



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
Phone: (604) 723-2000
Email: info@mylyne.com
Website: www.mylyne.com

Abbotsford, Abbotsford West

MLS# F1433036

Residential Attached

204 32110 TIMS AV, V2T 2H4

Active



List Price: \$24,900 Previous Price: \$29,900
Original Price: \$39,900

Subdiv/Complex: BRISTOL COURT

Frontage:	Approx Yr Blt: 1983	PID:	002-166-593
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 32	Zoning:	RML
Exposure: S	Bedrooms: 2	Taxes:	\$767 (2014)
Stories in Bldg:	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain: No	Full Baths: 1	Tax Incl Utils:	No
Meas. Type:	Half Baths: 0	Apprvl Req:	
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home:	1 Storey, Inside Unit	Total Parking:	Covered Parking: 1
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Vinyl		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Tar & Gravel	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development: 30	Total Units in Strata:
Flooring:		Locker:	Yes
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:		Mortgage Info:	\$0
Outdoor Area:	Balcony(s)	Property Disclosure:	N - SELLER DOES NOT RESIDE
Mngmt Co:	ACE AGENCIES	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 45+
Mngmt Ph:		Maint Fee:	\$275.90

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

Legal: PL NWS1966 LT 13 LD 36 SEC 20 TWP 16 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T
Amenities: Elevator, In Suite Laundry, Storage
Features Incl:

Site Influences:

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

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	958	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	958	Restricted Age:	45 +	5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	958			8

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

Nicely kept 2 bedroom, 1 bath unit is priced to sell. No Pets/No Rentals/45+ age restriction. Conveniently located. Hurry on this one.



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Abbotsford, Abbotsford West **MLS# F1435585** Residential Attached
201 32110 TIMS AV, V2T 2H4 **Active**



List Price:	\$59,900	Previous Price:	\$94,900
		Original Price:	\$94,900
Subdiv/Complex: BRISTOL MANOR			
Frontage:		Approx Yr Blt:	1984
Depth/Size:		PID:	002-166-577
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RML
Stories in Bldg:		Taxes:	\$598 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:	N - AS IS WHERE IS		
View:			

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed, Wood	R/I Plumbing:			
Rain Screen:					
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	30	Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	None	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	ACE AGENCIES	Property Disclosure:	Y - UPON OFFER		
Mngmt Ph:	604-853-2718	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 45+		
Maint Fee:	\$268.68				

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

Legal: PL NWS1966 LT 10 LD 36 SEC 20 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION

Amenities: Club House, Elevator, Storage

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	14' X 7'4"						
Main F.	Living Room	11' X 14'						
Main F.	Dining	14' X 6'						
Main F.	Master Bedroom	10'6" X 10'						
Main F.	Laundry	6' X 5'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	640	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	640	Restricted Age:	45 +	5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	640			8	

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

Bristol Court, 1 bedroom & 1 bathroom inside unit. 45+ age restricted, no pets, no rentals. Building has almost new roofing & new cladding & balconies coming soon. Speciall assessment will be paid by sellers. Easy to show.



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Phone: (604) 723-2000
Email: info@mylyne.com
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Abbotsford, Abbotsford West

MLS# F1435619

Residential Attached

109 32175 OLD YALE RD, V2T 2C8

Active



List Price:	\$69,500	Previous Price:	
		Original Price:	\$69,500
Subdiv/Complex: FIR VILLA			
Frontage:	0.00	Approx Yr Blt:	1974
Depth/Size:	0	PID:	001-154-494
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	W	Age at List Date:	41
Stories in Bldg:		Zoning:	RML
Flood Plain:		Bedrooms:	1
Meas. Type:	Feet	Bathrooms:	1
Fixtures Lsd:	N - COURT-ORDERED - "AS IS WHERE IS"	Full Baths:	1
Fixt Removed:	Y - COURT-ORDERED - "AS IS WHERE IS"	Half Baths:	0
View:	Y - PRIVATE PARK VIEW	Taxes:	\$633 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Reqd:	

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Mngmt Co:	ECM STRATA MANAGEMENT	Property Disclosure:	N - COURT ORDERED - AS IS WHERE IS		
Mngmt Ph:	604-855-9895	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
	Maint Fee: \$200.00				

Maint Charge Incl: Recreation Facility, Heat, Hot Water

Legal: PLAN NWS 175, LOT 9, LD 36, SEC 20, TWP 16, PART SW 1/4 TOGETHER WITH INTEREST IN THE COMMON PROPERTY,
Amenities: Exercise Centre, Recreation Center, Sauna/Steam Room, Shared Laundry, Wheelchair Access, Workshop Detached
Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'4 X 13'						
Main F.	Kitchen	8' X 7'6						
Main F.	Dining	7'6 X 7'						
Main F.	Bedroom	13'2 X 10'7						
Main F.	Solarium	13' X 6'						
Main F.	Storage	5' X 4'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	796	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	796	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	796			8	

