposure behind the house. Trails at the back to level area could be developed. Home boasts two wood burning fireplaces for the winter evening comfort. Please call for an appointment.

Tax Report - 2281 MIDAS Street
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	6144001402	Property ID	000-515-647
Property Addr	2281 MIDAS ST				
Municipality	AB-CITY OF ABBOTSFORD	Board Code	F		
Neighborhood	325				
Area	F70-Abbotsford				
Sub Area	F75-Abbotsford East				
Gross Taxes	\$3147.25	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

2281 MIDAS ST
ABBOTSFORD BC

V2S 4P9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP44005	107			36	14	16		
Legal Description PL NWP44005 LT 107 LD 36 SEC 14 TWP 16								

Land & Building Information

Width	Depth	Lot Size	10500 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN ST	Zoning	RS2 ONE UNIT URBAN HILLSIDE RE
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$246,000	Gross Land	\$246,000	Gross Land	\$246,000
Improvement	\$114,000	Gross Improve	\$114,000	Gross Improve	\$114,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$360,000	Municipal Total	\$360,000	School Total	\$360,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
12/23/2011	\$186,500	CA2328215	REJECT NOT SUITED SALE ANALYSIS
03/10/1999	\$185,000	BN57461	IMPRV SINGLE PROP CASH TRANSAC
07/12/1991	\$130,000	BE144470	IMPRV SINGLE PROP CASH TRANSAC

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Abbotsford, Central Abbotsford

MLS# F1428837

Residential Detached

33977 VICTORY BV, V2S 1S8

Active



List Price: \$336,900

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	000-741-663
Depth/Size:	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt: 6000.00	Full Baths:	2	Approx Yr Blt:	1961
Rear Yard Exp:	Half Baths:	0	Age at List Date:	53
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$2,701 (2014)
Flood Plain:	Zoning:	RS3		
View:				
Serv. Connected:	Electricity, Natural Gas, Water			

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	2	Covered Parking:
Construction:	Frame - Wood	Parking Access:	Front	
Foundation:	Concrete Perimeter	Parking Facilities:	Open	
Exterior:	Mixed			
Rainscreen:		R/I Plumbing:		Dist to School Bus:
Type of Roof:	Torch-On	Possession:		
Renovations:		Reno Year:		
Flooring:		Title to Land:	Freehold NonStrata	
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale	
Heat/Fuel:	Radiant	Mortgage Info:	\$0	
No. of Fireplaces:	0	R/I Fireplaces:		
Fireplace Fuel:		Property Disclosure:	N - COURT ORDER	
Outdoor Area:	Fenced Yard, Balcony(s)	Out Buildings:		
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:				

Legal: PL NWP17539 LT B LD 36 SEC 15 TWP 16
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	19'9" X 11'7"			X			X
Main F.	Bedroom	10'10" X 9'5"			X			X
Main F.	Living Room	14'5" X 13'2"			X			X
Main F.	Dining	9'6" X 7'			X			X
Main F.	Kitchen	13'2" X 9'5"			X			X
Bsmt	Other	10'7" X 7'6"			X			X
Bsmt	Eating Area	6'6" X 6'6"			X			X
Bsmt	Recreation Room	18'10" X 10'10"			X			X
Bsmt	Bedroom	13'6" X 12'10"			X			X
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,013	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	910	4
Total Finished Floor SqFt:	1,923	5
		6
Unfinished Floor:	103	7
Grand Total Floor Area:	2,026	8

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

THE PERFECT LOCATION! This beautiful Rancher style home is the perfect place to start a family or retire. This home will surprise you! Larger than it looks from the outside at over 2000 sqft of total living space. Large 6000 sqft lot allows for large fenced backyard, ready for you to entertain in or add your own personal touch! This wonderful central Abbotsford location means you are close to it all, while remaining on a quiet street! Minutes from UFV and HWY 1 for students and commuters. Come bring your ideas! Call today to book your private showing!

Tax Report - 33977 VICTORY
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	6154062801	Property ID	000-741-663
Property Addr	33977 VICTORY				
Municipality	AB-CITY OF ABBOTSFORD	Board Code			
Neighborhood	100				
Area					
Sub Area				More PID's	
Gross Taxes	\$2701.60	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

33977 VICTORY BLVD
ABBOTSFORD BC

V2S 1S8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP17539	B			36	15	16		
Legal Description PL NWP17539 LT B LD 36 SEC 15 TWP 16								

Land & Building Information

Width	60	Depth	100	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 STANDARD			Zoning	
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$234,000	Gross Land	\$234,000	Gross Land	\$234,000
Improvement	\$70,100	Gross Improve	\$70,100	Gross Improve	\$70,100
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$304,100	Municipal Total	\$304,100	School Total	\$304,100

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/03/2009	\$148,900	CA1135102	REJECT NOT SUITED SALE ANALYSIS
06/20/2005	\$97,950	BX244725	REJECT NOT SUITED SALE ANALYSIS
01/20/1989	\$30,000	AC15215	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	1:54 PM
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Abbotsford, Abbotsford West

MLS# F1430328

Residential Detached

2528 ADELAIDE ST, V2T 3L7

Active



List Price: \$349,900

Complex/Subdiv:

Frontage:	70.00 ft	Bedrooms:	5	PID:	006-897-908
Depth/Size:	110	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	7700.00	Full Baths:	2	Approx Yr Blt:	1971
Rear Yard Exp:	E	Half Baths:	0	Age at List Date:	44
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,270 (2014)
Flood Plain:	No	Zoning:	RS1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	7	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, Carport; Single		
Exterior:	Stucco, Wood				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	1 BLK
Type of Roof:	Torch-On			Dist to School Bus:	1 BLK
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:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural, Wood			Out Buildings:	
Outdoor Area:	Fenced Yard, Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	Y - FORECLOSURE				

