



Presented by:
Themy Gitersos
 Royal LePage - Wolstencroft
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 themy@themygitersos.com



Active
R2343831
 Board: F
 Apartment/Condo

104 32669 GEORGE FERGUSON WAY

Abbotsford
 Abbotsford West
 V2T 4E4

Residential Attached

\$212,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$219,500**
 Meas. Type: Frontage (metres): Approx. Year Built: **1987**
 Depth / Size (ft.): Bedrooms: **1** Age: **32**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,148.83**
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$366.85** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-472-067**
 Mgmt. Co's Name: **Campbell** Tour:
 Mgmt. Co's Phone: **604-864-0830**
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: Ground Level Unit, Inside Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground
Exterior: Mixed	Locker:
Foundation: Concrete Perimeter	Dist. to School Bus:
Rain Screen:	Total Units in Strata: 60
Renovations:	
Water Supply: City/Municipal	Dist. to Public Transit:
Fireplace Fuel: Gas - Natural	Units in Development:
Fuel/Heating: Baseboard, Hot Water	Title to Land: Freehold Strata
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Property Disc.: Yes
Type of Roof: Tar & Gravel, Wood	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Mixed

Maint Fee Inc: **Gardening, Gas, Heat, Hot Water, Management**
 Legal: **STRATA LOT 2 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW2457 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Elevator, Garden, Recreation Center, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 14'4			x			x
Main	Dining Room	10'6 x 7'10			x			x
Main	Kitchen	10'3 x 10'			x			x
Main	Eating Area	8' x 7'5			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Den	10'6 x 10'			x			x
Main	Storage	7' x 5'10			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,227	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age: 45+			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,227 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,227 sq. ft.				7				
				8				

Listing Broker(s): **Royal LePage Preferred Realty**

South-facing, ground floor 1227 sq ft unit at Canterbury Gate. Large living area with gas fireplace leads to patio with room to plant your flowers and herbs! Eating area off large kitchen and dining room ready to entertain. Spacious and bright with master bedroom + ensuite, den and 2nd bathroom. As is. 45+ complex. No pets or rentals allowed. Gated complex which is close to amenities and shopping.



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Active
R2360436
 Board: V
 Apartment/Condo

317 12070 227TH STREET

Maple Ridge
 East Central
 V2X 9H2

Residential Attached

\$405,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$405,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2015
Depth / Size (ft.):	Bedrooms: 2	Age: 4
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM-2
Flood Plain: No	Full Baths: 2	Gross Taxes: \$2,072.16
Council Apprv?: No	Half Baths: 0	For Tax Year: 2018
Exposure:	Maint. Fee: \$300.00	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 029-619-483
Mgmt. Co's Name: Pacific Quorum		Tour:
Mgmt. Co's Phone: 604-685-3828		
View: Yes: Golden Ears Mountains		
Complex / Subdiv: Station One		
Services Connected: Electricity		
Sewer Type: Community		

Style of Home: Inside Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Hardi Plank, Stone			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1-2 Blocks	Dist. to School Bus: 1 Block
Rain Screen: Full	R.I. Plumbing:	Units in Development:	Total Units in Strata: 81
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: No :	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: No :	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Tile, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **PL EPS2806 LT 55 LD 36 SEC 20 TWSHP 12 NEW WESTMINSTER LAND DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Day Care Centre, Independent living, Weekly Housekeeping**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 18'8			x			x
Main	Kitchen	6' x 8'			x			x
Main	Master Bedroom	10'11 x 12'3			x			x
Main	Bedroom	10'11 x 9'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 849	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 849 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 849 sq. ft.				7				
				8				

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

It's Station One - Walking distance to everything! This condo is a great room style - bright (morning sun) and spacious with 2 bedrooms & 2 bathrooms including a nice soaker tub in the ensuite. Kitchen has granite counters, home is a mixture of tile in bathrooms, laminate in main area & carpet in the bedrooms. East facing balcony to sit and enjoy your coffee in the morning on the quiet side of the building. Don't hesitate to call for more info...



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Active
R2296963
 Board: F
 Apartment/Condo

220 5020 221A STREET

Langley
 Murrayville
 V2Y 0V5

Residential Attached

\$421,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$446,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2017
Depth / Size (ft.):	Bedrooms: 2	Age: 2
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,917.20
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$249.67	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 029-991-153
Mgmt. Co's Name: Metropolitan		Tour:
Mgmt. Co's Phone: 778-574-1880		
View: Yes: Landscaped courtyard		
Complex / Subdiv: Murrayville House		
Services Connected: Electricity		
Sewer Type:		

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Hardi Plank, Mixed			Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLK		Dist. to School Bus: .77 KM
Rain Screen: Full	Units in Development: 92		Total Units in Strata: 92
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: Yes		
Fireplace Fuel: Electric	Fixtures Leased: No		
Fuel/Heating: Electric	Fixtures Rmvd: No		
Outdoor Area: Balcony(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, Snow removal**
 Legal: **PL EPS3408 LT 28 LD 36 SEC 6 TWP 11. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Garage Door Opener, Microwave, Security - Roughed In, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'4			x			x
Main	Dining Room	8' x 9'			x			x
Main	Master Bedroom	14'6 x 10'4			x			x
Main	Bedroom	11' x 8'10			x			x
Main	Kitchen	9' x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 848	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 848 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 848 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **TRG Residential Downtown Rlty**

