



Presented by:  
**Nikki Cvitanovic**  
 RE/MAX Select Realty  
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Abbotsford, Abbotsford West

**MLS# F1444195**

Residential Attached

**# 104 32110 TIMS AV, V2T 2H4**

**Active**



List Price:	<b>\$49,900</b>	Previous Price:	<b>\$54,900</b>
		Original Price:	<b>\$62,900</b>
Subdiv/Complex:	<b>Bristol Court</b>		
Frontage:	<b>0.00</b>	Approx Yr Bld:	<b>1983</b>
Depth/Size:		PID:	<b>002-166-569</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>S</b>	Age at List Date:	<b>32</b>
Stories in Bldg:	<b>4</b>	Bedrooms:	<b>2</b>
Flood Plain:	<b>No</b>	Bathrooms:	<b>1</b>
Meas. Type:		Full Baths:	<b>1</b>
Fixtures Lsd:	<b>N</b>	Half Baths:	<b>0</b>
Fixt Removed:	<b>N</b>	Taxes:	<b>\$767 (2014)</b>
View:	<b>N</b>	If New GST/HST Incl:	<b>No</b>
		Tax Incl Utils:	<b>No</b>
		Apprvl Req:	

Style of Home:	<b>Ground Level Unit, Inside Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground, Open, Visitor Parking</b>		
Exterior:	<b>Wood, Mixed</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Tar &amp; Gravel</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	<b>30</b>	Total Units in Strata:	
Flooring:	<b>Wall/Wall/Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>None</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s)</b>				
Mngmt Co:	<b>Ace Agencies</b>	Property Disclosure:	<b>N - Court Ordered Sale</b>		
Mngmt Ph:	<b>604-853-2718</b>	Bylaw Restrictions:	<b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 45+</b>		
		Maint Fee:	<b>\$275.90</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management**

Legal: **PL NWS1966 LT 4 LD 36 SEC 20 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**  
 Amenities: **In Suite Laundry, Storage, Elevator**  
 Features Incl:

Site Influences: **Adult Oriented, Private Setting, Central Location**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Kitchen</b>	<b>9'1 X 7'4</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>11'10 X 11'8</b>						
<b>Main F.</b>	<b>Bedroom</b>	<b>12' X 10'</b>						
<b>Main F.</b>	<b>Dining</b>	<b>10'10 X 9'6</b>						
<b>Main F.</b>	<b>Living Room</b>	<b>13'10 X 15'</b>						
<b>Main F.</b>	<b>Laundry</b>	<b>5'9 X 4'9</b>						
<b>Main F.</b>	<b>Foyer</b>	<b>3'6 X 9'</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>948</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>948</b>	Restricted Age:	<b>45+</b>	5	
		# Pets / Cats; Dogs:	<b>/ Cats: No; Dogs: No</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:	<b>0</b>	7	
Grand Total Floor Area:	<b>948</b>			8	

Listing Broker(s): **(1) Vybe Realty**

**Bristol Manor. Ground level two bedroom and one full bathroom with ensuite laundry, big living room, galley kitchen and private patio. This is a 45+ age building with no pets and no rentals. Comes with one parking and one storage locker. The building is undergoing new roof, cladding, balconies, etc. Good news: the special levy has been paid.**



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Abbotsford, Central Abbotsford

**MLS# F1450721**

Residential Attached

**# 238 1909 SALTON RD, V2S 5B6**

**Active**



List Price:	<b>\$79,000</b>	Previous Price:	
		Original Price:	<b>\$79,000</b>
Subdiv/Complex:	<b>Forest Village</b>		
Frontage:	<b>0.00</b>	Approx Yr Bld:	<b>1976</b>
Depth/Size:		PID:	<b>001-270-753</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>RES</b>
Stories in Bldg:	<b>3</b>	Taxes:	<b>\$687 (2014)</b>
Flood Plain:	<b>No</b>	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>Yes</b>
Fixtures Lsd:	<b>Y - Court sale, as-is where-is</b>	Apprvl Req:	<b>No</b>
Fixt Removed:	<b>Y - Court sale, as-is where-is</b>		
View:	<b>N</b>		

Style of Home:	<b>Inside Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>0</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground, Open, Visitor Parking</b>		
Exterior:	<b>Mixed</b>				
Rain Screen:		R/I Plumbing:	<b>No</b>		
Type of Roof:	<b>Torch-On</b>	Dist to Public Trans:	<b>1</b>	Dist to School/Bus:	<b>3</b>
Renovations:		Units in Development:	<b>141</b>	Total Units in Strata:	<b>141</b>
Flooring:	<b>Mixed</b>	Locker:	<b>No</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Radiant</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>None</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Sundeck(s)</b>				
Mngmt Co:	<b>Maude, Mackay &amp; Co.</b>	Property Disclosure:	<b>N - Court sale, as-is where-is</b>		
Mngmt Ph:	<b>604-736-0181</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		
		Maint Fee:	<b>\$309.00</b>		

Maint Charge Incl: **Recreation Facility, Caretaker, Gardening, Garbage Pickup, Hot Water, Management**

Legal: **PL NWS 309 LT 22 LD 36 SEC 15 TWP 16 PART SW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY.**

Amenities: **Pool; Outdoor, Recreation Center**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 20'						
Main F.	Kitchen	6' X 7'						
Main F.	Dining	7' X 9'						
Main F.	Master Bedroom	10' X 14'						
Main F.	Walk-In Closet	4' X 5'						
Main F.	Bedroom	9' X 12'						
Main F.	Foyer	3' X 5'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>958</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>958</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:	<b>1 / Cats: Yes; Dogs: No</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:	<b>100</b>	7	
Grand Total Floor Area:	<b>958</b>			8	

Listing Broker(s): **(1) Landmark Realty Corp.**

**TOP FLOOR IN THE 'B' BUILDING IN FOREST VILLAGE. The master bedroom has a walk-in closet, and there's a second bedroom. There's one full bathroom. The galley style kitchen is adjacent to the dining area. Next and finally is the large living room, with sliding glass doors to the sundeck. This unit requires renovation, don't expect less. Strata fees \$309 a month, which includes use of the outdoor pool, and you get two outdoor parking spots. A cat is allowed, no dogs. No in-suite laundry. Rentals are allowed.**



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Abbotsford, Abbotsford West

**MLS# F1448220**

Residential Attached

**# 231 2821 TIMS ST, V2T 4B1**

**Active**



List Price:	<b>\$89,900</b>	Previous Price:	
		Original Price:	<b>\$89,900</b>
Subdiv/Complex: <b>PARK VIEW ESTATES</b>			
Frontage:		Approx Yr Bld:	<b>1976</b>
Depth/Size:		PID:	<b>001-376-021</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>NE</b>	Zoning:	<b>RML</b>
Stories in Bldg:		Taxes:	<b>\$803 (2014)</b>
Flood Plain:	<b>No</b>	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	
Fixt Removed:	<b>N</b>		
View:	<b>Y - MOUNTAINS</b>		

Style of Home:	<b>Corner Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Side</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Stone</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Tar &amp; Gravel</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	<b>Wall/Wall/Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Hot Water</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>None</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:	<b>Teamwork</b>	Property Disclosure:	<b>N - COURT SALE</b>		
Mngmt Ph:	<b>604-854-1734</b>	Bylaw Restrictions:	<b>Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed / Age: 19+</b>		
		Maint Fee:	<b>\$272.78</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Heat, Hot Water, Management**