Legal: PL NWP33550 LT 175 LD 36 SEC 20 TWP 16
 Amenities: None
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 13'	Bsmt	Bedroom	10'7 X 12'9			X
Main F.	Dining	13'9 X 9'9	Bsmt	Bedroom	10'11 X 15'5			X
Main F.	Kitchen	10'4 X 9'9			X			X
Main F.	Bedroom	10'4 X 9'10			X			X
Main F.	Bedroom	10'7 X 9'			X			X
Main F.	Master Bedroom	13'6 X 10'			X			X
Main F.	Laundry	5'7 X 5'3			X			X
Bsmt	Living Room	20' X 14'4			X			X
Bsmt	Kitchen	8'7 X 14'			X			
Bsmt	Laundry	5'4 X 7'6			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,145	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: N; Level: Below
Finished Floor Down:	1,145	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,290	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,290	8

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

Great level entry home with laundry room off Kitchen. 3 bedrooms upstairs. Living room with gas f/p. Large sundeck off kitchen. Back yard fenced. Full basement finished - with a little TLC would be a great mortgage helper. Tenant would like to rent back upstairs only if possible. Fantastic location. Walk to schools, shopping, restaurants - bus stop close by.

Tax Report - 2528 ADELAIDE Street
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	5166093707	Property ID	006-897-908
Property Addr	2528 ADELAIDE ST				
Municipality	AB-CITY OF ABBOTSFORD	Board Code	F		
Neighborhood	101-RES S OF SFW & W OF GLADW				
Area	F70-Abbotsford				
Sub Area	F74-Abbotsford West				
Gross Taxes	\$3270.27	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

2528 ADELAIDE ST
ABBOTSFORD BC

V2T 3L7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP33550	175			36	20	16		
Legal Description PL NWP33550 LT 175 LD 36 SEC 20 TWP 16								

Land & Building Information

Width	70	Depth	110	Lot Size	FEET
Land Use		Actual Use	SIN FAM DWLL BSEMNT SUITE		
BCA Description	1 ST SFD AFTER 1960 MODERN ST		Zoning	RS3 ONE UNIT URBAN RESIDENTIAL	
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$266,000	Gross Land	\$266,000	Gross Land	\$266,000
Improvement	\$75,800	Gross Improve	\$75,800	Gross Improve	\$75,800
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$341,800	Municipal Total	\$341,800	School Total	\$341,800

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/04/1993	\$76,000	BG195939	IMPRV SINGLE PROP CASH TRANSAC
03/06/1992	\$142,000	BF79940	IMPRV SINGLE PROP CASH TRANSAC
12/15/1972		705250E	REJECT NOT SUITED SALE ANALYSIS

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Abbotsford, Abbotsford East

MLS# F1430174

Residential Detached

2571 ZURICH DR, V3G 1C4

Active



List Price: \$409,900

Complex/Subdiv: MOUNTAIN VILLAGE

Frontage:	117.00 ft	Bedrooms:	5	PID:	005-564-034
Depth/Size:	152	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	3	Approx Yr Blt:	1990
Rear Yard Exp:	W	Half Baths:	1	Age at List Date:	25
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,111 (2014)
Flood Plain:	No	Zoning:	RS-2		
View:	Y - OVERLOOKING ABBOTSFORD & TOWARDS SAN JUAN ISLAND				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	5	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open		
Exterior:	Mixed, Wood				
Rainscreen:	No	R/I Plumbing:		Dist to School Bus:	8 BLKS
Type of Roof:	Other	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, Forced Air, Natural Gas				
No. of Fireplaces:	2	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:	- AS IS WHERE IS				

Legal: PL NWP57242 LT 263 LD 36 SEC 23 TWP 16 1/4, EXCEPT PLAN 58782.
 Amenities: None
 Site Influences: Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 15'	Below	Bedroom	12' X 10'5			X
Main F.	Dining	12' X 11'	Below	Games Room	10' X 8'			X
Main F.	Kitchen	14' X 9'5	Below	Laundry	10' X 9'5			X
Main F.	Family Room	14' X 13'	Below	Storage	8' X 6'5			X
Main F.	Master Bedroom	14'5 X 13'5	Below	Other	19'5 X 19'			X
Main F.	Bedroom	12' X 10'5	Bsmt	Storage	40' X 14'			X
Below	Family Room	19' X 15'			X			X
Below	Games Room	10' X 8'			X			X
Below	Bedroom	13' X 11'			X			
Below	Bedroom	12' X 12'			X			

Floor Area (SqFt):		Total # Rooms:	16	Bathrooms	1 3 Piece; Ensuite: Y; Level: Main F.
Main Floor Area SqFt:	1,688	# Kitchens:	1		2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	3		3 3 Piece; Ensuite: N; Level: Below
Finished Floor Down:	2,172	Crawl/Bsmt Height:			4 2 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	0	Basement Area:	Part		5
Total Finished Floor SqFt:	882				6
Unfinished Floor:	0	Suite:	None		7
Grand Total Floor Area:	4,482				8

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

"GREAT VIEWS, SUNSETS & PRIVACY SITUATED IN A CUL DE SAC" Relax and enjoy the VIEWS overlooking Abbotsford & toward the San Juan Island. The home sits on .4 of an ACRE with a sloping lot, PRIVACY & grassy area. Home is a RANCHER w/2 basements boasting 4482 SF and has a GREAT FLOOR PLAN with VAULTED ceiling on the main floor. 5 bedrooms, 3.5 bathrooms & balconies & sundecks to enjoy your surroundings. Home needs upgrading, so bring your ideas and make this your home.....

