



Presented by:
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 Keller Williams Black Diamond
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Abbotsford, Central Abbotsford

MLS# F1437759

Residential Detached

33977 VICTORY BV, V2S 1S8

Active

No Photo Available

List Price:	\$294,900	Previous Price:	
		Original Price:	\$294,900
Complex/Subdiv:			
Frontage:		Bedrooms:	2
Depth/Size:		Bathrooms:	2
Lot Area SqFt:	6,000	Full Baths:	2
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS3
View:			
Serv. Connected: Electricity, Natural Gas, Water			
PID:	000-741-663	Type:	House/Single Family
Approx Yr Blt:	1961	Age at List Date:	54
Taxes:	\$2,702 (2014)		

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	10'11 X 11'7			X			X
Main F.	Bedroom	17'4 X 19'1			X			X
Main F.	Living Room	16' X 13'1			X			X
Main F.	Dining	9'9 X 7'			X			X
Main F.	Kitchen	12'9 X 9'5			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,013	Total # Rooms:	5
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	910	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,923	Basement Area:	Partly Finished
			5
			6
Unfinished Floor:	103	Suite:	None
Grand Total Floor Area:	2,026		7
			8

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

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



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Abbotsford, Abbotsford East
2281 MIDAS ST, V2S 4P9

MLS# F1435023

Residential Detached
Active



List Price: \$300,000 Previous Price:
 Original Price: \$300,000

Complex/Subdiv: MCMILLAN

Frontage: 54.69 ft Bedrooms: 4 PID: 000-515-647
 Depth/Size: Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 10,500 Full Baths: 2 Approx Yr Blt: 1975
 Rear Yard Exp: W Half Baths: 1 Age at List Date: 40
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,147 (2014)
 Flood Plain: No Zoning: RS2

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

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

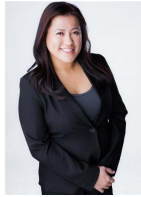
Legal: PL NWP44005 LT 107 LD 36 SEC 14 TWP 16 PART NW
 Amenities:
 Site Influences: Central Location, Cul-de-Sac, Recreation Nearby
 Features Incl:

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

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,170	Total # Rooms:	12
Finished Floor Up SqFt:	1,170	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,340	Basement Area:	Full, Partly Finished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,340		7
			8

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

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



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Abbotsford, Central Abbotsford

MLS# F1434381

Residential Detached

3605 ARGYLL ST, V2S 7A9

Active



List Price: \$369,900 Previous Price: \$379,900
 Original Price: \$379,900

Complex/Subdiv:

Frontage: 59.00 ft Bedrooms: 4 PID: 002-436-434
 Depth/Size: 100 Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 5,996 Full Baths: 3 Approx Yr Blt: 1984
 Rear Yard Exp: Half Baths: 0 Age at List Date: 31
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,228 (2014)
 Flood Plain: No Zoning: RS3
 View: N
 Serv. Connected: Electricity, Sanitary Sewer

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

Legal: PL NWP61661 LT 268 LD 36 SEC 28 TWP 16 NW1/4 & SW1/4.
 Amenities: In Suite Laundry
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 15'	Bsmt	Laundry	8' X 6'			X
Main F.	Kitchen	16' X 8'	Bsmt	Other	13' X 8'			X
Main F.	Dining	11' X 9'			X			X
Main F.	Bedroom	12' X 10'			X			X
Main F.	Bedroom	10' X 9'			X			X
Main F.	Master Bedroom	12' X 12'			X			X
Main F.	Laundry	8' X 6'			X			X
Bsmt	Living Room	20' X 15'			X			X
Bsmt	Bedroom	12' X 10'			X			
Bsmt	Den	13' X 12'			X			

Floor Area (SqFt):		Total # Rooms:	12	Bathrooms	1 3 Piece; Ensuite: Y; Level: Main F.
Main Floor Area SqFt:	1,332	# Kitchens:	1		2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	1,232	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	0	Basement Area:	Part, Partly Finished, Separate Entry		5
Total Finished Floor SqFt:	2,564	Suite:	None		6
Unfinished Floor:	0				7
Grand Total Floor Area:	2,564				8

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

Court order sale, rancher with basement, laminate flooring in living and dining room, 2 fireplace, separate entrance to basement, 2 laundry rooms, wheel chair friendly. Some TLC required, great location, easy to show.



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Abbotsford, Abbotsford East

MLS# F1432318

Residential Detached

35997 SUNDEW PL, V3G 1E9

Active



List Price:	\$419,990	Previous Price:	\$434,900
		Original Price:	\$434,900
Complex/Subdiv:			
Frontage:		Bedrooms:	5
Depth/Size:		Bathrooms:	3
Lot Area SqFt:	11,662	Full Baths:	3
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS2
View:	Serv. Connected: Community, Electricity, Natural Gas, Water		
PID:	014-073-749	Type:	House/Single Family
Approx Yr Blt:	1990	Age at List Date:	25
Taxes:	\$3,854 (2014)		

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

Legal: PL NWS2999 LT D LD 36 SEC 19 TWP 19 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T
 Amenities:
 Site Influences:
 Features Incl:

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

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,723	Total # Rooms:	14
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	1,723	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,446	Basement Area:	Full
			5
			6
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	3,446		7
			8

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

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



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Abbotsford, Abbotsford East

MLS# F1437012

Residential Detached

34718 SKYLINE DR, V2S 1H8

Active



List Price:	\$629,900	Previous Price:	
		Original Price:	\$629,900
Complex/Subdiv:			
Frontage:	146.12 ft	Bedrooms:	4
Depth/Size:	177.77	Bathrooms:	3
Lot Area SqFt:	26,572	Full Baths:	3
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RS1
View:	Y - MT BAKER		
Serv. Connected:	Electricity, Sanitary Sewer, Water		
PID:	009-195-866	Type:	House/Single Family
Approx Yr Blt:	1967	Age at List Date:	48
Taxes:	\$5,652 (2014)		