Legal: **PL NWS493 LT 31 LD 36 SEC 20 TWP 16 PART W 1/2, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I**  
 Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Wheelchair Access**  
 Features Incl:

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Living Room</b>	<b>15'10 X 11'10</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>10'5 X 7'7</b>						
<b>Main F.</b>	<b>Dining</b>	<b>9' X 7'11</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>13'8 X 10'8</b>						
<b>Main F.</b>	<b>Bedroom</b>	<b>11'3 X 9'3</b>						
<b>Main F.</b>	<b>Steam Room</b>	<b>5'3 X 4'11</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>921</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>921</b>	Restricted Age:	<b>19+</b>	5	
		# Pets / Cats; Dogs:	<b>1 / Cats: Yes; Dogs: No</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>921</b>			8	

Listing Broker(s): **(1) RE/MAX Little Oak Realty**

**Attention first time buyers or retirees. This corner unit has a nice oak kitchen with some newer flooring and light fixtures. Large patio overlooking a field with a view to the Southeast. Bright and Cheery.**



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Abbotsford, Abbotsford West

**MLS# F1450972**

Residential Attached

**# 106 32040 PEARDONVILLE RD, V2T 6N8**

**Active**

No Photo Available

List Price:	<b>\$89,900</b>	Previous Price:	
		Original Price:	<b>\$89,900</b>
Subdiv/Complex: <b>DOGWOOD MANOR</b>			
Frontage:		Approx Yr Bld:	<b>1978</b>
Depth/Size:		PID:	<b>001-557-190</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>MULTI</b>
Stories in Bldg:		Taxes:	<b>\$1,008 (2014)</b>
Flood Plain:	<b>No</b>	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	
Fixt Removed:	<b>N</b>		
View:	<b>N</b>		

Style of Home:	<b>Inside Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Metal</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage Underbuilding, Visitor Parking</b>		
Exterior:	<b>Brick, Mixed</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Tar &amp; Gravel</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	<b>Partly</b>	Units in Development:		Total Units in Strata:	
Flooring:	<b>Laminate, Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:		Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s), Sundeck(s)</b>				
Mngmt Co:		Property Disclosure:	<b>N - COURT ORDERED</b>		
Mngmt Ph:		Bylaw Restrictions:	<b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 55+</b>		
	Maint Fee:	<b>\$236.00</b>			

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Management, Snow removal**

Legal: **SL 10 SEC 17 TWP 16 NW DSP NW904**  
 Amenities: **Club House, Elevator, In Suite Laundry, Storage, Wheelchair Access**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

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

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

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>1,218</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>Fully Finished</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,218</b>	Restricted Age:	<b>55+</b>	5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,218</b>			8	

Listing Broker(s): **(1) RE/MAX Little Oak Realty (Sur)**

**Dogwood Manor. Excellent South facing in Central Abbotsford is now available. This large 2 bedroom condo is in a well built building offering affordable retirement living with a Large enclosed sundeck & adjacent storage room plus in suite laundry room, Built-in Vac, and lockers on the same floor. Neutral colors and a practical floor plan. Lots of additional parking besides the underground. Just steps to shopping, churches, and parks. Open to ages 50+ but no pets or rentals. Great amenities offered in the building. This unit won't last so call now!**



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Abbotsford, Central Abbotsford

**MLS# F1450859**

Residential Attached

**# 306 32910 AMICUS PL, V2S 6G9**

**Active**



List Price:	<b>\$98,900</b>	Previous Price:	
		Original Price:	<b>\$98,900</b>
Subdiv/Complex:		Approx Yr Bld:	<b>1980</b>
Frontage:		PID:	<b>001-921-363</b>
Depth/Size:		Type:	<b>Apartment/Condo</b>
Lot SqFt:	<b>0</b>	Age at List Date:	<b>35</b>
Exposure:		Zoning:	<b>APT</b>
Stories in Bldg:		Taxes:	<b>\$881 (2014)</b>
Flood Plain:	<b>No</b>	If New GST/HST Incl:	
Meas. Type:	<b>Feet</b>	Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	
Fixt Removed:	<b>Y - as is where is condition</b>		
View:	<b>N</b>		

Style of Home:	<b>Upper Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Mixed</b>				
Rain Screen:	<b>No</b>	R/I Plumbing:			
Type of Roof:	<b>Other</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	<b>Partly</b>	Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>None</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Sundeck(s)</b>				
		Property Disclosure:	<b>N - as is where is condition</b>		
Mngmt Co:		Bylaw Restrictions:	<b>Pets Not Allowed, Rentals Not Allowed / Age: 55+</b>		
Mngmt Ph:		Maint Fee:	<b>\$194.49</b>		

Maint Charge Incl: **Gardening, Management, Recreation Facility**

Legal: **PL NWS1719 LT 306 LD 36 SEC 21 TWP 16 PART NW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY 1**  
 Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage, Wheelchair Access, Workshop Detached**  
 Features Incl: **Vacuum R.I.**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'8 X 13'5						
Main F.	Kitchen	8' X 7'						
Main F.	Dining	11' X 10'						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	10' X 10'						
Main F.	Laundry	6' X 5'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>918</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>918</b>	Restricted Age:	<b>55+</b>	5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>918</b>			8	

Listing Broker(s): **(1) Johnston Meier Ins & Realty**

**Royal Oaks 55+ Complex. Very affordable top floor 2 bedroom unit. Super quiet cul-de-sac. Great location and walk to shopping only 5 minute walk away. Lots of recent updates with heritage doors, newer flooring and paint. There is an extra large deck that runs the whole length of the unit. This complex is immaculate with superb landscaping and well taken care of common areas. Workshop and community room. Storage for unit located on same floor as unit. The roof was done in 2010. Insuite laundry. Vacant and very easy to view. Call now!**





Presented by:  
**Nikki Cvitanovic**  
 RE/MAX Select Realty  
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Abbotsford, Central Abbotsford  
**# 16 2456 WARE ST, V2S 3E1**

**MLS# F1448395**

Residential Attached  
**Active**



List Price:	<b>\$103,900</b>	Previous Price:	
		Original Price:	<b>\$103,900</b>
Subdiv/Complex: <b>SUMMERSET PLACE</b>			
Frontage:		Approx Yr Bld:	<b>1986</b>
Depth/Size:		PID:	<b>004-527-674</b>
Lot SqFt:	<b>0</b>	Type:	<b>Townhouse</b>
Exposure:	<b>W</b>	Age at List Date:	<b>29</b>
Stories in Bldg:	<b>2</b>	Zoning:	<b>RES</b>
Flood Plain:		Bedrooms:	<b>2</b>
Meas. Type:		Bathrooms:	<b>1</b>
Fixtures Lsd:	<b>N</b>	Full Baths:	<b>1</b>
Fixt Removed:	<b>N</b>	Half Baths:	<b>0</b>
View:		Taxes:	<b>\$1,174 (2014)</b>
		If New GST/HST Incl:	
		Tax Incl Utils:	<b>No</b>
		Apprvl Req:	<b>No</b>