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

FIR VILLA - WELL MAINTAINED BUILDING CENTRALLY LOCATED. OPEN AND BRIGHT LAYOUT WITH SOLARIUM PERFECT FOR CATCHING SOME FRESH AIR, MORNING SUN, AND ENJOY THE PRIVATE PARK VIEW. MAINTENANCE FEE INCLUDES HOT WATER, EXERCISE FACILITIES, SAUNA, WORKSHOP, AND RECREATION ROOMS. ONLY MINUTES WALK TO SHOPPING, RESTAURANTS. EASY ACCESS TO TRANSPORTATION ROUTES.



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Email: info@mylyne.com
Website: www.mylyne.com

Abbotsford, Central Abbotsford

MLS# F1433720

Residential Attached

310 32950 AMICUS PL, V2S 6G9

Active



List Price: \$89,000 Previous Price: \$99,000
Original Price: \$99,000

Subdiv/Complex:
Frontage: Approx Yr Blt: 1982 PID: 001-899-384
Depth/Size: Type: Apartment/Condo
Lot SqFt: 0 Age at List Date: 33 Zoning: MF
Exposure: S Bedrooms: 1 Taxes: \$759 (2014)
Stories in Bldg: 3 Bathrooms: 1 If New GST/HST Incl:
Flood Plain: No Full Baths: 1 Tax Incl Utils: No
Meas. Type: Half Baths: 0 Apprvl Reqd:
Fixtures Lsd:
Fixt Removed:
View:

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Vinyl				
Rain Screen:	No	R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:	1	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	42
Flooring:	Laminate, Mixed, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	CAMPBELL MGMT	Property Disclosure:	N - FORECLOSURE		
Mngmt Ph:	604-864-0380	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed		
	Maint Fee:	\$152.87			

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

Legal: PL NWS1708 LT 38 LD 36 SEC 21 TWP 16 TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I
Amenities: Elevator, Recreation Center, Shared Laundry, Storage
Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 11'						
Main F.	Kitchen	12' X 7'						
Main F.	Master Bedroom	14' X 10'						

Floor Area (SqFt):		Total # Rooms:	3	Bathrooms
Finished Floor Area Main:	590	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	590	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	590			8

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

Great Investment, Fantastic Location. Rentals allowed. Upgraded top floor unit with laminate floors, electric fireplace, underground parking and a storage locker. Bright southern exposure with a short walk to Seven Oaks and Superstore. Call for your private viewing.



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Keller Williams Black Diamond
Phone: (604) 723-2000
Email: info@mylyne.com
Website: www.mylyne.com

Abbotsford, Central Abbotsford

MLS# F1436750

Residential Attached

104 2526 LAKEVIEW CR, V2S 3A9

Active



List Price:	\$118,900	Previous Price:	
		Original Price:	\$118,900
Subdiv/Complex: MILL SPRING MANOR			
Frontage:		Approx Yr Blt:	1994
Depth/Size:		PID:	018-897-681
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	21
Stories in Bldg:		Zoning:	RML
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$1,267 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Ground Level Unit, Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Stone, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Metal, Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed, Vinyl/Linoleum, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Mngmt Co:	GC	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-850-5151	Bylaw Restrictions:	Pets Allowed w/Rest.		
	Maint Fee:	\$235.71			

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

Legal: PL LMS1526 LT 4 LD 36 SEC 21 TWP 16 PART SW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I
Amenities: Elevator, In Suite Laundry
Features Incl:

Site Influences: Cul-de-Sac, Private Setting, Private Yard, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'3 X 11'						
Main F.	Living Room	14' X 12'						
Main F.	Dining	10' X 6'6						
Main F.	Master Bedroom	12'6 X 11'						
Main F.	Bedroom	10' X 9'						
Main F.	Laundry	6' X 5'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	985	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	985	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	985			8	

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

Mill Spring! 2 bedroom, 2 bathroom spacious home with 985 sq.ft. Walk to Mill Lake, Seven Oaks Mall, Restaurants and more. Excellent location. Ground floor home, with huge private patio area. This home has a very open feel, with large rooms, and large kitchen. Needs some work, but well worth it. Make it your own! Call today.



