



Presented by:

Matt Thiessen

HomeLife Glenayre Rlty.Co.Ltd.

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Active
R2065938
Board: F
House/Single Family

2966 GLENAYRE STREET

Abbotsford
Abbotsford East
V3G 1G6

Residential Detached

\$524,900 (LP)

(SP)



Sold Date:	Frontage (feet):	59.97	Original Price: \$524,900
Depth / Size (ft.): 104.03	Bedrooms:	4	Approx. Year Built: 1984
Lot Area (sq.ft.): 6,240.00	Bathrooms:	3	Age: 32
Flood Plain: No	Full Baths:	3	Zoning: RS3
Rear Yard Exp: Northeast	Half Baths:	0	Gross Taxes: \$3,290.96
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 000-480-711
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
Type of Roof: **Wood**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **5** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Vinyl/Linoleum**

Dist. to School Bus:

Legal: **PL NWP63203 LT 371 SEC 23 TWP 16**

Amenities: **Storage**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 13'6	Bsmt	Laundry	11'7 x 10'4			x
Main	Dining Room	11'7 x 10'10			x			x
Main	Kitchen	13'3 x 10'4			x			x
Main	Nook	13'3 x 8'3			x			x
Main	Master Bedroom	13'2 x 11'3			x			x
Main	Bedroom	11'2 x 10'			x			x
Main	Bedroom	11'3 x 10'			x			x
Bsmt	Recreation	16'2 x 14'1			x			x
Bsmt	Bedroom	11'7 x 10'7			x			
Bsmt	Family Room	21'2 x 11'7			x			

Finished Floor (Main): **1,344**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,109**
Finished Floor (Total): **2,453 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,453 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	3	Yes
3	Bsmt	3	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **20'3 x 21'8**
Door Height:

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

Super Mcmillan location. Basement entry home with private backyard and a great patio for sitting and enjoying your evening meals. Oversize double car garage. Close to Glenridge park, Prince Charles Elementary School, Fraser Middle School, Yale Secondary School and Abbotsford Recreation Centre. Custom layout gives this home character.



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**Active**
R2076010Board: F
House/Single Family**31897 GLENWOOD AVENUE**Abbotsford
Abbotsford West
V2T 1E4

Residential Detached

\$585,000 (LP)

(SP)

Sold Date:
Depth / Size (ft.): **136**
Lot Area (sq.ft.): **9,520.00**
Flood Plain: **Exempt**
Rear Yard Exp: **North**
Approval Req?:
If new, GST/HST inc?:Frontage (feet): **70.00**
Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**Original Price: **\$585,000**
Approx. Year Built: **1972**
Age: **44**
Zoning: **RS3**
Gross Taxes: **\$3,055.00**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **007-353-774**
Tour:View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Substantially Rebuilt**
of Fireplaces: **2**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Torch-On**Reno. Year: **1995**
R.I. Plumbing:
R.I. Fireplaces:Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open**Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No : sold "as is where is"**
Fixtures Rmvd: **No : sold "as is where is"**
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL NWP36582 LT 232 SEC 18 TWP 16**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13' x 10'6	Below	Bedroom	10' x 10'			x
Main	Bedroom	11' x 11'			x			x
Main	Bedroom	11' x 9'10			x			x
Main	Kitchen	17' x 12'6			x			x
Main	Dining Room	11' x 9'6			x			x
Main	Living Room	16'9 x 14'6			x			x
Below	Recreation	19'6 x 10'8			x			x
Below	Family Room	16' x 13'			x			x
Below	Laundry	12' x 15'			x			
Below	Storage	13' x 11'			x			

Finished Floor (Main): **1,215**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,215**
Finished Floor (Total): **2,430 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,430 sq. ft.**# of Rooms: **11**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Below	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:Listing Broker(s): **Vybe Realty****PAY ATTENTION TO THIS ONE.** Extremely well cared for family home on completely flat and fully usable 9500 sq ft lot in west abby on a quiet street. Very extensive reno completed in 1995 including windows, all electrical, all plumbing, main bathroom and furnace. Hot water tank 3 years old and kitchen reno done in the early 2000's. Great deck off the kitchen perfect for entertaining while you watch the kids. Schools and shopping all very close. Hwy 1 exit 2 mins away. Walking distance to grant park for family picnics or sunday strolls. RS3 zoning allows for a legal suite or hang on to this one for a future build. Act quickly this one will be gone fast!