



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2103606**  
Board: F  
House/Single Family

**34583 2ND AVENUE**

Abbotsford  
Abbotsford East  
V2S 8B7

Residential Detached

**\$227,500** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>129.02</b>	Original Price: <b>\$235,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>5,096.00</b>	Full Baths:	<b>1</b>	Zoning: <b>C4</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,105.89</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-835-648</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed, Vinyl/Linoleum**

Legal: **LOT 12 EXCEPT: PART ON EXPLANATORY PLAN 91, BLOCK 22 SEC2 TWP16 NWD PLAN 526 DBL EXP #C8008883**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'8 x 10'			x			x
Main	Kitchen	9' x 12'			x			x
Main	Laundry	8'5 x 5'			x			x
Main	Den	8' x 5'			x			x
Main	Bedroom	11' x 10'			x			x
Above	Bedroom	12' x 11'3			x			x
Above	Bedroom	10'78 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,337</b>	# of Rooms:	<b>7</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>483</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,820 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>		<b>6</b>							Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			<b>7</b>							
Grand Total:	<b>1,820 sq. ft.</b>				<b>8</b>							

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

**Investment or use for your business! This is it, potential cash flow of \$1500/mo if you wish to hold it; 5096 sq ft lot, 2 bdrm/1 bath 2 storey home. Also a great location to run a business. Great road & lane access w/ ample parking. Current zoning is C4 w/ City plans to change it to C4 secondary commercial. A multitude of business possibilities here! There are 4 adjoining properties for sale, 2 vacant/ 2 tenanted; purchase one or more depending on the size of your business or to increase your investment potential with monthly cash flow. Great option would be to build a large shop with living / office above & options are endless.**



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**Active**  
**R2001930**

Board: F  
House/Single Family

**46801 SAKWI CREEK ROAD**

Mission  
Hemlock  
VOM 1A1

Residential Detached

**\$258,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$258,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1978</b>
Depth / Size: <b>120</b>	Bathrooms:	<b>3</b>	Age: <b>38</b>
Lot Area (sq.ft.): <b>8,900.00</b>	Full Baths:	<b>3</b>	Zoning: <b>CR</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,816.12</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2012</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-356-198</b>
			Tour:

View: **Yes: Ski Village to Easy View**

Complex / Subdiv: **Hemlock Valley**

Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Aluminum, Wood**  
Foundation: **Concrete Slab**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Wood**  
Water Supply: **Other-Licensed**  
Fuel/Heating: **Baseboard, Propane Gas, Wood**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Metal**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Open, Visitor Parking**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **Yes: Propane Tank**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP51387 LT 9 DL 3604 LD 37**

Amenities:

Site Influences: **Central Location, Gravel Road, Recreation Nearby, Rural Setting, Ski Hill Nearby**

Features: **Clothes Washer, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Storage Shed, Windows -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Above	Bedroom	10' x 12'			x
	Eating Area	8' x 12'	Above	Bedroom	10' x 12'			x
Main	Kitchen	8' x 12'	Above	Bedroom	7' x 10'			x
Main	Bedroom	10' x 8'	Above	Master Bedroom	12' x 12'			x
Main	Laundry	5' x 8'			x			x
Below	Living Room	12' x 12'			x			x
Below	Eating Area	8' x 12'			x			x
Below	Kitchen	8' x 12'			x			x
Below	Bedroom	10' x 8'			x			
Below	Utility	5' x 8'			x			

Finished Floor (Main): **624**  
Finished Floor (Above): **624**  
Finished Floor (Below): **624**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,872 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,872 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>No</b>
2	<b>Below</b>	<b>4</b>	<b>No</b>
3	<b>Above</b>	<b>4</b>	<b>No</b>
4			
5			
6			
7			
8			

**Outbuildings**  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **12' x 22'**  
Door Height:

Listing Broker(s): **HomeLife Glenayre Realty Company (Msn) Ltd.**

**HomeLife Glenayre Realty Company (Msn) Ltd.**

**Handy man special. Owner willing to deal. Offers, trades considered. Great income potential with ground floor suite. 6 beds 3 baths upstairs in Hemlock Valley. Ski Area. Owner says Sell! Located at Hemlock Valley Ski Resort**