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

Abbotsford, Poplar

MLS# F1433952

Residential Attached

110 33728 KING RD, V2S 8J4

Active



List Price:	\$146,900	Previous Price:	
		Original Price:	\$146,900
Subdiv/Complex:		Approx Yr Blt:	1998
Frontage:		PID:	024-266-060
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Zoning:	RML
Exposure:		Taxes:	\$1,498 (2013)
Stories in Bldg:		If New GST/HST Incl:	
Flood Plain:		Tax Incl Utils:	No
Meas. Type:		Apprvl Req:	No
Fixtures Lsd:			
Fixt Removed:			
View:	N		

Style of Home:	Corner Unit, End Unit	Total Parking:	2	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Stone				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:	107	Total Units in Strata:	
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Mngmt Co:	TEAMWORK	Property Disclosure:	N - FORECLOSURE		
Mngmt Ph:	604-854-1734	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Maint Fee:	\$290.10				

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

Legal: PL LMS2704 LT 66 LD 36 SEC 10 TWP 16 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T
 Amenities: Club House, Guest Suite, In Suite Laundry, Storage
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 16'						
Main F.	Kitchen	14' X 11'4"						
Main F.	Dining	16' X 10'						
Main F.	Master Bedroom	14' X 11'						
Main F.	Bedroom	10' X 9'						
Main F.	Laundry	6' X 5'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,097	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,097	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,097			8	

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

Large south west corner unit with almost 300 SF of patio space is set back from King Road making the building very quiet. The large open floor has a very spacious kitchen and massive space for a living room. Come make this your new home.



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 Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

Abbotsford, Abbotsford West

MLS# F1436015

Residential Attached

411 31831 PEARDONVILLE RD, V2T 1L5

Active



List Price:	\$156,900	Previous Price:	
		Original Price:	\$156,900
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1994
Depth/Size:		PID:	018-604-731
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	21
Stories in Bldg:	4	Zoning:	RES
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	Y - AS IS WHERE IS CONDITION	Half Baths:	0
View:	Y - MOUNTAINS	Taxes:	\$1,242 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Radiant, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s) & Deck(s)				
Mngmt Co:		Property Disclosure:	N - AS IS WHERE IS CONDITION		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
		Maint Fee:	\$247.00		

Maint Charge Incl: Gas, Hot Water, Management

Legal: PL LMS1226 LT 43 LD 36 SEC 19 TWP 16 PART SE 1/4, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I
 Amenities: Elevator, In Suite Laundry
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 14'						
Main F.	Kitchen	11' X 10'						
Main F.	Master Bedroom	13' X 12'						
Main F.	Bedroom	13' X 9'						
Main F.	Laundry	8' X 6'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	1,065	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,065	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,065			8	

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

Nice and bright top floor corner unit. Oversized living area makes this unit stand out! 2 bedrooms and 2 full bathrooms. Currently the unit is vacant. The owner has recently painted and the unit shows quite well. Hot water and gas is included in the maintenance fee. No restrictions on rentals makes this a good opportunity for investors. Central location close to shopping and transportation.



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
Phone: (604) 723-2000
Email: info@mylyne.com
Website: www.mylyne.com

Abbotsford, Central Abbotsford

MLS# F1435682

Residential Attached

405 3176 GLADWIN RD, V2T 6R7

Active



List Price:	\$167,900	Previous Price:	
		Original Price:	\$167,900
Subdiv/Complex: Regency Park			
Frontage:	0.00	Approx Yr Bld:	1999
Depth/Size:		PID:	024-134-759
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	SE	Age at List Date:	16
Stories in Bldg:	4	Zoning:	RML
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	Y - Trees	Taxes:	\$1,536 (2015)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Upper Unit, Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Baywest	Property Disclosure:	N - Court Ordered Sale		
Mngmt Ph:	604-257-0325	Bylaw Restrictions:	Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed / Age: 19+		
		Maint Fee:	\$304.65		

Maint Charge Incl: Recreation Facility, Sewer, Snow removal, Caretaker, Gardening, Gas, Hot Water, Management

Legal: PL LMS1495 LT 145 LD 36 SEC 21 TWP 16 PART NW 1/4, TOGETHER WITH AN INTREST IN THE COMMON PROPERTY I
Amenities: Exercise Centre, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub, Elevator
Features Incl:

Site Influences: Private Setting, Recreation Nearby, Shopping Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'10 X 10'7						
Main F.	Dining	13'3 X 9'						
Main F.	Living Room	12'4 X 16'2						
Main F.	Master Bedroom	13'6 X 11'						
Main F.	Bedroom	8'8 X 12'8						
Main F.	Den	5' X 6'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,074	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,074	Restricted Age:	19+	5	
		# Pets / Cats; Dogs:	1 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:	0	7	
Grand Total Floor Area:	1,074			8	

Listing Broker(s): (1) Vybe Realty

Regency Park! Top floor and overlooking the greenbelt makes this two bed and two bath condo stand out. You'll appreciate the spacious 1074 square feet of living space including gas fireplace, 9' ceilings and a bonus den space. If amenities are important for you this comes with access to an indoor pool, hot tub, games/rec room, guest suite and gym. Regency Park is a 19+ strata allowing one small pet, no rentals, comes with one secure underground stall and additional storage locker. Definitely worth a look! Call, email or text for further information or to arrange a viewing.



