



Presented by:
Themy Gitersos
 Royal LePage - Wolstencroft
 Cell: 604-626-6755
 www.themygitersos.com
 themy@themygitersos.com



Active
R2369688

118 46511 CHILLIWACK LAKE ROAD

Residential Detached

Board: H
 Manufactured with Land

Sardis
 Chilliwack River Valley
 V2R 3S4

\$274,900 (LP)

(SP)



Sold Date:	Frontage (feet):	40.00	Original Price: \$274,900
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1976
Depth / Size: 85	Bathrooms:	1	Age: 43
Lot Area (sq.ft.): 3,400.00	Full Baths:	1	Zoning: RSV1
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$1,019.32
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 000-679-046
			Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type:

Style of Home: **1 Storey**
 Construction: **Manufactured/Mobile**
 Exterior: **Mixed**
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open**

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

Property Disc.: **No**
 PAD Rental: **\$0.00**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Legal: **STRATA LOT 118, PLAN NWS540, DISTRICT LOT 496, GROUP 2, NEW WESTMINSTER LAND DISTRICT, MHR 22480 CSA 340121 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**
 Amenities: **In Suite Laundry, Storage**

Site Influences: **Rural Setting**
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'2 x 7'3			x			x
Main	Living Room	16'4 x 11'7			x			x
Main	Kitchen	13'6 x 11'7			x			x
Main	Dining Room	11'9 x 7'3			x			x
Main	Laundry	7'4 x 6'10			x			x
Main	Master Bedroom	15'8 x 15'10			x			x
Main	Walk-In Closet	10'5 x 6'5			x			x
Main	Bedroom	10'5 x 11'8			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,257	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,257 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Beds not in Basement: 2	6				
Grand Total:	1,257 sq. ft.	Basement: Crawl	7				
			8				

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

The reno's are done and this 1257 sq. ft. modular home is ready for you to move in. Located in the pristine Chilliwack River Valley in Baker Trails cozy home has lots to offer. Features include an open concept living/dining area, 2-bedrooms, 1-bathroom is steps away from all nature has to offer. Enjoy fishing on the Vedder River, swing by the Tracker grease cafe for live music and dinner, or head up into the valley for incredible hiking or to sit on the beach at Chilliwack Lake. Private yard that is fully landscaped and a detached work shop. Oh did I mention NO PAD FEE as well.



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Active
R2327827
 Board: F
 House/Single Family

8589 GAGLARDI STREET

Mission
 Mission-West
 V2F 4Y9

Residential Detached

\$514,900 (LP)

(SP)



Sold Date:	Frontage (feet):	69.00	Original Price: \$474,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1960
Depth / Size: 203	Bathrooms:	1	Age: 59
Lot Area (sq.ft.): 14,000.00	Full Baths:	1	Zoning: S36
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,070.59
Rear Yard Exp: West			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-413-302
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic**

Sewer Type:

Style of Home: **Rancher/Bungalow, Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Shallow**
 Fuel/Heating: **Baseboard, Electric, Wood**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

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

Metered Water:

Total Parking: Covered Parking: **0** Parking Access: **Front**
 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: **PL NWP9965 DL 436 LD 36. PARCEL A, GROUP 1, (REF PL 22090) OF LOT 8.**

Amenities:

Site Influences: **Paved Road, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'			x			x
Main	Kitchen	17' x 16'			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	13' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,193	# of Rooms:	5	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	1,193 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	490	Basement:	Fully Finished	6				
Grand Total:	1,683 sq. ft.			7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

Back on the market. Rancher with unfinished basement in West Mission. Located on the outskirts of Mission heading towards Maple Ridge this 1,600+ SqFt home sits on a 14,000. Home features 3 bedrooms and 1 bathroom on the main floor with a large living room and kitchen. Home has new shake roof.