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**Active**  
**R2034274**

Board: F  
House/Single Family

**21 9053 SHOOK ROAD**

Mission  
Hatzic  
V2V 5M2

Residential Detached

**\$279,000** (LP)

(SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$279,000**  
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **9999**  
Depth / Size: **75** Bathrooms: **1** Age: **999**  
Lot Area (sq.ft.): **5,625.00** Full Baths: **1** Zoning: **RES**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$0.00**  
Rear Yard Exp: **North** For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **900-577-978**  
Tour:  
View: **Yes: Mountains**  
Complex / Subdiv: **Sun Dorn**  
Services Connected: **Septic**

Style of Home: **Basement Entry**  
Construction: **Other**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Sandpoint**  
Fuel/Heating: **Other**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Other**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front, Side**  
Parking: **Open, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Undivided Interest** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: c/o lsp**  
Floor Finish: **Mixed**

Legal: **PL 2677 LT 21 LD 36 SEC 36 TWP 17 (SHARE PURCHASE IN SUN-DORN HOLDINGS LTD. UNDIVIDED INTEREST)**

Amenities: **Garden**

Site Influences: **Recreation Nearby, Waterfront Property**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	6' x 5'			x			x
Main	Living Room	15' x 8'			x			x
Main	Dining Room	8' x 6'			x			x
Main	Bedroom	8'6 x 8'			x			x
Above	Loft	15' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>456</b>	# of Rooms:	<b>5</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>176</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>632 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>1</b>		<b>6</b>							Door Height:
Unfinished Floor:	<b>476</b>	Basement: <b>Part</b>			<b>7</b>							
Grand Total:	<b>1,108 sq. ft.</b>				<b>8</b>							

Listing Broker(s): **Top Producers Realty Ltd.**

**Sundorn Estates!!! Walk to the lake, full private boat & beach access. Great year round living or cabin retreat home. Upstairs loft easily sleeps 4, lots of room for family & friends. Only 1 hour from Vancouver!!!**



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**Active**  
**R2113524**

Board: F  
House/Single Family

**46850 SAKWI CREEK ROAD**

Mission  
Hemlock  
VOM 1A1

Residential Detached

**\$285,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$285,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1984</b>
Depth / Size: <b>120</b>	Bathrooms:	<b>2</b>	Age: <b>32</b>
Lot Area (sq.ft.): <b>8,363.52</b>	Full Baths:	<b>1</b>	Zoning: <b>REC</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$1,340.02</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-940-334</b>
			Tour:

View: **Yes: Hemlock Ski Runs**  
Complex / Subdiv: **Hemlock Valley**  
Services Connected: **Community, Electricity**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Completely**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Community**  
Fuel/Heating: **Forced Air, Propane Gas, Wood**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Metal**

Reno. Year: **2008**  
R.I. Plumbing: **No**  
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate**

Legal: **PL NWP51387 LT 15 DL 3604 LD 36**

Amenities:

Site Influences: **Greenbelt, Recreation Nearby, Ski Hill Nearby**

Features: **Dishwasher, Drapes/Window Coverings, Free Stand F/P or Wdstove, Refrigerator, Storage Shed, Stove, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Dining Room	10' x 6'			x			x
Main	Master Bedroom	10' x 12'			x			x
Main	Bedroom	20' x 15'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>567</b>	# of Rooms:	<b>5</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>263</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>2</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>830 sq. ft.</b>	Crawl/Bsmt. Height: <b>4'</b>		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>		6					
Grand Total:	<b>830 sq. ft.</b>			7					
				8					

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

**RE/MAX Little Oak Realty (Abbotsford)**

**Hemlock Valley - Beautiful "A" frame cabin. This cabin was completely renovated in 2008, with new drywall, paint, flooring, bathrooms, kitchen, H/E furnace, H/E water tank, metal roof, light fixtures and more. It is located on a large private lot with excellent mountain views backing onto crown land, and only a short walk to the slopes & chalet. With 2 bedrooms it could sleep 6+, plus room to park RV/Travel Trailer. Great for year round use, ski, snowboard, snowshoe, sledding in the winter or hike, ATV, shooting range, golf course at base of mountain in the spring/summer. Located only 45 mins east of Mission, 1 hour from Abbotsford, or 2 hours from Vancouver. This home shows very well and is truly turn key.**