Style of Home:	<b>Inside Unit, Upper Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Carport; Single, Visitor Parking</b>		
Exterior:	<b>Vinyl, Wood</b>				
Rain Screen:		R/I Plumbing:	<b>No</b>		
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:	<b>1 BLK</b>	Dist to School/Bus:	<b>2 BLK</b>
Renovations:	<b>Partly</b>	Units in Development:	<b>2</b>	Total Units in Strata:	<b>18</b>
Flooring:	<b>Laminate, Vinyl/Linoleum, Wall/Wall/Mixed</b>	Locker:	<b>No</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>None</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:	<b>STAN RUTTER - SELF MANAGED</b>	Property Disclosure:	<b>N - COURT ORDERED SALE</b>		
Mngmt Ph:	<b>604-504-4177</b>	Bylaw Restrictions:	<b>Age Restrictions, Pets Allowed w/Rest. / Age: 55+</b>		
		Maint Fee:	<b>\$198.88</b>		

Maint Charge Incl:	<b>Gardening, Garbage Pickup, Snow removal</b>
Legal:	<b>PL NWS2422 LT 16 LD 36 SEC 21 TWP 16 PART SE 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I</b>
Amenities:	<b>In Suite Laundry</b>
Features Incl:	
Site Influences:	<b>Adult Oriented, Retirement Community, Shopping Nearby</b>

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Living Room</b>	<b>16'8 X 10'8</b>						
<b>Main F.</b>	<b>Dining</b>	<b>10' X 9'10</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>9'3 X 8'1</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>15'6 X 11'5</b>						
<b>Main F.</b>	<b>Bedroom</b>	<b>12' X 10'2</b>						
<b>Main F.</b>	<b>Laundry</b>	<b>8' X 7'</b>						
<b>Main F.</b>	<b>Solarium</b>	<b>10'3 X 3'5</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>982</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>982</b>	Restricted Age:	<b>55+</b>	5	
		# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:	<b>0</b>	7	
Grand Total Floor Area:	<b>982</b>			8	

Listing Broker(s):	<b>(1) RE/MAX LifeStyles Rlty(PtMdwS)</b>
<b>Lovely Updated Upper 2 Bedroom/1 Bathroom Townhouse with 2 entrances offering West &amp; East Exposure plus an enclosed Solarium &amp; outdoor balcony. 55+. No Rentals Allowed. 1 small dog &amp; 2 neutered cats Welcome! Enjoy the updated kitchen cabinetry, countertops, backsplash, newer appliances plus built-in microwave &amp; bayed dining area. Boasting designer paint, built-in vacuum, newer vinyl and laminate flooring, newer doors &amp; washroom with updated vanity, mirror &amp; lights. Spacious laundry room with storage. Stroll to the walking trail around Mill Lake, Bus loop, Seven Oaks Mall, Grocery Stores &amp; other amenities. Vacant and easily viewed. Complex has newer decks, windows &amp; roof. Court ordered sale.</b>	



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Abbotsford, Abbotsford West

**MLS# F1434922**

Residential Attached

**# 114 2581 LANGDON ST, V2T 7A3**

**Active**



List Price:	<b>\$109,700</b>	Previous Price:	<b>\$117,900</b>
		Original Price:	<b>\$144,900</b>
Subdiv/Complex: <b>COBBLESTONE</b>			
Frontage:		Approx Yr Bld:	<b>2005</b>
Depth/Size:		PID:	<b>026-218-143</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>RML</b>
Stories in Bldg:	<b>4</b>	Taxes:	<b>\$1,103 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	
Fixt Removed:	<b>N</b>		
View:	<b>N</b>		

Style of Home:	<b>Ground Level Unit</b>	Total Parking:	<b>3</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Add. Parking Avail., Garage; Underground</b>		
Exterior:	<b>Stone, Vinyl, Wood</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:	<b>1</b>	Dist to School/Bus:	<b>1</b>
Renovations:		Units in Development:	<b>68</b>	Total Units in Strata:	
Flooring:	<b>Laminate, Tile, Wall/Wall/Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s)</b>				
Mngmt Co:	<b>CAMPBELL MGMT</b>	Property Disclosure:	<b>N - COURT ORDERED SALE</b>		
Mngmt Ph:	<b>604-864-0380</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
		Maint Fee:	<b>\$162.00</b>		

Maint Charge Incl:	<b>Caretaker, Gardening, Garbage Pickup, Management</b>
Legal:	<b>PL BCS1161 LT 14 LD 36 SEC 20 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION</b>
Amenities:	<b>Elevator, In Suite Laundry, Wheelchair Access</b>
Features Incl:	
Site Influences:	<b>Recreation Nearby, Shopping Nearby</b>

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Living Room</b>	<b>16' X 12'</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>9'8 X 9'3</b>						
<b>Main F.</b>	<b>Dining</b>	<b>9'1 X 9'</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>11' X 10'2</b>						
<b>Main F.</b>	<b>Laundry</b>	<b>6'6 X 5'</b>						
<b>Main F.</b>	<b>Patio</b>	<b>9'6 X 9'6</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>665</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>665</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>665</b>			8	

Listing Broker(s): **(1) RE/MAX Little Oak Realty**

**Great west facing ground floor unit, on quiet back side of the building. It is in move in ready condition for you to make it your new home or your next investment property. Unit is wheelchair accessible, and is located close to parks, shopping, bus route, and schools. Hurry doesn't miss out on this one!!!**



Presented by:  
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Mission, Mission BC

**MLS# F1445368**

Residential Attached

**# 302 33669 2ND AV, V2V 6Z4**

**Active**



List Price:	<b>\$116,900</b>	Previous Price:	<b>\$119,900</b>
		Original Price:	<b>\$119,900</b>
Subdiv/Complex: <b>HERITAGE PARK LANE</b>			
Frontage:		Approx Yr Blt:	<b>1994</b>
Depth/Size:		PID:	<b>018-410-774</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>E</b>	Zoning:	<b>MA80</b>
Stories in Bldg:		Taxes:	<b>\$1,806 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	<b>Y - TREES</b>		

Style of Home:	<b>Upper Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Sundeck(s)</b>				
Mngmt Co:	<b>Campbell Strata Mgmt</b>	Property Disclosure:	<b>N - COURT ORDERED SALE</b>		
Mngmt Ph:	<b>604-864-0380</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
		Maint Fee:	<b>\$226.00</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Hot Water, Management**

Legal: **PL LMS1033 LT 22 DL 1 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T**  
 Amenities: **Elevator, In Suite Laundry**  
 Features Incl:

Site Influences: **Central Location, Cul-de-Sac, Shopping Nearby**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Kitchen</b>	<b>8'7 X 9'6</b>						
<b>Main F.</b>	<b>Living Room</b>	<b>20' X 13'11</b>						
<b>Main F.</b>	<b>Laundry</b>	<b>5'5 X 10'1</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>12'11 X 11'1</b>						
<b>Main F.</b>	<b>Walk-In Closet</b>	<b>7'11 X 4'5</b>						
<b>Main F.</b>	<b>Den</b>	<b>10'1 X 7'9</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>812</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>812</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>812</b>			8	