Tax Report - 2571 ZURICH Drive
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	6232022081	Property ID	005-564-034
Property Addr	2571 ZURICH DR				
Municipality	AB-CITY OF ABBOTSFORD	Board Code	F		
Neighborhood	325				
Area	F70-Abbotsford				
Sub Area	F75-Abbotsford East				
Gross Taxes	\$4111.37	(2014)			
Tax Amount Updated - 12/11/14					
More PID's Water Conn					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

2571 ZURICH DR
ABBOTSFORD BC

V3G 1C4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP57242	263			36	23	16		
Legal Description	PL NWP57242 LT 263 LD 36 SEC 23 TWP 16 1/4, Except Plan 58782.							

Land & Building Information

Width	Depth	Lot Size	18400 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	2 ST SFD AFTER 1960 MODERN ST	Zoning	RS2 ONE UNIT URBAN HILLSIDE RE
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$247,000	Gross Land	\$247,000	Gross Land	\$247,000
Improvement	\$235,000	Gross Improve	\$235,000	Gross Improve	\$235,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$482,000	Municipal Total	\$482,000	School Total	\$482,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/29/2007	\$246,000	CA456344	REJECT NOT SUITED SALE ANALYSIS
08/17/1998	\$110,000	BM230061	IMPRV SINGLE PROP CASH TRANSAC
03/31/1992	\$290,000	BF112693	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 1:54 PM

Presented by:
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Abbotsford, Abbotsford East

MLS# F1432318

Residential Detached

35997 SUNDEW PL, V3G 1E9

Active



List Price: \$434,900

Complex/Subdiv:

Frontage:	Bedrooms:	5	PID:	014-073-749
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt: 11662.00	Full Baths:	3	Approx Yr Blt:	1990
Rear Yard Exp:	Half Baths:	0	Age at List Date:	25
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$3,854 (2014)
Flood Plain:	Zoning:	RS2		

View:

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

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Brick, Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	NEAR
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Other
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE Absolute
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s), Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWS2999 LT D LD 36 SEC 19 TWP 19 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 11'6"	Bsmt	Living Room	19' X 13'			X
Main F.	Kitchen	10' X 9'	Bsmt	Dining	9' X 8'			X
Main F.	Dining	11' X 7'9"	Bsmt	Bedroom	11'4 X 9'			X
Main F.	Eating Area	8' X 7'	Bsmt	Bedroom	10' X 10'			X
Main F.	Family Room	17'10 X 13'3"			X			X
Main F.	Master Bedroom	14'6 X 14'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	13'6 X 9'			X			X
Bsmt	Laundry	5'10 X 5'4"			X			
Bsmt	Kitchen	17'10 X 13'			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,723
 Finished Floor Up SqFt: 0
 Finished Floor Down: 1,723
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 3,446

Total # Rooms: 14
 # Kitchens: 2
 Finished Levels: 2
 Crawl/Bsmt Height:
 Basement Area: Full

Bathrooms

1 4 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

Unfinished Floor: 0
 Grand Total Floor Area: 3,446
 Suite: Unauthorized Suite

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

This Rancher with basement home has over 3400 sq ft of living space, Large back yard, great view & RV parking. price to sell Act fast The lane is a strata lane which costs annually \$180 for liability insurance and there is healthy contingency in place for repairs and maintenance.

Tax Report - 35997 SUNDEW Place
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	9190322061	Property ID	014-073-749
Property Addr	35997 SUNDEW PL				
Municipality	AB-CITY OF ABBOTSFORD	Board Code	F		
Neighborhood	350				
Area	F70-Abbotsford				
Sub Area	F75-Abbotsford East				
Gross Taxes	\$3853.91	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

35997 SUNDEW PL
ABBOTSFORD BC

V3G 1E9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS2999	D			36	19	19		
Legal Description	PL NWS2999 LT D LD 36 SEC 19 TWP 19 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size	11662 SQUARE FEET
Land Use		Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description	1 ST SFD AFTER 1960 MODERN ST	Zoning	RS2 ONE UNIT URBAN HILLSIDE RE
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$240,000	Gross Land	\$240,000	Gross Land	\$240,000
Improvement	\$203,000	Gross Improve	\$203,000	Gross Improve	\$203,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$443,000	Municipal Total	\$443,000	School Total	\$443,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/27/2009	\$465,000	CA1244116	IMPRV SINGLE PROP CASH TRANSAC
12/13/2007	\$506,125	CA655181	IMPRV SINGLE PROP CASH TRANSAC
12/22/2005	\$424,000	CA158267	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	1:54 PM
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Abbotsford, Abbotsford East

MLS# F1431165

Residential Detached

3121 OLD CLAYBURN RD, V2S 4H4

Active



List Price: \$439,900

Complex/Subdiv:

Frontage:	63.00 ft	Bedrooms:	6	PID:	004-622-286
Depth/Size:	120	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	7560.00	Full Baths:	3	Approx Yr Blt:	1992
Rear Yard Exp:		Half Baths:	1	Age at List Date:	23
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,948 (2014)
Flood Plain:	No	Zoning:	RS3		
View:	N				
Serv. Connected:	Water, Electricity, Natural Gas, Sanitary Sewer				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, Garage; Triple		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Wood	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed	Seller's Interest:			Court Ordered Sale
Water Supply:	City/Municipal	Mortgage Info:			\$0
Heat/Fuel:	Forced Air				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - Court Ordered Sale
Fireplace Fuel:	None			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP34514 LT 104 LD 36 SEC 23 TWP 16 PART NW 1/4.
 Amenities:
 Site Influences: Private Yard, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Bedroom	17'5" X 9'	Main F.	Solarium	17' X 12'			X
Above	Bedroom	14' X 15'	Bsmt	Bedroom	8'1" X 9'			X
Above	Bedroom	15' X 14'5"	Bsmt	Bedroom	8'2" X 11'9"			X
Above	Loft	9' X 11'5"	Bsmt	Kitchen	11'7" X 15'6"			X
Main F.	Master Bedroom	25' X 12'	Bsmt	Living Room	14' X 11'9"			X
Main F.	Office	11' X 10'			X			X
Main F.	Dining	11'3" X 11'4"			X			X
Main F.	Nook	9' X 9'			X			X
Main F.	Kitchen	9'5" X 9'5"			X			
Main F.	Living Room	18' X 14'			X			

Floor Area (SqFt):		Total # Rooms:	15	Bathrooms	
Main Floor Area SqFt:	1,703	# Kitchens:	2	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt:	1,201	Finished Levels:	3	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	865	Basement Area:	Fully Finished, Separate Entry	4	3 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt:	3,769			5	
		Suite:	Legal Suite	6	
Unfinished Floor:	0			7	
Grand Total Floor Area:	3,769			8	

Listing Broker(s): Vybe Realty

Large family home in East Abbotsford. You'll appreciate the space this home offers including three spacious bedrooms and loft above, master bedroom with dining room, office, living room and kitchen on main floor. Then finished off with a two bedroom LEGAL suite. Some features include: separate laundry in the suite, hge garage with plenty of space for workshop area, flat and fenced backyard and close proximity to schools, park, shopping and more. Definitely worth a look at this price! Call, email or text for further details.

Tax Report - 3121 OLD CLAYBURN Road
Record Updated - 12/11/2014

Jurisdiction 313-ABBOTSFORD - CITY OF Roll Number 7175041901 Property ID 004-622-286
Property Addr 3121 OLD CLAYBURN RD
Municipality AB-CITY OF ABBOTSFORD Board Code F
Neighborhood 103-E OF M HWY N OF ABB MUNIC
Area F70-Abbotsford
Sub Area F75-Abbotsford East
Gross Taxes \$3948.18 (2014)
Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

3121 OLD CLAYBURN RD
ABBOTSFORD BC

V2S 4H4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP34514	104			36	23	16		
Legal Description	PL NWP34514 LT 104 LD 36 SEC 23 TWP 16							

Land & Building Information

Width	63	Depth	120	Lot Size	FEET
Land Use				Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description	1.5 ST SFD AFTER 1960 MODN ST			Zoning	RS3 ONE UNIT URBAN RESIDENTIAL
BCAA Data Updated - 03/04/14					

Total Value Information

Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$257,000	Gross Land	\$257,000	Gross Land	\$257,000
Improvement	\$171,000	Gross Improve	\$171,000	Gross Improve	\$171,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$428,000	Municipal Total	\$428,000	School Total	\$428,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/26/2008	\$510,000	CA792097	IMPRV SINGLE PROP CASH TRANSAC
08/28/2003	\$235,000	BV346756	IMPRV SINGLE PROP CASH TRANSAC
04/28/1994	\$220,000	BH146794	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 1:54 PM

Presented by:
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 Email: aibhaha@gmail.com
 Website: www.aibhaha.com

Abbotsford, Abbotsford East
2749 LUCERN CR, V3G 1C2

MLS# F1424574

Residential Detached
Active



List Price: \$489,900

Complex/Subdiv:

Frontage: 67.79 ft	Bedrooms: 4	PID: 005-561-671
Depth/Size: IRREG	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 12800.00	Full Baths: 3	Approx Yr Blt: 1990
Rear Yard Exp:	Half Baths: 1	Age at List Date: 24
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,921 (2014)
Flood Plain: No	Zoning: RS2	
View: Y - SOUTH WEST TO GULF ISLANDS		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: 2 Storey w/Bsmt.	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: Metal		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: 2	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
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 NWP57242 LT 231 LD 36 SEC 23 TWP 16 PART SE 1/4.
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 13'6	Below	Recreation Room	19' X 13'			X
Main F.	Dining	13' X 11'	Below	Playroom	19' X 12'			X
Main F.	Kitchen	16' X 11'6			X			X
Main F.	Eating Area	13' X 11'			X			X
Main F.	Family Room	19' X 13'			X			X
Above	Master Bedroom	19' X 14'			X			X
Above	Bedroom	15' X 11'6			X			X
Below	Bedroom	15' X 11'6			X			X
Below	Bedroom	17' X 13'6			X			
Below	Games Room	17' X 11'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,458	Total # Rooms: 12	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 895	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 1,662	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt: 4,015	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 4,015		8

Listing Broker(s): Lighthouse Realty Ltd.

Million dollar view from this 4015 sqft. Spacious Luxury Home situated on Glenn Mountain. 2 storey with basement, 4 bedrooms, 4 baths, double garage, wrap around sundeck, professionally built with lots of luxury, privacy and view. Close to all levels of schools and Abbotsford Rec center.