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Active
R2376208
 Board: V
 House/Single Family

12138 250A STREET
 Maple Ridge
 Websters Corners
 V4R 2C4

Residential Detached
\$739,900 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$739,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1994**
 Depth / Size: Bathrooms: **3** Age: **25**
 Lot Area (sq.ft.): **8,657.00** Full Baths: **2** Zoning: **RS-1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,661.57**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-399-657**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 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:

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 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: **Mixed**

Legal: **LOT 7, PLAN LMP11755, SECTION 23, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Workshop Detached**

Site Influences: **Cul-de-Sac, Private Setting, Private Yard**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'	Bsmt	Recreation	0' x 0'			x
Main	Kitchen	0' x 0'	Bsmt	Media Room	0' x 0'			x
Main	Eating Area	0' x 0'			x			x
Main	Family Room	0' x 0'			x			x
Main	Dining Room	0' x 0'			x			x
Main	Laundry	0' x 0'			x			x
Above	Master Bedroom	0' x 0'			x			x
Above	Bedroom	0' x 0'			x			x
Above	Bedroom	0' x 0'			x			x
Bsmt	Bedroom	0' x 0'			x			x

Finished Floor (Main):	936	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	698	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	881	# of Levels:	3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	3	Yes	Pool:
Finished Floor (Total):	2,515 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	2,515 sq. ft.	Basement: Fully Finished		6				
				7				
				8				

Listing Broker(s): **Coldwell Banker Tri-Tel Realty**

This family home sits on large flat 8657 sq ft lot on a cul-de-sac. Featuring 4 bedrooms and 3 bathrooms. The master bedroom is very spacious with a sitting room and walk-in closet. The south facing backyard is fenced and has a shop plus a cedar lined hot tub room. It's great as a it is but would also make a lovely artist studio. Large garage plus loads of parking on driveway. New furnace December 2018.



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 themy@themygitersos.com



Active
R2373161
 Board: F
 House/Single Family

31074 SOUTHERN DRIVE

Abbotsford
 Abbotsford West
 V2T 5K3

Residential Detached

\$774,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$774,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1989
Depth / Size:	Bathrooms:	4	Age: 30
Lot Area (sq.ft.): 5,800.00	Full Baths:	3	Zoning: RS-3
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,168.56
Rear Yard Exp: South			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-750-556
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Sanitation**

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

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

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double, RV Parking Avail.**

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

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

Legal: **PL 75922 LT 30 SEC 24 TWP 13**

Amenities: **Pool; Outdoor**

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Dining Room	12' x 11'3			x			x
Main	Kitchen	13'6 x 10'8			x			x
Main	Family Room	13'6 x 12'8			x			x
Above	Master Bedroom	15'6 x 12'			x			x
Above	Bedroom	12'10 x 10'			x			x
Above	Bedroom	11'3 x 10'			x			x
Below	Bedroom	11'5 x 11'4			x			x
Below	Sauna	6' x 6'			x			x
Below	Recreation	13'6 x 30'			x			x

Finished Floor (Main): **1,081**
 Finished Floor (Above): **931**
 Finished Floor (Below): **1,080**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **3,092 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **3,092 sq. ft.**

of Rooms: **10**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **4**
 Basement: **Fully Finished, Separate Entry**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **RE/MAX results realty**

RE/MAX results realty

Beautiful family home with lots of features including hardwood flooring, crown moldings, vaulted ceilings, sauna, and outdoor pool!! This Big Family home has 3 spacious bdrms up and one more in the bsmt (with separate entry), 4 baths & bonus theatre room...With 3 floors there is enough room for your growing family!! 2 mins from Highstreet Shopping centre, 15 mins to Abbotsford Int'l airport & 5 mins to HWY 1 & just around the corner from Blue Jay Elementary!! Call today for your personal showing.



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 themy@themygitersos.com



Active
R2373210
 Board: F
 House/Single Family

3874 COACHSTONE WAY

Abbotsford
 Abbotsford East
 V2S 8G7

Residential Detached

\$898,800 (LP)

(SP)



Sold Date:	Frontage (feet):	61.00	Original Price: \$898,800
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2003
Depth / Size: 100	Bathrooms:	4	Age: 16
Lot Area (sq.ft.): 5,998.00	Full Baths:	3	Zoning: RS3
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,109.97
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-627-251
			Tour:

View: :
 Complex / Subdiv: **Creekstone on the Park**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Reverse 2 Storey w/Bsmt**
 Construction: **Frame - Wood**
 Exterior: **Stone, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **1 blk** Dist. to School Bus: **2 blk**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL LMP14599 LT 66 DL 205 LD 36.**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Garage Door Opener, Smoke Alarm, Windows - Storm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8" x 4'5"	Above	Walk-In Closet	6'10" x 6'3"			x
Main	Living Room	20'9" x 17'5"	Above	Storage	10'1" x 3'1"			x
Main	Kitchen	17' x 9'7"	Above	Bedroom	13'6" x 19'7"			x
Main	Eating Area	11'5" x 17'5"	Bsmt	Recreation	22'6" x 10'5"			x
Main	Dining Room	11'9" x 9'9"	Bsmt	Recreation	23'7" x 14'6"			x
Main	Family Room	11'1" x 13'4"	Bsmt	Nook	10'11" x 4'1"			x
Main	Master Bedroom	13'5" x 16'7"	Bsmt	Storage	8'1" x 3'10"			x
Main	Walk-In Closet	8'3" x 8'	Bsmt	Storage	12'6" x 14'4"			x
Main	Laundry	9'3" x 6'3"	Bsmt	Storage	23'5" x 12'11"			x
Above	Bedroom	13'7" x 19'6"	Bsmt	Storage	8'6" x 6'7"			x

Finished Floor (Main):	1,861	# of Rooms: 20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	893	# of Kitchens: 1	1	Main	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	931	Suite: None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	3,685 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz: 21x21.6"
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Fully Finished	6				
Grand Total:	3,685 sq. ft.		7				
			8				

Listing Broker(s): **eXp Realty (Branch)**

This 3648 sq ft home is located in one of Abbotsford's most desirable neighbourhoods and is close to schools, park and transit. There is a large kitchen with island, 3 bedrooms and a massive rec room downstairs. Downstairs also has the potential for an in-law suite. One of the really cool features of this home is the massive garage that is 47' deep. There is also room for a large shop or your man cave. Call now for your appointment to view.



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Themy Gitersos
 Royal LePage - Wolstencroft
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 www.themygitersos.com
 themy@themygitersos.com



Active
R2346374
 Board: F
 House with Acreage

10990 SYLVESTER ROAD

Mission
 Dewdney Deroche
 V2V 4L1

Residential Detached

\$1,199,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,199,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1992
Depth / Size: (16.61AC)	Bathrooms:	2	Age: 27
Lot Area (sq.ft.): 723,531.60	Full Baths:	2	Zoning: R-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,901.73
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-813-080
			Tour: Virtual Tour URL

View: **Yes: Mountains**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Septic**

Sewer Type:

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Community**
 Fuel/Heating: **Other**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

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

Metered Water:

Total Parking: Covered Parking: **2** Parking Access:
 Parking: **RV Parking Avail.**
 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: **Wall/Wall/Mixed**

Legal: **LOT 4 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 59531; SEC 12 TWN 18 NWD PL 2872**

Amenities:

Site Influences: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions		
Main	Living Room	18' x 14'			x			x		
Main	Dining Room	11' x 10'			x			x		
Main	Kitchen	13' x 10'			x			x		
Main	Family Room	18' x 14'			x			x		
Main	Master Bedroom	16' x 12'			x			x		
Main	Bedroom	15' x 12'			x			x		
Main	Bedroom	14' x 12'			x			x		
Main	Foyer	9' x 7'			x			x		
		x			x			x		
		x			x			x		
Finished Floor (Main): 2,017			# of Rooms:8			Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0			# of Kitchens: 1			1	Main	4	No	Barn:
Finished Floor (Below): 0			# of Levels: 2			2	Main	4	Yes	Workshop/Shed:39 x 21
Finished Floor (Basement): 0			Suite: None			3				Pool:
Finished Floor (Total): 2,017 sq. ft.			Crawl/Bsmt. Height:			4				Garage Sz:
			Beds in Basement: 0			5				Grg Dr Ht:
			Beds not in Basement:3			6				
Unfinished Floor: 800			Basement: Crawl			7				
Grand Total: 2,817 sq. ft.						8				

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

Sutton Group-West Coast Realty (Abbotsford)