Listing Broker(s): **(1) RE/MAX Little Oak Realty**

**Top Floor East facing 1 bedroom PLUS den (has a closet - could be a bedroom)!! Gas fireplace! There are 2 sets of sliding doors from Living Room and Master Bedroom leading to the sun deck. Big walk in closet with a cheater ensuite! This unit faces tree tops so no one is looking in on you! Underground secure parking and a storage locker. This is a great opportunity to get into the market and stop paying rent!!**





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 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Abbotsford, Central Abbotsford

**MLS# F1448579**

Residential Attached

**# 217 1755 SALTON RD, V2S 7C5**

**Active**



List Price:	<b>\$124,900</b>	Previous Price:	<b>\$127,900</b>
		Original Price:	<b>\$127,900</b>
Subdiv/Complex: <b>THE GATEWAY</b>			
Frontage:		Approx Yr Bld:	<b>1992</b>
Depth/Size:		PID:	<b>016-686-926</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>RML</b>
Stories in Bldg:	<b>3</b>	Taxes:	<b>\$923 (2015)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	<b>Inside Unit</b>	Total Parking:		Covered Parking:	
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground, Visitor Parking</b>		
Exterior:	<b>Stucco</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt, Tar &amp; Gravel</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	<b>60</b>
Flooring:		Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:		Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:	<b>Sidhu &amp; Associates</b>	Property Disclosure:	<b>N - BANK SALE</b>		
Mngmt Ph:	<b>604-859-4825</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
		Maint Fee:	<b>\$221.00</b>		

Maint Charge Incl: **Caretaker, Hot Water, Management, Recreation Facility, Snow removal**

Legal: **PL NWS3366 LT 37 LD 36 SEC 15 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**

Amenities: **Elevator, In Suite Laundry**

Features Incl:

Site Influences:

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

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>8</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>823</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>823</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>823</b>			8	

Listing Broker(s): **(1) Landmark Realty Corp.**

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



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 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Abbotsford, Central Abbotsford

**MLS# F1442588**

Residential Attached

**# 2 3380 GLADWIN RD, V2S 7G1**

**Active**



List Price:	<b>\$134,900</b>	Previous Price:	<b>\$144,900</b>
		Original Price:	<b>\$164,900</b>
Subdiv/Complex:	<b>Forest Edge</b>		
Frontage:	<b>0.00</b>	Approx Yr Bld:	<b>1992</b>
Depth/Size:		PID:	<b>017-717-078</b>
Lot SqFt:	<b>0</b>	Type:	<b>Townhouse</b>
Exposure:	<b>NW</b>	Age at List Date:	<b>23</b>
Stories in Bldg:		Zoning:	<b>RM45</b>
Flood Plain:	<b>No</b>	Bedrooms:	<b>2</b>
Meas. Type:		Bathrooms:	<b>2</b>
Fixtures Lsd:	<b>N</b>	Full Baths:	<b>2</b>
Fixt Removed:	<b>N</b>	Half Baths:	<b>0</b>
View:	<b>N</b>	Taxes:	<b>\$1,540 (2014)</b>
		If New GST/HST Incl:	
		Tax Incl Utils:	<b>No</b>
		Apprvl Req:	

Style of Home:	<b>Corner Unit, Upper Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Open, Carport; Single</b>		
Exterior:	<b>Mixed</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	<b>48</b>	Total Units in Strata:	
Flooring:	<b>Wall/Wall/Mixed</b>	Locker:	<b>No</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:	<b>Campbell Mgmt</b>	Property Disclosure:	<b>N - Court Ordered Sale</b>		
Mngmt Ph:	<b>604-864-0380</b>	Bylaw Restrictions:	<b>Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed / Age: 35+</b>		
		Maint Fee:	<b>\$188.09</b>		

Maint Charge Incl: **Snow removal, Gardening, Garbage Pickup, Management**

Legal: **PL LMS162 LT 28 LD 36 SEC 28 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**  
 Amenities: **In Suite Laundry**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'5 X 12'						
Main F.	Kitchen	9' X 9'10						
Main F.	Dining	10'3 X 9'5						
Main F.	Family Room	12'9 X 17'10						
Main F.	Master Bedroom	13' X 10'10						
Main F.	Bedroom	9'10 X 10'2						
Main F.	Storage	9'9 X 4'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>1,389</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,389</b>	Restricted Age:	<b>35+</b>	5	
		# Pets / Cats; Dogs:	<b>1 / Cats: Yes; Dogs: Yes</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:	<b>0,0</b>	7	
Grand Total Floor Area:	<b>1,389</b>			8	

Listing Broker(s): **(1) Vybe Realty**

**Forest Edge! Almost 1400 square feet of rancher style living on the corner upper floor. Nobody above! You'll appreciate this two bedroom and two bathroom layout. Lots of natural light, separate dining, living and family rooms, gas fireplace and ensuite laundry. Comes with one carport parking plus second open stall at \$15/month. Forest Edge is an age restricted 35+ strata with no rentals. One cat or one small dog (under 14" height) is welcome. Call to book your appointment.**



Presented by:  
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Abbotsford, Poplar **MLS# F1446737** Residential Attached  
**# 301 33708 KING RD, V2S 8C6** **Active**



List Price: **\$134,900** Previous Price:  
 Original Price: **\$134,900**

Subdiv/Complex: **COLLAGE PARK PLACE**

Frontage:	Approx Yr Blt: <b>1996</b>	PID: <b>019-175-302</b>
Depth/Size:		Type: <b>Apartment/Condo</b>
Lot SqFt: <b>0</b>	Age at List Date: <b>19</b>	Zoning: <b>MF</b>
Exposure:	Bedrooms: <b>2</b>	Taxes: <b>\$1,260 (2014)</b>
Stories in Bldg: <b>4</b>	Bathrooms: <b>2</b>	If New GST/HST Incl:
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Tax Incl Utils: <b>No</b>
Meas. Type:	Half Baths: <b>0</b>	Apprvl Req'd:
Fixtures Lsd: <b>N</b>		
Fixt Removed: <b>N</b>		
View: <b>N</b>		

Style of Home: <b>Inside Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Access:	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Underground</b>	
Exterior: <b>Mixed</b>		
Rain Screen:	R/I Plumbing:	
Type of Roof: <b>Other</b>	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring:	Locker:	
Water Supply: <b>City/Municipal</b>	Possession:	
Heat/Fuel: <b>Electric</b>	Title to Land: <b>Freehold Strata</b>	
No. of Fireplaces: <b>1</b>	Seller's Interest: <b>Court Ordered Sale</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Mortgage Info: <b>\$0</b>	
Outdoor Area: <b>Balcony(s)</b>		
	Property Disclosure: <b>N - COURT ORDER</b>	
Mngmt Co: <b>Baywest</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>	
Mngmt Ph: <b>604-853-7511</b>		
Maint Fee: <b>\$246.00</b>		

Maint Charge Incl: **Gardening, Gas, Management**

Legal: **PL LMS1860 LT 83 LD 36 SEC 10 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**

Amenities: **In Suite Laundry**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 11'9"						
Main F.	Kitchen	11' X 9'						
Main F.	Master Bedroom	13'9" X 10'5"						
Main F.	Bedroom	11'3" X 8'6"						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>4</b>	<b>Bathrooms</b>
Finished Floor Area Main: <b>924</b>	Finished Levels: <b>1</b>	1 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down: <b>0</b>		3
Finished Floor Area Bsmt: <b>0</b>	Bsmt Height:	4
Total Finished Floor Area: <b>924</b>	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>924</b>		8