Tax Report - 2749 LUCERN
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	6232021761	Property ID	005-561-671
Property Addr	2749 LUCERN				
Municipality	AB-CITY OF ABBOTSFORD	Board Code	F		
Neighborhood	325				
Area	F70-Abbotsford				
Sub Area	F75-Abbotsford East				
Gross Taxes	\$4921.22	(2014)			
Tax Amount Updated - 12/11/14					
More PID's Water Conn					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

2749 LUCERN CRES
ABBOTSFORD BC

V3G 1C2

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP57242	231			36	23	16		
Legal Description PL NWP57242 LT 231 LD 36 SEC 23 TWP 16								

Land & Building Information

Width	Depth	Lot Size	12800 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	2 ST SFD AFTER 1930 SEMICUSTO		Zoning RS2 ONE UNIT URBAN HILLSIDE RE
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$259,000	Gross Land	\$259,000	Gross Land	\$259,000
Improvement	\$325,000	Gross Improve	\$325,000	Gross Improve	\$325,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$584,000	Municipal Total	\$584,000	School Total	\$584,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
04/23/2003	\$421,200	BV138428	IMPRV SINGLE PROP CASH TRANSAC
12/15/1988	\$33,000	AB266162	VACANT SINGLE PROP CASH TRANSA
01/15/1982	\$110,000	U7809E	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	1:54 PM
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Abbotsford, Abbotsford East

MLS# F1424102

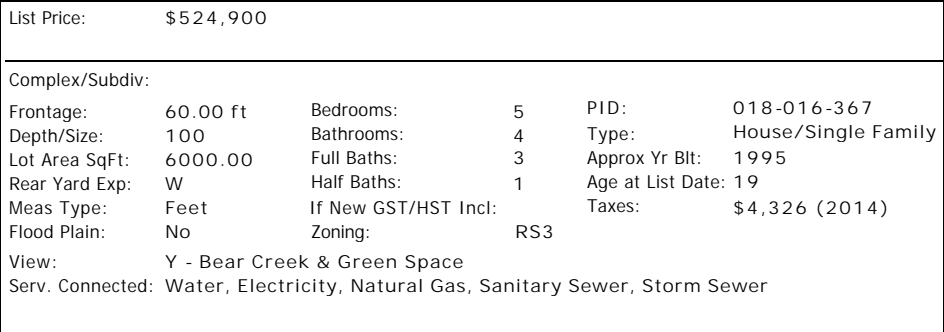
Residential Detached

3639 COBBLESTONE DR, V2S 7J8

Active

Residential Detached

3639 COBBLESTONE DR, V2S 7J8



Complex/Subdiv:

Frontage:	60.00 ft	Bedrooms:	5	PID:	018-016-367
Depth/Size:	100	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	6000.00	Full Baths:	3	Approx Yr Blt:	1995
Rear Yard Exp:	W	Half Baths:	1	Age at List Date:	19
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,326 (2014)
Flood Plain:	No	Zoning:	RS3		
View:	Y - Bear Creek & Green Space				
Serv. Connected:	Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer				

Style of Home:	2 Storey w/Bsm't., 3 Storey	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., RV Parking Avail., Garage;		
Exterior:	Brick, Mixed, Stucco		Double		
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	near
Type of Roof:	Tile - Concrete, Wood			Dist to School Bus:	2-BLK
Renovations:	Partly	Reno Year:		Possession:	
Flooring:	Mixed, 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 / Treat as Clear Title
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - Court Ordered Sale.
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Garage Sz: 22 x 22/Outdr Pool: 8 x 8
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL LMP7637 LT 40 DL 205 LD 36
Amenities:	In Suite Laundry
Site Influences:	Recreation Nearby, Shopping Nearby, Central Location
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'7" X 12'	Above	Walk-In Closet	9'7" X 8'6"			X
Main F.	Dining	13'10" X 10'	Above	Bedroom	11'2" X 9'9"			X
Main F.	Kitchen	15' X 15'	Above	Bedroom	13' X 9'6"			X
Main F.	Eating Area	8' X 8'	Above	Bedroom	10'7" X 9'			X
Main F.	Family Room	14' X 11'4"	Above	Conservatory	9'6" X 7'8"			X
Main F.	Den	12' X 10'	Bsmt	Kitchen	10'8" X 13'9"			X
Main F.	Den	9' X 9'7"	Bsmt	Bedroom	20' X 12'9"			X
Main F.	Laundry	8'4" X 9'7"	Bsmt	Media Room	18' X 11'6"			X
Main F.	Foyer	9' X 11'	Bsmt	Storage	12'8" X 14'7"			
Above	Master Bedroom	17'3" X 12'	Bsmt	Utility	8'9" X 17'			

Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt:	1,175	Total # Rooms:	20
Finished Floor Up SqFt:	1,150	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsm't SqFt:	1,175	Crawl/Bsm't Height:	8'
Total Finished Floor SqFt:	3,500	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	3,500		

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

Beautiful Location! Beautiful House! Set in one of Abbotsfords prime residential developments, this family home is stunning with great sized living accommodation, hardwood and ceramic tile flooring, 4 bedrooms, media room and 1 bedroom unauthorized basement suite. Gorgeous in ground swimming pool and water feature. Features Foyer w/high ceilings, bright Kitchen, Eating area w/bay-window and spacious Family-room. Upstairs features 4-bedroom, 2-full bathrooms, master bedroom with W/I-closet & 4-piece ensuite. Double garage & loads of parking. Court ordered sale.