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**Active**  
**R2103630**

Board: F  
House/Single Family

**34587 2ND AVENUE**

Abbotsford  
Abbotsford East  
V2S 8B7

Residential Detached

**\$329,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>125.00</b>	Original Price: <b>\$339,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>3,750.00</b>	Full Baths:	<b>1</b>	Zoning: <b>C4</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$1,048.92</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-835-621</b>
			Tour:
View:	<b>No :</b>		
Complex / Subdiv:	<b>SUMAS VILLAGE</b>		
Services Connected:	<b>Electricity, Natural Gas, Storm Sewer, Water</b>		

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Concrete**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Rear**  
Parking: **Garage; Single, Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **PL NWP526 LT10 BLK22 LD36 SEC2 TWP16 PL NWP DBL EXP #C8008884**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 12'			x			x
Main	Living Room	15' x 10'			x			x
Main	Bedroom	12' x 14'			x			x
Main	Bedroom	11' x 12'5			x			x
Main	Bedroom	14'6 x 12'3			x			x
Main	Laundry	7' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,329</b>	# of Rooms:	<b>6</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,329 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>1,329 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**Investment or use for your business! This is it, potential cash flow of \$1500/mo if you wish to hold it; 2 bdrm/2 bath rancher. Also a great location to run a business. Great road & lane access w/ ample parking. Current zoning is C4 w/ City plans to change it to C4 secondary commercial. A multitude of business possibilities here! There are 4 adjoining properties for sale, 2 vacant/ 2 tenanted; purchase one or more depending on the size of your business or to increase your investment potential with monthly cash flow. Great option would be to build a large shop with living / office above & options are endless.**



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**Active**  
**R2036810**

Board: F  
House/Single Family

**380 381-8400 SHOOK ROAD**

Mission  
Hatzic  
V2V 7L3

Residential Detached

**\$339,000** (LP)

(SP)



10/02/2016 06:17

Sold Date: Frontage (feet): **80.00** Original Price: **\$339,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1990**  
Depth / Size: **120** Bathrooms: **2** Age: **26**  
Lot Area (sq.ft.): **9,600.00** Full Baths: **2** Zoning: **MHP**  
Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$2,934.00**  
Rear Yard Exp: **Northeast** For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **900-578-047**  
Tour:

View: **Yes: HATZIC LAKE AND MOUNTAINS**  
Complex / Subdiv: **THE EVERGLADES RESORT - UPPER YEA**  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow w/Loft**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Cistern, Community**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Carport; Single, Open, Visitor Parking**

Dist. to Public Transit:  
Title to Land: **Undivided Interest** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PARCEL A (REF PLAN 11458) OF LOT 3 OF SEC 25 TWP 17 PLAN 9621 EXCEPT PART SUBDIVIDED BY PLAN 20065 & NWD DL 6498 GROUP 1 NWD**

Amenities: **Club House, Playground**

Site Influences: **Paved Road, Private Yard, Recreation Nearby, Shopping Nearby, Waterfront Property**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	112' x 14'	Above	Solarium	7'6 x 12'			x
Main	Kitchen	24' x 7'			x			x
Main	Dining Room	8' x 6'3			x			x
Main	Bedroom	12' x 9'6			x			x
Main	Bedroom	7' x 4'			x			x
Main	Kitchen	14' x 8'6			x			x
Main	Living Room	8'6 x 14'			x			x
Main	Bedroom	9'6 x 14'			x			x
Main	Den	7'9 x 14'2			x			
Above	Loft	12' x 9'6			x			

Finished Floor (Main):	<b>1,403</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>252</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>1,655 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,655 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
			8				