Listing Broker(s): **(1) Park Georgia Realty Ltd.(Coq)**

**Court order sale, handy man special, 2 bedrooms, 2 baths. Here is your chance to build up equity with a little work. Call today to view. 2 Parking spots #22 & #109**



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Abbotsford, Abbotsford West

**MLS# F1444249**

Residential Attached

**# 2 32725 GEORGE FERGUSON WY, V2T 5M5**

**Active**



List Price:	<b>\$139,900</b>	Previous Price:	<b>\$147,900</b>
		Original Price:	<b>\$164,900</b>
Subdiv/Complex:	<b>Uptown</b>		
Frontage:	<b>0.00</b>	Approx Yr Bld:	<b>1992</b>
Depth/Size:		PID:	<b>018-036-279</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>SE</b>	Age at List Date:	<b>23</b>
Stories in Bldg:	<b>4</b>	Zoning:	<b>RM60</b>
Flood Plain:	<b>No</b>	Bedrooms:	<b>3</b>
Meas. Type:		Bathrooms:	<b>2</b>
Fixtures Lsd:	<b>N</b>	Full Baths:	<b>2</b>
Fixt Removed:	<b>N</b>	Half Baths:	<b>0</b>
View:	<b>N</b>	Taxes:	<b>\$1,566 (2014)</b>
		If New GST/HST Incl:	
		Tax Incl Utils:	<b>No</b>
		Apprvl Req:	

Style of Home:	<b>Ground Level Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground, Visitor Parking</b>		
Exterior:	<b>Stucco, Vinyl</b>	R/I Plumbing:			
Rain Screen:		Dist to Public Trans:		Dist to School/Bus:	
Type of Roof:	<b>Metal, Tar &amp; Gravel</b>	Units in Development:	<b>72</b>	Total Units in Strata:	<b>72</b>
Renovations:		Locker:	<b>No</b>		
Flooring:	<b>Wall/Wall/Mixed</b>	Possession:			
Water Supply:	<b>City/Municipal</b>	Title to Land:	<b>Freehold Strata</b>		
Heat/Fuel:	<b>Baseboard, Hot Water</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
No. of Fireplaces:	<b>0</b>	Mortgage Info:	<b>\$0</b>		
Fireplace Fuel:		Property Disclosure:	<b>N - Court Ordered Sale</b>		
Outdoor Area:	<b>Patio(s)</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		
Mngmt Co:	<b>Baywest</b>				
Mngmt Ph:	<b>604-591-6060</b>	Maint Fee:	<b>\$469.94</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Heat, Hot Water, Management**

Legal: **PL LMS682 LT 39 LD 36 SEC 20 TWP 16**  
 Amenities: **In Suite Laundry, Elevator**  
 Features Incl:

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Foyer</b>	<b>8' X 11'</b>						
<b>Main F.</b>	<b>Laundry</b>	<b>8' X 7'</b>						
<b>Main F.</b>	<b>Eating Area</b>	<b>11' X 10'</b>						
<b>Main F.</b>	<b>Living Room</b>	<b>9'1 X 12'7</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>10'10 X 10'</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>12'8 X 10'</b>						
<b>Main F.</b>	<b>Bedroom</b>	<b>10'1 X 11'3</b>						
<b>Main F.</b>	<b>Bedroom</b>	<b>13' X 8'1</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>8</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>1,274</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,274</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:	<b>100</b>	7	
Grand Total Floor Area:	<b>1,274</b>			8	

Listing Broker(s): **(1) Vybe Realty**

**Rare three bedroom ground floor condo at Uptown. Just under 1300sqft with three good sized bedrooms, insuite laundry, private patio and open kitchen to living room and eating area. Central Abbotsford location and close to shopping, recreation, etc. Comes with two secure underground stalls. Uptown is a family friendly strata and allows rentals and two small pets (max 25 pounds and 12" height to shoulder). Monthly strata fee covers heating and hot water. Worth a look!**



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Abbotsford, Central Abbotsford **MLS# F1450679** Residential Attached  
**# 214 2233 MCKENZIE RD, V2S 4A1** **Active**

No Photo Available

List Price:	<b>\$148,800</b>	Previous Price:	
		Original Price:	<b>\$148,800</b>
Subdiv/Complex:	<b>LATITUDE</b>		
Frontage:		Approx Yr Bld:	<b>2014</b>
Depth/Size:		PID:	<b>027-896-455</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>RML</b>
Stories in Bldg:		Taxes:	<b>\$1,124 (2015)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>Yes</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	
Fixt Removed:	<b>N</b>		
View:	<b>Y - GREEN BELT</b>		

Style of Home:	<b>1 Storey, Rancher/Bungalow</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Mixed, Wood</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	<b>142</b>
Flooring:	<b>Laminate, Wall/Wall/Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:	<b>TEAM WORK</b>	Property Disclosure:	<b>N - COURT ORDERED SALE</b>		
Mngmt Ph:		Bylaw Restrictions:	<b>Rentals Allowed w/Restrictions</b>		
		Maint Fee:	<b>\$170.00</b>		

Maint Charge Incl:	<b>Gardening, Management</b>
Legal:	<b>PL BCS3419 LT 48 LD 36 SEC 15 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION</b>
Amenities:	<b>Exercise Centre, Guest Suite</b>
Features Incl:	
Site Influences:	<b>Central Location, Greenbelt, Shopping Nearby</b>

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

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>5</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>686</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>686</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>686</b>			8	

Listing Broker(s): **(1) Royal LePage - Wolstencroft**

**LATITUDE!! Very nice Condo Unit with a view of Green Belt. 1 Bedroom Plus Den and Walk in Laundry Room. Open Concept, Laminate floor and Tile floor. Beautiful Kitchen with Granite Counter Top and Stainless steel Appliances, The complex provides Guest Suite, Exercise Centre. Great access to freeway, shopping and all amenities.**





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Abbotsford, Central Abbotsford

**MLS# F1444393**

Residential Attached

**# 7 33682 MARSHALL RD, V2S 1L1**

**Active**



List Price: **\$154,500** Previous Price: **\$159,000**  
 Original Price: **\$173,500**

Subdiv/Complex: **MONIQUE PLACE**

Frontage: <b>0.00</b>	Approx Yr Bld: <b>1993</b>	PID: <b>018-048-919</b>
Depth/Size: <b>0.00</b>		Type: <b>Apartment/Condo</b>
Lot SqFt: <b>0</b>	Age at List Date: <b>22</b>	Zoning: <b>MULTI</b>
Exposure:	Bedrooms: <b>2</b>	Taxes: <b>\$1,453 (2014)</b>
Stories in Bldg: <b>3</b>	Bathrooms: <b>2</b>	If New GST/HST Incl:
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Tax Incl Utils: <b>No</b>
Meas. Type: <b>Feet</b>	Half Baths: <b>0</b>	Apprvl Req:
Fixtures Lsd:		
Fixt Removed:		
View: <b>N</b>		