Tax Report - 3639 COBBLESTONE Drive
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	7182060400	Property ID	018-016-367
Property Addr	3639 COBBLESTONE DR				
Municipality	AB-CITY OF ABBOTSFORD	Board Code	F		
Neighborhood	103-E OF M HWY N OF ABB MUNIC				
Area	F70-Abbotsford				
Sub Area	F75-Abbotsford East				
Gross Taxes	\$4325.69	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

3639 COBBLESTONE DR
ABBOTSFORD BC

V2S 7J8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMP7637	40		205	36				
Legal Description PL LMP7637 LT 40 DL 205 LD 36								

Land & Building Information

Width	Depth	Lot Size	6000 SQUARE FEET
Land Use	Actual Use	SINGLE FAMILY DWELLING	
BCA Description 0147	Zoning	RS3 ONE UNIT URBAN RESIDENTIAL	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$250,000	Gross Land	\$250,000	Gross Land	\$250,000
Improvement	\$259,000	Gross Improve	\$259,000	Gross Improve	\$259,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$509,000	Municipal Total	\$509,000	School Total	\$509,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/30/2009	\$594,000	CA1171351	IMPRV SINGLE PROP CASH TRANSAC
02/23/1996	\$275,172	BK51963	IMPRV SINGLE PROP CASH TRANSAC
11/25/1992		BF460644	REJECT NOT SUITED SALE ANALYSIS

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Abbotsford, Sumas Mountain
37376 BATT RD, V3G 2L3

MLS# F1425811

Residential Detached
Active



List Price: \$ 799,000

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:	285318.00	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:	Dist to School Bus:
Type of Roof:	Asphalt			Possession:	
Renovations:	Partly	Reno Year:	2013	Title to Land:	Freehold NonStrata
Flooring:	Laminate, Wall/Wall/Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	Well - Shallow			Mortgage Info:	\$0
Heat/Fuel:	Electric, Hot Water				
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):		Total # Rooms:	10	Bathrooms	
Main Floor Area SqFt:	2,485	# Kitchens:	2	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt:	275	Finished Levels:	2	2 2 Piece; Ensuite: N; Level: Main F.	
Finished Floor Down:	235	Crawl/Bsmt Height:		3 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Bsmt SqFt:	0	Basement Area:	None	4	
Total Finished Floor SqFt:	2,995			5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	2,995			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. 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.

Tax Report - 37376 BATT Road Unit# 1
Record Updated - 12/11/2014

Jurisdiction	353-ABBOTSFORD - EXTENDED	Roll Number	02429050	Property ID	010-533-648
Property Address	37376 BATT RD Unit# 1				
Municipality	AB	Board Code	F		
Neighborhood	301-RES SUMAS MOUNTAIN				
Area	F70-Abbotsford				
Sub Area	F73-Sumas Mountain				
Gross Taxes	\$5749.83	(2014)	More PID's Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

PO BOX 16063 RPO SUMAS MOUNTAIN
ABBOTSFORD BC

2325 BEDFORD PL
ABBOTSFORD BC

V3G 0C6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP19525	1			36	8	20		
Legal Description	PL NWP19525 LT 1 LD 36 SEC 8 TWP 20 U76239E, Mfg Home Reg. # 11011.							

Land & Building Information

Width	Depth	Lot Size	6.55 ACRES
Land Use	Actual Use	2AC PLUS SIN FAM DWLL DUP	
BCA Description	2 ST SFD AFTER 1960 MODERN ST	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$494,000	Gross Land	\$494,000	Gross Land	\$494,000
Improvement	\$206,000	Gross Improve	\$206,000	Gross Improve	\$206,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$700,000	Municipal Total	\$700,000	School Total	\$700,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/10/2014	\$1,100,000	CA3542670	REJECT NOT SUITED SALE ANALYSIS
09/19/2011	\$148,475	CA2195324	REJECT NOT SUITED SALE ANALYSIS
07/11/2011	\$593,900	CA2094016	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 1:54 PM

Presented by:
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Abbotsford, Central Abbotsford

MLS# F1410044

Residential Detached

34183 GLADYS AV, V2S 2E8

Active



List Price: \$899,900

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:	0.00	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	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	
Finished Floor Down:	0	
Finished Floor Bsmt SqFt:	672	
Total Finished Floor SqFt:	1,872	
Unfinished Floor:	0	
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.

Tax Report - 34183 GLADYS
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	6151010211	Property ID	024-212-121
Property Addr	34183 GLADYS				
Municipality	AB-CITY OF ABBOTSFORD	Board Code	F		
Neighborhood	100				
Area	F70-Abbotsford				
Sub Area	F78-Central Abbotsford			More PID's	
Gross Taxes	\$3495.34	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

ATTN: TONY PENNER
35573 DINA PL
ABBOTSFORD BC
V3G 1L7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMP38928	A			36	15	16		
Legal Description PL LMP38928 LT A LD 36 SEC 15 TWP 16								

Land & Building Information

Width	Depth	Lot Size	1.78 ACRES
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1930 FAIR	Zoning	RR4 ONE UNIT SUBURBAN RESIDENT
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>	<u>School Taxable Totals</u>
Land	\$343,000	Gross Land	\$343,000
Improvement	\$56,900	Gross Improve	\$56,900
		Exempt Land	
		Exempt Improve	
Actual Total	\$399,900	Municipal Total	\$399,900
		School Total	\$399,900

Sale History Information

Date	Price	Document #	Type of Sales Transaction
07/28/1998	\$0	BM211628	REJECT NOT SUITED SALE ANALYSIS

Presented by:
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Abbotsford, Bradner

MLS# F1431994

Residential Detached

28535 MCTAVISH RD, V4X 2B7

Active



List Price: \$902,000

Complex/Subdiv:

Frontage:	352.00 ft	Bedrooms:	3	PID:	013-331-655
Depth/Size:	10 AC	Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1976
Rear Yard Exp:	N	Half Baths:	1	Age at List Date:	39
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$6,298 (2014)
Flood Plain:	No	Zoning:	A1		