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
Phone: (604) 723-2000
Email: info@mylyne.com
Website: www.mylyne.com

Abbotsford, Abbotsford East

MLS# F1438006

Residential Attached

118 2533 MARCET CT, V3G 2E6

Active



List Price:	\$218,900	Previous Price:	
		Original Price:	\$218,900
Subdiv/Complex:	Old Yale Estates		
Frontage:	0.00	Approx Yr Blt:	1982
Depth/Size:		PID:	002-097-044
Lot SqFt:	0	Type:	Townhouse
Exposure:	NE	Age at List Date:	33
Stories in Bldg:		Bedrooms:	3
Flood Plain:	No	Bathrooms:	3
Meas. Type:		Full Baths:	2
Fixtures Lsd:	N	Half Baths:	1
Fixt Removed:	N	Taxes:	\$2,122 (2014)
View:	N	If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	End Unit, 2 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Metal	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, Visitor Parking, Garage; Single		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)	Property Disclosure:	N - Court Ordered Sale		
Mngmt Co:	Campbell	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-864-0380	Maint Fee:	\$225.00		

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

Legal: PL NWS1939 LT 18 LD 36 SEC 23 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 AS SHOWN ON FO
Amenities: In Suite Laundry
Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'10 X 9'						
Main F.	Dining	10'8 X 9'3						
Main F.	Eating Area	12' X 10'						
Main F.	Living Room	11'10 X 16'						
Above	Master Bedroom	14'2 X 10'9						
Above	Bedroom	11'1 X 9'6						
Above	Bedroom	9'7 X 9'9						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	737	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	709	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,446	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	100	7	
Grand Total Floor Area:	1,446			8	

Listing Broker(s): (1) Vybe Realty

Location! Check out this three bedroom and three bathroom "handyman" special. In the heart of McMillan, close to schools, ARC, highway access, some shopping and more. You'll appreciate the 1440+ square foot, 2 story END unit layout. Some features include gas fireplace, laundry upstairs, walk-out patio and fully fenced backyard. This has a secure single garage plus open second parking stall. Old Yale Estates is a family friendly townhome strata allowing rentals and one dog or 1 cat. Call, email or text for additional info!



Presented by:
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Keller Williams Black Diamond
Phone: (604) 723-2000
Email: info@mylyne.com
Website: www.mylyne.com

Abbotsford, Abbotsford East

MLS# F1432394

Residential Attached

28 35287 OLD YALE RD, V3G 8H5

Active



List Price: \$279,900 Previous Price: \$290,000
Original Price: \$290,000

Subdiv/Complex: THE FALLS

Frontage:	Approx Yr Blt: 1999	PID:	024-646-563
Depth/Size:		Type:	Townhouse
Lot SqFt: 0	Age at List Date: 16	Zoning:	N2
Exposure:	Bedrooms: 3	Taxes:	\$2,281 (2014)
Stories in Bldg: 3	Bathrooms: 4	If New GST/HST Incl:	
Flood Plain: No	Full Baths: 3	Tax Incl Utils:	No
Meas. Type:	Half Baths: 1	Apprvl Reqd:	
Fixtures Lsd: N			
Fixt Removed: N			
View: Y - MT.BAKER - SOUTHERLY VIEWS			

Style of Home:	2 Storey w/Bsmt.	Total Parking:	3	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	97
Flooring:	Hardwood, Mixed, Tile	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Mngmt Co:	PREMIER STRATA SERVICES	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-371-2208	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$299.98				

Maint Charge Incl: Garbage Pickup, Snow removal

Legal: PL LMS3795 LT 29 LD 36 SEC 13 TWP 16 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T
Amenities: Air Cond./Central, In Suite Laundry
Features Incl:

Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6 X 12'						
Main F.	Dining	10' X 8'						
Main F.	Kitchen	10'6 X 10'						
Below	Master Bedroom	13'3 X 11'6						
Below	Bedroom	11'6 X 10'6						
Below	Bedroom	12' X 8'6						
Below	Recreation Room	20' X 17'6						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms
Finished Floor Area Main:	Finished Levels:	3	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	Fully Finished	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:			3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height:		4 3 Piece; Ensuite: N; Level: Below
Total Finished Floor Area: 1,851	Restricted Age:		5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 1,851			8

Listing Broker(s): (1) Lighthouse Realty Ltd.

Welcome to The Falls at prestigious Eagle Mountain. 3 bdrm/4 bath and one of the biggest units at 1851 sqft. Loads of tasteful updates and done professionally: Granite counters, updated appliances, REAL hardwood floors, Central Air (with air cleaner), bathroom installed in basement plus bathroom on the main! Large master and good size bdrms. Large double garage with 12' ceilings. Finished walkout basement acts as rec room or 4th bdrm. Pets and kids welcome!