Style of Home: <b>Corner Unit, 2 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Underground, Visitor Parking</b>	
Exterior: <b>Stucco</b>		
Rain Screen:	R/I Plumbing:	
Type of Roof: <b>Other</b>	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata: <b>12</b>
Flooring: <b>Laminate, Wall/Wall/Mixed</b>	Locker: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	Possession:	
Heat/Fuel: <b>Baseboard, Electric, Natural Gas</b>	Title to Land: <b>Freehold Strata</b>	
No. of Fireplaces: <b>1</b>	Seller's Interest: <b>Court Ordered Sale</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Mortgage Info: <b>\$0</b>	
Outdoor Area: <b>Balcony(s)</b>		
Mngmt Co: <b>Campbell</b>	Property Disclosure: <b>N - Court ordered Sale</b>	
Mngmt Ph: <b>604-864-0380</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>	
Maint Fee: <b>\$320.00</b>		

Maint Charge Incl: **Caretaker, Gardening**

Legal: **PL LMS701 LT 7 LD 36 SEC 15 TWP 16**  
 Amenities: **Storage, Elevator**  
 Features Incl:

Site Influences: **Central Location**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	13' X 15'						
Main F.	Dining	15' X 8'						
Main F.	Kitchen	8' X 8'8"						
Main F.	Master Bedroom	14'6" X 12'3"						
Main F.	Bedroom	9'9" X 11'6"						
Main F.	Laundry	8'6" X 6'4"						
Main F.	Nook	8'4" X 6'4"						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>7</b>	<b>Bathrooms</b>
Finished Floor Area Main: <b>1,227</b>	Finished Levels: <b>1</b>	1 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down: <b>0</b>		3
Finished Floor Area Bsmt: <b>0</b>	Bsmt Height:	4
Total Finished Floor Area: <b>1,227</b>	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>1,227</b>		8

Listing Broker(s): **(1) RE/MAX Little Oak Realty (Sur)**

**This spacious second floor corner unit, is centrally located, to the University of the Fraser Valley. Laminate flooring updated recently, 9 foot ceilings and many windows, make this unit a great opportunity for investors or first time buyers. Close to freeway access, and local shops. Don't miss out on this one, call today to make your appointment!**



Presented by:  
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Abbotsford, Abbotsford West

**MLS# F1444075**

Residential Attached

**# 107 2581 LANGDON ST, V2T 7A3**

**Active**



List Price:	<b>\$154,900</b>	Previous Price:	<b>\$159,900</b>
		Original Price:	<b>\$169,000</b>
Subdiv/Complex:	<b>Cobblestone</b>		
Frontage:	<b>0.00</b>	Approx Yr Bld:	<b>2005</b>
Depth/Size:		PID:	<b>026-218-071</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>E</b>	Zoning:	<b>RES</b>
Stories in Bldg:	<b>4</b>	Taxes:	<b>\$1,494 (2014)</b>
Flood Plain:	<b>No</b>	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>Yes</b>
Fixtures Lsd:	<b>Y - Court sale, as-is where-is</b>	Apprvl Req:	<b>No</b>
Fixt Removed:	<b>Y - Court sale, as-is where-is</b>		
View:	<b>N</b>		

Style of Home:	<b>Ground Level Unit, Inside Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage Underbuilding</b>		
Exterior:	<b>Mixed</b>				
Rain Screen:		R/I Plumbing:	<b>No</b>		
Type of Roof:	<b>Asphalt, Other</b>	Dist to Public Trans:	<b>1</b>	Dist to School/Bus:	<b>1</b>
Renovations:		Units in Development:	<b>68</b>	Total Units in Strata:	<b>68</b>
Flooring:	<b>Laminate, Vinyl/Linoleum, Wall/Wall/Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s)</b>				
Mngmt Co:	<b>Campbell</b>	Property Disclosure:	<b>N - Court sale, as-is where-is</b>		
Mngmt Ph:	<b>604-864-0380</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Not Allowed</b>		
		Maint Fee:	<b>\$255.00</b>		

Maint Charge Incl: **Sewer, Water, Gardening, Garbage Pickup, Hot Water, Management**

Legal: **PL BCS 1161 LT 7 LD 36 SEC 20 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY**  
 Amenities: **In Suite Laundry, Wheelchair Access, Elevator**  
 Features Incl: **Windows - Thermo**

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Dining	10' X 11'5						
Main F.	Kitchen	7'5 X 8'2						
Main F.	Laundry	5'9 X 6'						
Main F.	Master Bedroom	10'9 X 13'3						
Main F.	Walk-In Closet	3'10 X 5'10						
Main F.	Living Room	12' X 20'10						
Main F.	Bedroom	8'9 X 10'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>950</b>	Finished Levels:	<b>1</b>	1	<b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>950</b>	Restricted Age:		5	
		# Pets / Cats; Dogs: <b>2 / Cats: Yes; Dogs: Yes</b>		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:	<b>0</b>	7	
Grand Total Floor Area:	<b>950</b>			8	

Listing Broker(s): **(1) Landmark Realty Corp.**

**COBBLESTONE** ground floor condo. Two bedrooms, 2 full bathrooms. Electric fireplace in the living room which is level walk out to your patio - perfect if you have a dog or two - medium-sized ones are allowed. The home has a spacious kitchen, dining and laundry rooms as well. Strata fees about \$255 a month, which includes your hot water. Great location near all amenities for this well-run and and cared for building. Underground parking and many visitor parking spots.



Presented by:  
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Abbotsford, Central Abbotsford

**MLS# F1450475**

Residential Attached

**# 404 33960 OLD YALE RD, V2S 2J9**

**Active**



List Price:	<b>\$170,100</b>	Previous Price:	
		Original Price:	<b>\$170,100</b>
Subdiv/Complex:	<b>Old Yale Heights</b>		
Frontage:		Approx Yr Bld:	<b>2006</b>
Depth/Size:		PID:	<b>026-970-279</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>MF</b>
Stories in Bldg:		Taxes:	<b>\$1,314 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	<b>No</b>
Fixt Removed:	<b>N</b>		
View:	<b>Y - Mountains</b>		

Style of Home:	<b>Corner Unit, Upper Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Vinyl, Wood</b>				
Rain Screen:	<b>Full</b>	R/I Plumbing:			
Type of Roof:	<b>Asphalt, Torch-On</b>	Dist to Public Trans:	<b>CLOSE</b>	Dist to School/Bus:	<b>CLOSE</b>
Renovations:		Units in Development:	<b>82</b>	Total Units in Strata:	<b>82</b>
Flooring:	<b>Laminate, Mixed, Tile</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Forced Air</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:	<b>Teamwork</b>	Property Disclosure:	<b>N - Court Ordered Sale</b>		
Mngmt Ph:	<b>604-854-1734</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
		Maint Fee:	<b>\$262.00</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management**

Legal: **PL BCS2202 LT 65 LD 36 SEC 22 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**  
 Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**  
 Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**

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

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>962</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>962</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>962</b>			8	

Listing Broker(s): **(1) Sutton Group-West Coast Realty**

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



Presented by:  
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Abbotsford, Abbotsford East