View:

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

Style of Home:	Rancher/Bungalow	Total Parking:	6	Covered Parking:	2
Construction:	Brick, Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Double		
Exterior:	Brick, Wood				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	Barn Sz: 25X35
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: LD 36 SEC 21 TWP 14 PART W 1/2 OR E 1/2 OF S 1/2 OF W OF SE1/4
 Amenities: Barn, Garden, Storage
 Site Influences: Central Location, Private Yard, Rural Setting
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 13'6"			X			X
Main F.	Kitchen	12'6" X 11'			X			X
Main F.	Dining	13' X 10'			X			X
Main F.	Master Bedroom	16' X 14'			X			X
Main F.	Bedroom	12' X 11'			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Family Room	25' X 12'			X			X
Main F.	Laundry	14'11" X 10'11"			X			X
		X			X			
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt: 2,075
 Finished Floor Up SqFt: 0
 Finished Floor Down: 0
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 2,075

Total # Rooms: 8
 # Kitchens: 1
 Finished Levels: 1
 Crawl/Bsmt Height: 4
 Basement Area: None

Bathrooms

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

Unfinished Floor: 0
 Grand Total Floor Area: 2,075

Suite: None

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

Two homes on a 10 acre parcel in a very desirable area of Bradner. Both homes have their own addresses and driveways. Main home is 2075 sqft with 3 bedrooms and 3 bathrooms. Smaller 1 bdrm home is 880 sqft. 25x35 hip roof barn just right for your hobbies! A fantastic property in a quiet setting.

Tax Report - 28535 MCTAVISH Road
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	2120066504	Property ID	013-331-655
Property Addr	28535 MCTAVISH RD				
Municipality	AB-CITY OF ABBOTSFORD	Board Code	F		
Neighborhood	600-NW MATSQUI-BRADNER				
Area	F70-Abbotsford				
Sub Area	F71-Bradner				
Gross Taxes	\$6297.70	(2014)			
Tax Amount Updated - 12/11/14					
				More PID's	Water Conn

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

28535 MCTAVISH RD
ABBOTSFORD BC

V4X 2B7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
				36	21	14		
Legal Description	LD 36 SEC 21 TWP 14 of W 1/2, OF SE1/4.							

Land & Building Information

Width	Depth	Lot Size	10 ACRES
Land Use		Actual Use	2AC PLUS SIN FAM DWLL DUP
BCA Description	1 ST SFD AFTER 1960 MODERN ST	Zoning	A1 AGRICULTURAL ONE ZONE AGRIC
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$32,100	Gross Land	\$649,100	Gross Land	\$649,100
Improvement	\$155,000	Gross Improve	\$155,000	Gross Improve	\$155,000
		Exempt Land		Exempt Land	\$-308,500
		Exempt Improve		Exempt Improve	
Actual Total	\$187,100	Municipal Total	\$804,100	School Total	\$804,100

Sale History Information

Date	Price	Document #	Type of Sales Transaction
05/06/1999	\$360,000	BN114208	IMPRV SINGLE PROP CASH TRANSAC
03/26/1998	\$187,500	BM88957	IMPRV SINGLE PROP CASH TRANSAC
12/15/1972		J116196E	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	1:54 PM
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Abbotsford, Bradner

MLS# F1426061

Residential Detached

6525 LEFEUVRE RD, V4X 2C1

Active



List Price: \$948,000

Complex/Subdiv:

Frontage:	161.00 ft	Bedrooms:	2	PID:	008-059-446
Depth/Size:	2559 (33 A)	Bathrooms:	1	Type:	House with Acreage
Lot Area SqFt:	1428470.00	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:	\$8,731 (2014)
Flood Plain:		Zoning:	A1		

View:

Serv. Connected: Electricity, Septic, Water

Style of Home: Rancher/Bungalow
 Construction: Frame - Wood
 Foundation: Concrete Slab
 Exterior: Mixed

Rainscreen:
 Type of Roof: Metal
 Renovations:
 Flooring: Mixed
 Water Supply: City/Municipal
 Heat/Fuel: Wood
 No. of Fireplaces: 1
 Fireplace Fuel: Wood
 Outdoor Area: Patio(s)

Pad Rental:
 Fixtures Leas: N
 Fixt Removed: N

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking:

Parking Access: Front

Parking Facilities: Add. Parking Avail., Open

Covered Parking:

Dist to Public Trans:

Dist to School Bus:

Possession:

Title to Land: Freehold NonStrata

Seller's Interest: Court Ordered Sale

Mortgage Info: \$0

Property Disclosure: N - SCHEDULE A

Out Buildings:

Legal: PL NWP26586 LT 3 LD 36 SEC 17 TWP 14 PART SE 1/4, EXCEPT PLAN EP43024.
 Amenities: Barn, Garden, Storage, Workshop Detached
 Site Influences: Private Setting, Private Yard, Rural Setting, Treed
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	17' X 10'			X			X
Main F.	Family Room	13' X 10'			X			X
Main F.	Bedroom	10' X 11'			X			X
Main F.	Bedroom	10' X 11'			X			X
Main F.	Living Room	33' X 24'			X			X
Main F.	Great Room	17' X 26'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):

Main Floor Area SqFt: 2,696
 Finished Floor Up SqFt: 0
 Finished Floor Down: 0
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 2,696

Total # Rooms: 6
 # Kitchens: 1
 Finished Levels: 1
 Crawl/Bsmt Height: None
 Basement Area: None

Bathrooms

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

Unfinished Floor: 0
 Grand Total Floor Area: 2,696

Suite: None

Listing Broker(s): 2 Percent Westview Realty

33 Acres in Bradner with private settings. Divided by ravines this acreage is set back with a long gravel driveway to numerous shops & barns. House is a 2 Bed, 1 Bath with 12 foot ceiling but in need of TLC. Shop has partial concrete floors, 4-200 amp services with separate meters & city water. Approximately 15 acres usable and accessible this acreage is near Glen Valley Regional Park and borders Langley with easy Highway access. City Assessed \$1,267,000.