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

**GREAT OPPORTUNITY! Investment in Waterfront! This great Rancher with a loft on Hatzic Lake in the upper area which allows year round living at the Everglades Resort. Very sweet home with master on the main with a spacious living room overlooking the lake and yard. The loft would make a nice office or 2nd bedroom. This upper area leads you out to a solarium. 2 Bedroom in-law suite attached with kitchen. A few steps down tot he trail and picnic on the grassy shore or push your boat out to Hatzic Lake. Resort has its own boat launch and clubhouse and parks. Home and Lake fun!**



Presented by:  
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**Active**  
**R2103617**  
Board: F  
House/Single Family

**34595 2ND AVENUE**

Abbotsford  
Abbotsford East  
V2S 8B7

Residential Detached

**\$339,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$349,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>7,500.00</b>	Full Baths:	<b>1</b>	Zoning: <b>C4</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,526.80</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-422-531</b>
			Tour:

View: **No :**  
Complex / Subdiv: **sumas village**  
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Mixed**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Rear, Side**  
Parking: **Open**

Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed, Vinyl/Linoleum**

Legal: **LOT 8 BLOCK22 SEC2 TWP16 NWD PLAN526**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'10" x 10'8"			x			x
Main	Living Room	12' x 16'			x			x
Main	Bedroom	18' x 6'			x			x
Main	Bedroom	11'1" x 11'8"			x			x
Main	Solarium	5' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,200</b>	# of Rooms:	<b>5</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,200 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>		<b>6</b>							Door Height:
Grand Total:	<b>1,200 sq. ft.</b>	Basement: <b>None</b>			<b>7</b>							
					<b>8</b>							

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

**Investment or use for your business! This is it, potential cash flow of \$1500/mo if you wish to hold it; 8886 sq ft lot, 2 bdrm/1 bath rancher. Also a great location to run a business. Great road & lane access w/ ample parking. Current zoning is C4 w/ City plans to change it to C4 secondary commercial. A multitude of business possibilities here! There are 3 adjoining properties also for sale, 2 vacant/ 2 tenanted; purchase one or more depending on the size of your business or to increase your investment potential with monthly cash flow. Great option would be to build a large shop with living / office above & options are endless.**



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**Active**  
**R2103590**  
Board: F  
House/Single Family

**129 SUMAS WAY**

Abbotsford  
Abbotsford East  
V2S 8B7

Residential Detached

**\$339,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>48.16</b>	Original Price: <b>\$349,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>8,886.00</b>	Full Baths:	<b>1</b>	Zoning: <b>C4</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,386.61</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-040-864</b>
			Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **None**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Rear**  
Parking: **Open**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **LOT 14 SECTION 2 TOWNSHIP 16 PLAN NWP32668 NWD EXCEPT PLAN EPP38976 DBL EXP C8008954**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 8'			x			x
Main	Living Room	15'8 x 12'7			x			x
Main	Bedroom	12'2 x 8'4			x			x
Main	Bedroom	13'1 x 7'7			x			x
Main	Foyer	4'4 x 4'			x			x
Main	Laundry	7'3 x 5'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>903</b>	# of Rooms:	<b>6</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>903 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>2</b>							Door Height:
Grand Total:	<b>903 sq. ft.</b>	Basement:	<b>None</b>		<b>6</b>							
					<b>7</b>							
					<b>8</b>							

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

**Investment or use for your business! This is it, potential cash flow to rent it out if you wish to have it as a holding property till you work your plan; 8886 sq ft lot, 2 bdrm/1 bath rancher. Also a great location to run a business. Great road & lane access w/ ample parking. Current zoning is C4 w/ City plans to change it to C4 secondary commercial. A multitude of business possibilities here! There are 4 adjoining properties also for sale, 2 vacant/ 2 tenanted; purchase one or more depending on the size of your business or to increase your investment potential with monthly cash flow. Great option would be to build a large shop with living / office above.**





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**Active**  
**R2124571**  
 Board: F  
 House/Single Family

## 7446 TURNER STREET

Mission  
 Mission BC  
 V2V 2Z3

Residential Detached

**\$339,900** (LP)

(SP)



Sold Date: Frontage (feet): **41.78** Original Price: **\$339,900**  
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **9999**  
 Depth / Size: **130** Bathrooms: **1** Age: **999**  
 Lot Area (sq.ft.): **5,431.00** Full Baths: **1** Zoning: **RC372**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,095.00**  
 Rear Yard Exp: For Tax Year: **2015**  
 Approval Req?: Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **029-980-283**  
 Tour: **Virtual Tour URL**