**MLS# F1446984**

Residential Attached

**# 62 34959 OLD CLAYBURN RD, V2S 6W7**

**Active**



List Price:	<b>\$209,900</b>	Previous Price:	<b>\$219,900</b>
		Original Price:	<b>\$219,900</b>
Subdiv/Complex: <b>Crown Point Villas</b>			
Frontage:	<b>0.00</b>	Approx Yr Bld:	<b>1989</b>
Depth/Size:		PID:	<b>012-492-612</b>
Lot SqFt:	<b>0</b>	Type:	<b>Townhouse</b>
Exposure:		Zoning:	<b>ROW</b>
Stories in Bldg:		Taxes:	<b>\$1,949 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	
Fixt Removed:	<b>N</b>		
View:			

Style of Home:	<b>2 Storey</b>	Total Parking:		Covered Parking:	<b>1</b>
Construction:	<b>Frame - Metal</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Carport; Single</b>		
Exterior:	<b>Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	<b>90</b>	Total Units in Strata:	
Flooring:	<b>Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s)</b>				
Mngmt Co:	<b>Campbell Strata Mgmt</b>	Property Disclosure:	<b>N - Court Ordered Sale</b>		
Mngmt Ph:	<b>604-864-0380</b>	Bylaw Restrictions:	<b>Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed / Age: 55+</b>		
		Maint Fee:	<b>\$351.63</b>		

Maint Charge Incl: **Cable/Satellite, Recreation Facility, Snow removal, Electricity, Gardening, Garbage Pickup, Heat, Hot Water, Management**

Legal: **PL NWS2605 LT 85 LD 36 SEC 26 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry, Recreation Center, Storage, Workshop Detached, Club House**

Features Incl:

Site Influences: **Adult Oriented, Shopping Nearby, Golf Course Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12' X 9'						
Main F.	Living Room	13' X 13'						
Main F.	Dining	10' X 9'						
Main F.	Family Room	12' X 11'						
Main F.	Laundry	6' X 5'						
Above	Bedroom	11' X 9'						
Above	Master Bedroom	13'6 X 11'						
Above	Nook	10' X 7'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>8</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>763</b>	Finished Levels:	<b>2</b>	1	<b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>620</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Down:	<b>0</b>			3	<b>3 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,383</b>	Restricted Age:	<b>55+</b>	5	
		# Pets / Cats; Dogs:	<b>1 / Cats: Yes; Dogs: Yes</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,383</b>			8	

Listing Broker(s): **(1) Royal LePage - Wolstencroft, (2) Royal LePage - Wolstencroft**

**Rarely available, 2 bedroom, 3 bathroom, 2 storey townhouse in Crown Point Villas, Quiet East Abbotsford. Extremely bright home with 2 patios, great floor plan, with Open kitchen and large eating area with vaulted ceiling. Nice Living room and large dining area with gas fireplace. Large laundry room and powder also on Main. Upstairs are 2 good sized bedrooms, HUGE walk-in closet and Ensuite bathroom w/soaker tub PLUS another main bathroom and open area nook, great for a computer station. Crown Point Villas is a very active 55+ community with excellent amenities including a club house, wood shop, craft room and more. RV parking is available too! Strata fees include electricity, heat, hot water and management.**



Presented by:  
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Abbotsford, Abbotsford West

**MLS# F1450197**

Residential Attached

**# 308 32729 GARIBALDI DR, V2T 0A6**

**Active**



List Price:	<b>\$224,900</b>	Previous Price:	
		Original Price:	<b>\$224,900</b>
Subdiv/Complex: <b>Garibaldi Lane</b>			
Frontage:		Approx Yr Bld:	<b>2007</b>
Depth/Size:		PID:	<b>027-192-016</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>RML</b>
Stories in Bldg:	<b>4</b>	Taxes:	<b>\$1,882 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	
Fixt Removed:	<b>N</b>		
View:	<b>Y - Partial Mountain View</b>		

Style of Home:	<b>1 Storey</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Side</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:	<b>CLOSE BY</b>	Dist to School/Bus:	<b>CLOSE BY</b>
Renovations:		Units in Development:	<b>86</b>	Total Units in Strata:	<b>86</b>
Flooring:	<b>Hardwood, Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:	<b>Campbell Strata</b>	Property Disclosure:	<b>N - Court Ordered Sale</b>		
Mngmt Ph:	<b>604-864-0380</b>	Bylaw Restrictions:	<b>Rentals Not Allowed</b>		
		Maint Fee:	<b>\$247.00</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management, Snow removal**

Legal: **PL BCS2516 LT 52 LD 36 SEC 20 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**  
 Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	22' X 14'						
Main F.	Kitchen	10'10 X 10'						
Main F.	Master Bedroom	18'10 X 12'						
Main F.	Bedroom	10' X 9'9						
Main F.	Laundry	7' X 6'						
Main F.	Foyer	6' X 4'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>1,103</b>	Finished Levels:	<b>1</b>	1	<b>6 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,103</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,103</b>			8	

Listing Broker(s): **(1) Royal LePage - Wolstencroft, (2) Royal LePage - Wolstencroft**

**Elegant High End Condo in the heart of West Abbotsford. Perfect for entertaining, this great room plan is very functional and offers great bedroom separation & 2 full size bathrooms as well. Open concept kitchen with eating bar. Ensuite with heated floors too! Hardwood floors and granite countertops, crown mouldings and beautiful finishing throughout. Large laundry room with extra storage. This condo comes with 2 parking stalls and a storage locker. Close to lots of shopping, churches and amenities.**





Presented by:  
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Abbotsford, Abbotsford West

**MLS# F1444517**

Residential Attached

**# 317 32729 GARIBALDI DR, V2T 0A6**

**Active**



List Price:	<b>\$229,900</b>	Previous Price:	<b>\$239,000</b>
		Original Price:	<b>\$249,900</b>
Subdiv/Complex: <b>Garibaldi Lane</b>			
Frontage:		Approx Yr Bld:	<b>2007</b>
Depth/Size:		PID:	<b>027-191-923</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>FMH</b>
Stories in Bldg:		Taxes:	<b>\$2,083 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	<b>N</b>		

Style of Home:	<b>Corner Unit, End Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Rear</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt, Fibreglass</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s)</b>				
		Property Disclosure:	<b>N - Court Ordered Sale</b>		
Mngmt Co:	<b>Campbell Property Mgmt</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Not Allowed</b>		
Mngmt Ph:	<b>604-864-0380</b>	Maint Fee:	<b>\$280.00</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Management**

Legal: **PL BCS2516 LT 43 LD 36 SEC 20 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**  
 Amenities: **Club House, In Suite Laundry, Recreation Center, Storage**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 10'						
Main F.	Living Room	18' X 16'						
Main F.	Master Bedroom	16' X 13'						
Main F.	Bedroom	10' X 10'						
Main F.	Dining	10' X 9'						
Main F.	Laundry	4' X 4'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>1,286</b>	Finished Levels:	<b>1</b>	1	<b>5 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,286</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,286</b>			8	

Listing Broker(s): **(1) Royal LePage West R.E.S.**

**Absolutely Gorgeous! This wonderful, 2 bdrm, 2 bath corner unit, features almost 1300 sqft of luxury living with an amazing and totally open floor plan. Perfect for entertaining friends and Guaranteed to impress! Gorgeous hardwood throughout and the gourmet Kitchen features 2" granite counters, maple cabinetry, large island, extra drawers & gleaming stainless appliances. Cultured stone fireplace & extensive & beautiful crown moldings throughout. Mbdm is incredible and the ensuite incl dual vanity and spa like soaker tub. Don't let this condo pass you by!**