Tax Report - 6525 LEFEUVRE Road
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	2117039704	Property ID	008-059-446
Property Addr	6525 LEFEUVRE RD				
Municipality	AB-CITY OF ABBOTSFORD	Board Code	F		
Neighborhood	600-NW MATSQUI-BRADNER				
Area	F70-Abbotsford				
Sub Area	F71-Bradner			More PID's	
Gross Taxes	\$8730.93	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

6525 LEFEUVRE RD
ABBOTSFORD BC

6525 LEFEUVRE RD
ABBOTSFORD BC

V3G 1H1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP26586	3			36	17	14		
Legal Description	PL NWP26586 LT 3 LD 36 SEC 17 TWP 14 Except Plan EP43024.							

Land & Building Information

Width	Depth	Lot Size	32.99 ACRES
Land Use		Actual Use	2AC PLUS SIN FAM DWLL DUP
BCA Description	1 ST SFD AFTER 1930 FAIR	Zoning	A1 AGRICULTURAL ONE ZONE AGRIC
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$0	Gross Land	\$1,087,000	Gross Land	\$1,087,000
Improvement	\$180,000	Gross Improve	\$180,000	Gross Improve	\$180,000
		Exempt Land		Exempt Land	\$-543,500
		Exempt Improve		Exempt Improve	
Actual Total	\$180,000	Municipal Total	\$1,267,000	School Total	\$1,267,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/26/2001	\$462,400	BR68514	REJECT NOT SUITED SALE ANALYSIS
02/14/2001	\$231,200	BR36232	REJECT NOT SUITED SALE ANALYSIS
02/14/2001	\$154,133	BR36231	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 1:54 PM

Presented by:
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 Website: www.aibhahe.com

Abbotsford, Poplar **MLS# F1432724** Residential Detached
525 MCCALLUM RD, V2S 8A1 **Active**

No Photo Available

List Price: \$1,609,000

Complex/Subdiv:

Frontage:	206.00 ft	Bedrooms:	5	PID:	003-860-256
Depth/Size:	(11.09AC)	Bathrooms:	4	Type:	House with Acreage
Lot Area SqFt:	483080.00	Full Baths:	4	Approx Yr Blt:	1997
Rear Yard Exp:		Half Baths:	0	Age at List Date:	18
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$9,017 (2014)
Flood Plain:	No	Zoning:	A1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

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

Legal: PL NWP19127 LT 1 LD 36 SEC 4 TWP 16 EXCEPT PLAN BCP47874.
 Amenities: Workshop Detached
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 25'			X			X
Main F.	Kitchen	21' X 15'			X			X
Main F.	Family Room	21' X 15'			X			X
Above	Master Bedroom	30' X 25'			X			X
Above	Bedroom	12' X 18'			X			X
Above	Bedroom	15' X 15'			X			X
Above	Bedroom	12' X 15'			X			X
Above	Bedroom	30' X 15'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Main Floor Area SqFt:	1,500	# Kitchens:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,175	Finished Levels:	3	2	3 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3	3 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	None	4	3 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	2,675			5	
		Suite:	None	6	
Unfinished Floor:	0			7	
Grand Total Floor Area:	2,675			8	

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

Court Ordered Sale. 11 acre parcel with approx 10 acres in usable land for agriculture. The property also features many out buildings plus a second dwelling which is unauthorized and will have to be demolished as per the registered Covenant BG 061795. Value mainly in berry plants and shop.

Tax Report - 525 MCCALLUM Road
Record Updated - 12/11/2014

Jurisdiction	313-ABBOTSFORD - CITY OF	Roll Number	3140076101	Property ID	003-860-256
Property Addr	525 MCCALLUM RD				
Municipality	AB-CITY OF ABBOTSFORD	Board Code	F		
Neighborhood	300-SOUTH-EAST MATSQUI				
Area	F70-Abbotsford				
Sub Area	F70-Poplar				
Gross Taxes	\$9017.22	(2014)			
Tax Amount Updated - 12/11/14			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

525 MCCALLUM RD
ABBOTSFORD BC

V2S 8A1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP19127	1			36	4	16		
Legal Description	PL NWP19127 LT 1 LD 36 SEC 4 TWP 16 Except Plan BCP47874.							

Land & Building Information

Width	Depth	Lot Size	11.09 ACRES
Land Use		Actual Use	2AC PLUS SIN FAM DWLL DUP
BCA Description	0147	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$0	Gross Land	\$969,000	Gross Land	\$969,000
Improvement	\$284,000	Gross Improve	\$284,000	Gross Improve	\$284,000
		Exempt Land		Exempt Land	\$-484,500
		Exempt Improve		Exempt Improve	
Actual Total	\$284,000	Municipal Total	\$1,253,000	School Total	\$1,253,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
04/15/2011	\$0	BB1478162	REJECT NOT SUITED SALE ANALYSIS
02/20/1992	\$295,000	BF57653	IMPRV SINGLE PROP CASH TRANSAC
04/04/1986	\$1	Z64419E	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	1:54 PM
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