



Presented by:

Matt Thiessen

HomeLife Glenayre Rlty.Co.Ltd.

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**Active**
R2070251Board: F
Townhouse**20 32705 FRASER CRESCENT**Mission
Mission BC
V2V 1C9

Residential Attached

\$179,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$189,900**
 Meas. Type: Frontage (metres): **0.00** Approx. Year Built: **1981**
 Depth / Size (ft.): Bedrooms: **3** Age: **35**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MT30**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$2,184.85**
 Approval Req?: Half Baths: **1** For Tax Year: **2015**
 Exposure: Maint. Fee: **\$210.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-721-097**
 Mgmt. Co's Name: **Tasha** Tour:
 Mgmt. Co's Phone: **604-217-0742**
 View: **Yes: partial towards Abbotsford**
 Complex / Subdiv: **Black Bear Estates**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **5 Plus Level**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **25** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **25**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **SL 23 DL 165 GRP 3 AND OF SECTION 20 TWP 17 NWD SP NW1754**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 7'6			x			x
Main	Eating Area	10'5 x 8'7			x			x
Main	Foyer	6' x 8'6			x			x
Below	Dining Room	6'4 x 14'3			x			x
Below	Living Room	13'3 x 12'9			x			x
Above	Bedroom	9'6 x 9'9			x			x
Above	Bedroom	13'3 x 9'3			x			x
Above	Master Bedroom	12'5 x 13'10			x			x
Bsmt	Storage	12'5 x 15'7			x			x
		x			x			

Finished Floor (Main):	588	# of Rooms: 9	# of Kitchens: 1	# of Levels: 5	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	620	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Bsmt	2	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,208 sq. ft.	# or % of Rentals Allowed 5			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	270	Allwd w/Restrctns			6				
Grand Total:	1,478 sq. ft.	Basement: Partly Finished			7				
					8				

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

Check out this three bedroom two bathroom townhouse. Short walk to shopping and a couple minutes drive from Downtown Mission. 5 level split with kitchen on main, spacious living and dining area on next level, unfinished storage/laundry in basement and three bedrooms on upper two levels. You'll appreciate the fully fenced backyard with partial view. Well run self-managed family strata allowing two pets (will require strata approval) and 5 rentals (currently maxed). Requires TLC but lots of potential. Call or email for further information.



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Active
R2073860

Board: F
Townhouse

18 32339 7TH AVENUE

Mission
Mission BC
V2V 6T7

Residential Attached

\$269,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$269,900**
 Meas. Type: Frontage (metres): **0.00** Approx. Year Built: **1994**
 Depth / Size (ft.): Bedrooms: **3** Age: **22**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM2**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,759.97**
 Approval Req?: Half Baths: **1** For Tax Year: **2015**
 Exposure: **East** Maint. Fee: **\$190.77** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-207-103**
 Mgmt. Co's Name: **Teamwork** Tour:
 Mgmt. Co's Phone: **604-854-1734**
 View: **No :**
 Complex / Subdiv: **Cedarbrooke Estates**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single, Open, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **69** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **69**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **PL LMS311 LT 35 LD 36 SEC 20 TWP 17 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	8' x 7'3	Below	Laundry	11'2 x 8'6			x
Main	Kitchen	9' x 10'			x			x
Main	Dining Room	12'5 x 10'3			x			x
Main	Living Room	13'8 x 18'1			x			x
Main	Foyer	9'5 x 6'			x			x
Above	Master Bedroom	13'2 x 13'7			x			x
Above	Bedroom	9'6 x 10'6			x			x
Above	Bedroom	11'6 x 9'7			x			x
Above	Walk-In Closet	7'3 x 6'2			x			
Below	Recreation	16' x 11'7			x			

Finished Floor (Main):	800	# of Rooms: 11	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	740	Crawl/Bsmt. Height:			1	Above	3	Yes	Barn:
Finished Floor (Below):	610	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Below	2	No	Pool:
Finished Floor (Total):	2,150 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz: 11 x 22
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0	Basement: Fully Finished			6				
Grand Total:	2,150 sq. ft.				7				
					8				

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

Cedarbrooke Estates. Great family townhome with almost 2000 square feet. Three bedrooms on upper floor. Main floor has large living room, separate dining area, galley kitchen and balcony. Basement contains rec room (could be fourth bedroom) and large laundry room. Reasonably private and fully fenced backyard. Other features: gas f/p, single garage plus long driveway and lots of visitor parking throughout complex. Cedarbrooke is a well run and popular family friendly strata. Two dogs or cats are OK and rentals are not allowed. Call or email for more information.