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	6	Covered Parking:	4
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Tar & Gravel	Reno Year:		Possession:	
Renovations:				Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Hot Water				
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural, Wood			Out Buildings:	/Workshop Sz: 40X26
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL NWP29975 LT 20 DL 355 LD 36
Amenities:	Pool; Outdoor
Site Influences:	Central Location
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'	Bsmt	Bedroom	13' X 8'			X
Main F.	Dining	10' X 8'	Bsmt	Bedroom	12' X 9'6"			X
Main F.	Kitchen	11' X 10'	Bsmt	Other	12' X 11'			X
Main F.	Nook	10' X 9'6"	Bsmt	Other	14' X 6'			X
Main F.	Family Room	25'6" X 16'			X			X
Main F.	Master Bedroom	14' X 12'			X			X
Main F.	Bedroom	12' X 11'6"			X			X
Main F.	Other	11'6" X 9'			X			X
Bsmt	Living Room	13' X 12'			X			
Bsmt	Kitchen	14' X 8'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	2,340	Total # Rooms:	14
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	1,820	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	4,160	Basement Area:	Part, Fully Finished, Separate Entry
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	4,160		

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

Wow... Extremely desirable and prestigious Skyline neighborhood in Abbotsford. An area full of executive type homes on larger lots. Southern exposure on this approx 0.6 acre corner lot with mountain view. Over 4100 sqft rancher with walk-out daylight basement. Home has an updated kitchen, granite counters, family room, office/den all on the main floor. Bright walk-out basement contains an unauthorized 2 bedroom suite. The home has hotwater heating, inground pool and a detached 40x26 shop with power and oil pit plus a double car garage as well. Nicely landscaped yard. Excellent set up for home based business or a car buff. Great location with easy access to freeway. Loads of potential, some TLC required.



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Abbotsford, Sumas Mountain

MLS# F1425811

Residential Detached

37376 BATT RD, V3G 2L3

Active



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

Complex/Subdiv:

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

View:

Serv. Connected: Electricity, Septic

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

Legal: PL NWP19525 LT 1 LD 36 SEC 8 TWP 20 PARCEL A, U76239E.
 Amenities:
 Site Influences: Private Yard, Rural Setting, Treed
 Features Incl:

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

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Main Floor Area SqFt:	2,485	# Kitchens:	2	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt:	275	Finished Levels:	2	2 2 Piece; Ensuite: N; Level: Main F.	
Finished Floor Down:	235	Crawl/Bsmt Height:		3 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Bsmt SqFt:	0	Basement Area:	None	4	
Total Finished Floor SqFt:	2,995			5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	2,995			8	

Listing Broker(s): Royal LePage - Wolstencroft

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



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Abbotsford, Central Abbotsford

MLS# F1410044

Residential Detached

34183 GLADYS AV, V2S 2E8

Active



List Price: \$899,900 Previous Price: \$999,900
 Original Price: \$1,439,000

Complex/Subdiv:

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

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

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

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

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,200	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	
Finished Floor Down:	0	
Finished Floor Bsmt SqFt:	672	
Total Finished Floor SqFt:	1,872	
Unfinished Floor:	0	
Grand Total Floor Area:	1,872	

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

Development 1.78 acre property located in the heart of Abbotsford. The property is split zoned RR4. One Unit Suburban Residential Zone and RS2, One Unit Urban Hillside Residential Zone at rear of the site. Property being sold for Land Valueonly.



Presented by:
Mylyne Santos-Precioso
 Keller Williams Black Diamond
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Abbotsford, Matsqui **MLS# F1437844** Residential Detached
35011 TOWNSHIPLENE RD, V3G 1R5 **Active**

No Photo Available

List Price: \$2,700,000 Previous Price:
 Original Price: \$2,700,000

Complex/Subdiv:

Frontage: 1580.00 ft Bedrooms: 3 PID: 006-891-594
 Depth/Size: 900 (35 AC) Bathrooms: 3 Type: House with Acreage
 Lot Area SqFt: 0 Full Baths: 3 Approx Yr Blt: 1968
 Rear Yard Exp: Half Baths: 0 Age at List Date: 47
 Meas Type: Feet If New GST/HST Incl: No Taxes: \$4,870 (2014)
 Flood Plain: No Zoning: AGRI

View:
 Serv. Connected: Community

Style of Home: Rancher/Bungalow	Total Parking:	Covered Parking:
Construction: Other	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Tar & Gravel		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: Well - Shallow		Seller's Interest: Court Ordered Sale
Heat/Fuel: Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - RENTAL
Fireplace Fuel: Other		Out Buildings:
Outdoor Area: Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL NWP649A LT 13 LD 36 SEC 2 TWP 17 PART SE 1/4.
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 15'			X			X
Main F.	Dining	12' X 12'			X			X
Main F.	Kitchen	13' X 12'			X			X
Main F.	Master Bedroom	12' X 12'			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Recreation Room	16' X 12'			X			X
Main F.	Den	10' X 12'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,000	Total # Rooms: 8	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,000	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,000		8

Listing Broker(s): SRS Panorama Realty

35 acres of Blueberry farm is for sale by Court order. Irrigation drip system in place, set up to pick berries with machine. Blueberry varieties are Dueck, Elliots & Ricka. House & outbuildings are rented. Schedule A required with offer.