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Hardi Plank, Mixed, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **None**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Front**  
 Parking: **Open**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate**

Legal: **NWD PLAN EPP63091, LOT A, SEC 19, TWP 17**

Amenities: **None**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4' x 11'			x			x
Main	Kitchen	11'4' x 10'3			x			x
Main	Dining Room	11' x 9'9			x			x
Main	Master Bedroom	11' x 9'4			x			x
Main	Den	10' x 5'7			x			x
Bsmt	Laundry	7' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	700	# of Rooms:	6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	700 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 1	5				Door Height:
Unfinished Floor:	0	Basement: Part		6				
Grand Total:	700 sq. ft.			7				
				8				

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

**AFFORDABLE .. FIRST TIME BUYERS OR DOWNSIZING !! Adorable Home Sweet Home ! Shows Beautifully, Lovely Open Living/Dining Area, Spacious Backyard, Many updates including updates to Kitchen, Flooring, and Exterior .. Come by to see for yourself, Easy to Show ! Very Cute 1 Bdrm, plus Den or Nursery, 1 Bath, on Spacious Lot, Shows Immaculate. Early Possession Available. Convenient to All Amenities, WestCoast Express, Shopping, Recreation, Golf, Schools .. JUST ONE LOOK !! \*\*\* OPEN HOUSE SUN DEC 4 12:00-2:00 PM \*\*\***



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**Active**  
**R2121909**

Board: F  
House/Single Family

**32891 5TH AVENUE**

Mission  
Mission BC  
V2V 1T8

Residential Detached

**\$349,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$349,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>140</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>8,400.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,188.99</b>
Rear Yard Exp: <b>Northeast</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>011-603-631</b>
			Tour:

View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes: C/O LSP**  
Floor Finish: **Mixed**

Legal: **PL NWP332 LT 7 BLK 11 LD 36 SEC 21 TWP 17**

Amenities: **Garden, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Dining Room	10' x 6'			x			x
Main	Bedroom	12' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>800</b>	# of Rooms:	<b>6</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>600</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,400 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>		<b>6</b>							Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Crawl</b>		<b>7</b>							
Grand Total:	<b>1,400 sq. ft.</b>				<b>8</b>							

Listing Broker(s): **Top Producers Realty Ltd.**

**Solid older home on huge 60x140 square foot level fully usable lot!!! Excellent family home. Walk to all amenities + West Coast Express for commuters.**



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**Active**  
**R2109485**  
Board: F  
House/Single Family

**7065 MERSHON STREET**

Mission  
Mission BC  
V2V 2Y6

Residential Detached

**\$349,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$349,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>120</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>6,000.00</b>	Full Baths:	<b>1</b>	Zoning: <b>OTHER</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,240.93</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-838-446</b>
			Tour:

View: **No : RIVER**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **0** Parking Access: **Front**  
Parking: **Add. Parking Avail., Open**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes: C/O LSP**  
Floor Finish:

Legal: **PL NWP594 LT 17 BLK 57 DL 411 LD 36 GROUP 1, LOT 16, BLOCK 57, PLAN NWP594, DISTRICT LOT 411, GROUP 1, NEW WESTMINSTER LAND DISTRICT.**

Amenities:

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 15'4			x			x
Main	Kitchen	11'10 x 10'			x			x
Main	Master Bedroom	11'2 x 15'4			x			x
Main	Den	10'5 x 11'8			x			x
Bsmt	Recreation	16' x 14'			x			x
Bsmt	Bedroom	11'8 x 14'4			x			x
Bsmt	Bedroom	12'6 x 11'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>840</b>	# of Rooms:	<b>7</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>840</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>1,680 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: <b>2</b>	Beds not in Basement: <b>1</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>		6								
Grand Total:	<b>1,680 sq. ft.</b>			7								
				8								

Listing Broker(s): **Top Producers Realty Ltd.**

**Prime future "Waterfront Development Area"!!! Attention investors: affordable yet tons of opportunity here!!!**