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Abbotsford, Abbotsford East

**MLS# F1449372**

Residential Attached

**# 36 4401 BLAUSON BV, V3G 0A4**

**Active**



List Price:	<b>\$269,500</b>	Previous Price:	
		Original Price:	<b>\$269,500</b>
Subdiv/Complex: <b>The Sage at Auguston</b>			
Frontage:	<b>0.00</b>	Approx Yr Blt:	<b>2006</b>
Depth/Size:	<b>N/A</b>	PID:	<b>027-052-231</b>
Lot SqFt:	<b>0</b>	Type:	<b>Townhouse</b>
Exposure:		Age at List Date:	<b>9</b>
Stories in Bldg:		Zoning:	<b>STRATA</b>
Flood Plain:		Bedrooms:	<b>3</b>
Meas. Type:	<b>Feet</b>	Bathrooms:	<b>2</b>
Fixtures Lsd:	<b>Y - Tenant's Belongings</b>	Full Baths:	<b>2</b>
Fixt Removed:	<b>Y - Tenant's Belongings</b>	Half Baths:	<b>0</b>
View:		Taxes:	<b>\$2,109 (2014)</b>
		If New GST/HST Incl:	
		Tax Incl Utils:	<b>No</b>
		Apprvl Req:	

Style of Home:	<b>2 Storey w/ Bsmt.</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Rear</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Open, Visitor Parking, Grge/Double Tandem</b>		
Exterior:	<b>Mixed</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	<b>Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:		Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s), Patio(s)</b>				
Mngmt Co:	<b>Campbell Management</b>	Property Disclosure:	<b>N - Court-Ordered Sale</b>		
Mngmt Ph:	<b>604-864-0380</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
		Maint Fee:	<b>\$220.00</b>		

Maint Charge Incl: **Snow removal, Caretaker, Gardening, Garbage Pickup**

Legal: **PLAN # BCS 2034, LOT 36, LD 36, SEC 31, TWP 19 TOGETHER WITH COMMON PROPERTY**

Amenities: **In Suite Laundry, Playground**

Features Incl:

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Living Room</b>	<b>15' X 14'</b>						
<b>Main F.</b>	<b>Dining</b>	<b>11' X 11'</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>14' X 14'</b>						
<b>Above</b>	<b>Master Bedroom</b>	<b>11' X 11'</b>						
<b>Above</b>	<b>Bedroom</b>	<b>10' X 8'</b>						
<b>Above</b>	<b>Bedroom</b>	<b>9' X 8'</b>						
<b>Bsmt</b>	<b>Storage</b>	<b>19' X 3'</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>613</b>	Finished Levels:	<b>3</b>	1	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Up:	<b>635</b>	Basement Area:	<b>Part</b>	2	<b>4 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Down:	<b>24</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,272</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,272</b>			8	

Listing Broker(s): **(1) Landmark Realty Mission Ltd.**

**Sage @ Auguston. Family Complex at an affordable price. Open concept living in a desirable peaceful area of Abbotsford. Lots of walking/biking trails and parks in close proximity for you to enjoy! Walking distance to Traditional School and New Store/Coffee shop. Live in serenity!**



Presented by:  
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Abbotsford, Abbotsford West

**MLS# F1449142**

Residential Attached

**# 49 31255 UPPER MACLURE RD, V2T 5N4**

**Active**



List Price: **\$275,000** Previous Price:  
 Original Price: **\$275,000**

Subdiv/Complex: **COUNTRY LANE ESTATES**

Frontage:	Approx Yr Blt: <b>1993</b>	PID: <b>018-437-893</b>
Depth/Size:		Type: <b>Townhouse</b>
Lot SqFt: <b>0</b>	Age at List Date: <b>22</b>	Zoning: <b>RM25</b>
Exposure: <b>N</b>	Bedrooms: <b>5</b>	Taxes: <b>\$2,440 (2014)</b>
Stories in Bldg: <b>2</b>	Bathrooms: <b>3</b>	If New GST/HST Incl: <b>No</b>
Flood Plain: <b>No</b>	Full Baths: <b>3</b>	Tax Incl Utils: <b>No</b>
Meas. Type:	Half Baths: <b>0</b>	Apprvl Req: <b>No</b>
Fixtures Lsd:		
Fixt Removed:		
View: <b>Y - GREENSPACE</b>		

Style of Home: <b>Basement Entry, Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Double</b>	
Exterior: <b>Vinyl, Wood</b>		
Rain Screen:	R/I Plumbing:	
Type of Roof: <b>Asphalt</b>	Dist to Public Trans: <b>1 BLK</b>	Dist to School/Bus: <b>5 BLK</b>
Renovations:	Units in Development: <b>No</b>	Total Units in Strata: <b>58</b>
Flooring: <b>Laminate, Vinyl/Linoleum, Wall/Wall/Mixed</b>	Locker: <b>No</b>	
Water Supply: <b>City/Municipal</b>	Possession:	
Heat/Fuel: <b>Forced Air</b>	Title to Land: <b>Freehold Strata</b>	
No. of Fireplaces: <b>2</b>	Seller's Interest: <b>Court Ordered Sale</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Mortgage Info: <b>\$0</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>	Property Disclosure: <b>N - COURT ORDERED SALE</b>	
Mngmt Co: <b>CAMPBELL STRATA MGMT</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>	
Mngmt Ph: <b>604-864-0380</b>	Maint Fee: <b>\$327.39</b>	

Maint Charge Incl: **Gardening, Garbage Pickup, Management, Snow removal**

Legal: **PL LMS642 LT 49 LD 36 SEC 30 TWP 16 PART NW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I**  
 Amenities: **Garden**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 16'						
Main F.	Dining	8' X 10'						
Main F.	Kitchen	9' X 11'						
Main F.	Eating Area	11' X 12'						
Main F.	Master Bedroom	12' X 14'						
Main F.	Bedroom	9' X 11'						
Main F.	Bedroom	9' X 11'						
Bsmt	Recreation Room	15' X 17'						
Bsmt	Bedroom	8' X 11'						
Bsmt	Bedroom	10' X 10'						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>10</b>	<b>Bathrooms</b>
Finished Floor Area Main: <b>1,254</b>	Finished Levels: <b>2</b>	1 <b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>Fully Finished</b>	2 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down: <b>0</b>		3 <b>3 Piece; Ensuite: N; Level: Bsmt</b>
Finished Floor Area Bsmt: <b>772</b>	Bsmt Height:	4
Total Finished Floor Area: <b>2,026</b>	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>2,026</b>		8

Listing Broker(s): **(1) Royal LePage - Wolstencroft**

**GREAT END UNIT in quiet location with view of GREEN space in the back. Very nice layout with spacious rooms and outdoors. Close to Shopping center, public transit yet very PRIVATE Setting. Two Gas fireplace and Two living rooms for upper and downstairs. Double side by side garage and two EXTRA parking in the driveway. Easy and quick highway access for Downtown commuters.**