Sprawling 16.61 Acres located in the heart of Sylvester Rd. Mountains, tranquility, sunshine are in full abundance here. Potential to subdivide property into multiple lot's - Check OCP and FVRD. Property is treed and quite private. Rancher with Basement home boasts 3 Bedrooms, 2 Bathrooms, a sunken living room, an entertaining family room and a full crawl space below. Massive shop with peaked ceilings and 14 ft doors. Located close to Loughheed Hwy with easy access to Mission, Maple Ridge and Tri Cities. Head East to Deroche, Agassiz and Chilliwack which are also all a fairly short drive away. For those who love peace and quiet this is an ideal setting for you with parks, lakes, and recreation all around. Call now!



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 themy@themygitersos.com



Active
R2370985

Board: V
 House with Acreage

28640 123RD STREET

Maple Ridge
 Northeast
 V2W 1M1

Residential Detached

\$1,388,000 (LP)

(SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size:
 Lot Area (sq.ft.): **0.01**
 Flood Plain:
 Rear Yard Exp:
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet):
 Bedrooms: **5**
 Bathrooms: **4**
 Full Baths: **3**
 Half Baths: **1**

Original Price: **\$1,388,000**
 Approx. Year Built: **1995**
 Age: **24**
 Zoning: **A1**
 Gross Taxes: **\$6,735.24**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **Yes**
 P.I.D.: **017-797-187**
 Tour:

View: :
 Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Other**

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

Metered Water:

Total Parking: Covered Parking: **3** Parking Access: **Front**
 Parking: **Other**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 4 PLAN LMP4447, SECTION 21 TOWNSHIP 15, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 24'	Above	Bedroom	10'6 x 14'			x
Main	Dining Room	12' x 18'	Bsmt	Bedroom	10'6 x 14'			x
Main	Kitchen	12' x 11'	Bsmt	Recreation	24' x 16'			x
Main	Nook	10' x 12'			x			x
Main	Other	14' x 10'			x			x
Main	Utility	6' x 12'			x			x
Main	Other	14' x 10'6			x			x
Above	Bedroom	12' x 12'8			x			x
Above	Bedroom	12' x 13'			x			x
Above	Master Bedroom	24' x 16'			x			x

Finished Floor (Main): **1,665**
 Finished Floor (Above): **1,340**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **750**
 Finished Floor (Total): **3,755 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,755 sq. ft.**

of Rooms: **13**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **4**
 Basement: **Fully Finished**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **RE/MAX results realty**

RE/MAX results realty

Attention Privacy Seekers! This home is situated on 5.93 wooded acres, and located on a dead end street. With over 4,000 sqft, 5 Bedroom, a spiral staircase, and decks off the living room, rec room and master bedroom. In addition, master suite boasts a walk-in closet and ensuite with separate soaker tub and shower. A nanny or in-law suite in the basement is an added bonus or just perfect for having guests! Triple garage for all your toys plus a bonus workshop. Showings by appointment only.



Presented by:
Themy Gitersos
 Royal LePage - Wolstencroft
 Cell: 604-626-6755
 www.themygitersos.com
 themy@themygitersos.com



Active
R2363602
 Board: F
 House with Acreage

637 264 STREET

Langley
 Otter District
 V4W 2K2

Residential Detached

\$1,399,000 (LP)

(SP)



Sold Date:	Frontage (feet):	114.00	Original Price: \$1,450,000
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 9999
Depth / Size: (4AC)	Bathrooms:	2	Age: 999
Lot Area (sq.ft.): 174,240.00	Full Baths:	2	Zoning: RU2
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,151.20
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-245-255
			Tour: Virtual Tour URL

View: **Yes: COUNTRY SIDE - SOUTHWEST**

Complex / Subdiv:

Services Connected: **Electricity, Septic**

Sewer Type: **Septic**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Electric, Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **12** Covered Parking: **2** Parking Access: **Front, Rear**
 Parking: **Garage; Double, Open, RV Parking Avail.**

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:

Legal: **PL NWP7549 LT 2 LD 36 SEC 1 TWP 10**

Amenities: **Barn, Storage**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 15'11			x			x
Main	Kitchen	13'6 x 8'6			x			x
Main	Eating Area	11'2 x 7'			x			x
Main	Laundry	8'6 x 9'4			x			x
Main	Den	9'2 x 10'6			x			x
Main	Other	15' x 9'4			x			x
Main	Master Bedroom	15'5 x 13'3			x			x
Main	Storage	23'7 x 7'			x			x
Main	Mud Room	6' x 8'			x			x
		x			x			x

Finished Floor (Main):	1,250	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,250 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	1,250 sq. ft.	Beds not in Basement: 1	7				
			8				

Listing Broker(s): **Momentum Realty Inc.**

Beautiful 4 acre property with rolling acres and sunny western exposure. The original home is located at the East end of the property along with some large outbuildings that can be used for storage, farming etc. The front of the property is quite elevated above 264 which brings a lot of privacy and muffles any noise from the road. This is an excellent property to build a custom, estate home on. Properly located, the home would provide stunning, private views of farmland and the valley. Plus the fertile land could be used for all sorts of farming uses; also the zoning allows for doggy day care and kennels. This is a court ordered sale and is being sold as is, where is.



Presented by:
Themy Gitersos
 Royal LePage - Wolstencroft
 Cell: 604-626-6755
 www.themygitersos.com
 themy@themygitersos.com



Active
R2372032
 Board: F
 House/Single Family

4504B SOUTHRIDGE CRESCENT

Langley
 Murrayville
 V3A 4N6

Residential Detached

\$1,998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,898,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 2017
Depth / Size: 0	Bathrooms:	8	Age: 2
Lot Area (sq.ft.): 10,223.00	Full Baths:	6	Zoning: R1E
Flood Plain:	Half Baths:	2	Gross Taxes: \$7,346.78
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-618-436
			Tour: Virtual Tour URL

View: :

Complex / Subdiv:

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

Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Pellet**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**

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

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

Legal: **LOT 3, PLAN EPP43937, SECTION 36, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Jetted Bathtub, Security System, Smoke Alarm, Sprinkler - Fire,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 10'6	Above	Master Bedroom	18'6 x 16'	Below	Bedroom	14'8x 11'6
Main	Living Room	11'2 x 12'	Above	Walk-In Closet	10' x 16'	Below	Bedroom	12'x 12'
Main	Dining Room	14'3 x 10'6	Above	Bedroom	11' x 12'6			x
Main	Office	10' x 9'	Above	Bedroom	11'2 x 12'4			x
Main	Bedroom	11' x 14'	Above	Bedroom	11'2 x 12'4			x
Main	Mud Room	6' x 13'6	Above	Laundry	8'10 x 6'			x
Main	Great Room	19' x 18'	Below	Recreation	23' x 17'6			x
Main	Eating Area	10'6 x 16'	Below	Media Room	18'6 x 13'10			x
Main	Kitchen	19' x 14'10	Main	Gym	11'6 x 10'10			x
Main	Wok Kitchen	11' x 8'	Below	Kitchen	15'5 x 11'5			x

Finished Floor (Main):	2,075	# of Rooms:	22	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,548	# of Kitchens:	3	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	2,075	Suite: Legal Suite		3	Above	4	Yes	Pool:
Finished Floor (Total):	5,698 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 7	5	Above	4	Yes	Grg Dr Ht:
		Basement: Full		6	Below	4	No	
Unfinished Floor:	0			7	Main	4	Yes	
Grand Total:	5,698 sq. ft.			8	Below	2	No	

Listing Broker(s): **RE/MAX Select Properties**

This immaculate 7 bedroom, 8 bathroom luxurious designed home is a gem in the exclusive Murrayville Neighbourhood! This stunning masterpiece boasts an impressive 5,698 sqft of living space on a 10,223 sqft lot with high-end finishes, Jenn Air kitchen appliances and Kohler bath fixtures, open layout featuring 5 panoramic sliding panels that integrate interior living area with outdoor space. The master bedroom features a beautiful balcony, sitting area, massive walk in closet, relaxing spa-like ensuite with heated Jacuzzi tub and 7 massaging jetted shower heads. 2 bedroom luxury suite with separate entry. Close to Murrayville Elementary, Langley golf course, James Hill Park, LEC Secondary, Langley Secondary.