Murrayville House is a boutique collection of 92 NEW move in ready 1 and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. Sales Centre Open Daily 12-5PM (except Fridays)



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Active
R2360576
 Board: F
 Apartment/Condo

321 5020 221A STREET

Langley
 Murrayville
 V0V 0V0

Residential Attached

\$429,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$429,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2017
Depth / Size (ft.):	Bedrooms: 2	Age: 2
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,950.59
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$249.67	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 029-991-404
Mgmt. Co's Name: METROPOLITAN		Tour:
Mgmt. Co's Phone: 778-574-1880		
View:		
Complex / Subdiv: MURRAYVILLE HOUSE		
Services Connected: Electricity		
Sewer Type: Community		

Style of Home: 1 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Hardi Plank, Mixed			Locker: Y
Foundation: Concrete Block	Dist. to Public Transit: 1 BLOCK		Dist. to School Bus: .77 KM
Rain Screen: Full	Units in Development: 92		Total Units in Strata: 92
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: Yes		
Fireplace Fuel: Electric	Fixtures Leased: No		
Fuel/Heating: Electric	Fixtures Rmvd: No		
Outdoor Area: Balcony(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Other, Snow removal**
 Legal: **STRATA LOT 53, PLAN EPS3408, SECTION 6, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Club House, Elevator, Garden, Guest Suite, Playground**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Microwave, Security - Roughed In, Security System, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 14'			x			x
Main	Dining Room	8' x 6'5			x			x
Main	Master Bedroom	14'6 x 10'4			x			x
Main	Bedroom	11' x 8'10			x			x
Main	Kitchen	9' x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 849	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 849 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions, Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 849 sq. ft.				7				
				8				

Listing Broker(s): **TRG Residential Downtown Rlty**

Murrayville House is a boutique collection of 92 move in ready 1, and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. Floor Plan C1 - 2 Bedroom & 2 Bathroom. Sales Centre Open Daily 12-5pm (except Friday). Please call for more info.



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Active
R2372544

Board: H
 Townhouse

39 5648 PROMONTORY ROAD

Sardis
 Promontory
 V2R 0E5

Residential Attached

\$448,800 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$448,800
Meas. Type:	Frontage (metres):	Approx. Year Built: 2007
Depth / Size (ft.):	Bedrooms: 3	Age: 12
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: R4
Flood Plain: No	Full Baths: 2	Gross Taxes: \$2,076.42
Council Apprv?:	Half Baths: 1	For Tax Year: 2018
Exposure:	Maint. Fee: \$240.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-355-560
Mgmt. Co's Name: Homelife Property Management		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-858-7368		
View: :		
Complex / Subdiv: Gables at Copper Creek		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

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

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Locker:
 Dist. to Public Transit: **Nearby**
 Units in Development: **61**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 61, PLAN BCS2157, SECTION 8, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central**

Site Influences: **Recreation Nearby, Shopping Nearby, Treed**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Pantry, Security System, Smoke Alarm, Vacuum - Roughed In, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19'4 x 13'6			x			x
Main	Dining Room	12' x 9'8			x			x
Main	Den	10' x 9'4			x			x
Main	Kitchen	12' x 12'			x			x
Above	Master Bedroom	13'6 x 13'6			x			x
Above	Bedroom	9'6 x 11'8			x			x
Above	Bedroom	9'6 x 11'			x			x
Above	Walk-In Closet	5'6 x 5'			x			x
Above	Laundry	7' x 5'			x			x
Below	Recreation	12' x 15'			x			x

Finished Floor (Main): 778	# of Rooms: 10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 680	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below): 324	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Below	2	No	Pool:
Finished Floor (Total): 1,782 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,782 sq. ft.				7				
				8				

Listing Broker(s): **Homelife Benchmark Realty (Langley) Corp.**

Homelife Benchmark Realty (Langley) Corp.

Welcome to the GABLES! Wonderful family oriented complex in Promontory. This functional END UNIT floorplan offers something for everyone in family! On the main floor you'll find your den with french doors, spacious great room with cozy electric fireplace, large kitchen with centre island & pantry, dining room. Upstairs offers 3 generous sized bedrooms, the master offers a walk-in closet and a 3 piece ensuite bathroom. Below you find a games/media room with a 2 piece powder room. BONUS: Double side by side garage and a fenced yard. This one ticks the boxes. Call today for your private viewing!



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Active
R2360533

Board: H
 Townhouse

52 6498 SOUTHDOWNE PLACE

Sardis
 Sardis East Vedder Rd
 V2R 0K3

Residential Attached

\$449,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$449,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**
 Depth / Size (ft.): Bedrooms: **3** Age: **11**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD16**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,325.97**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2018**
 Exposure: **East** Maint. Fee: **\$220.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **027-576-272**
 Mgmt. Co's Name: **ASSOCIATION** Tour:
 Mgmt. Co's Phone: **604-591-6060**
 View: **No :**
 Complex / Subdiv: **VILLAGE GREEN-HIGGINSON GARDENS**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Style of Home: 3 Storey	Total Parking: 3	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Stone, Vinyl			Locker:
Foundation: Concrete Perimeter			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 62
Renovations:	R.I. Plumbing:	Units in Development: 62	
Water Supply: City/Municipal		Title to Land: Freehold Strata	
Fireplace Fuel: Electric	Metered Water:	Property Disc.: Yes	
Fuel/Heating: Forced Air, Natural Gas	R.I. Fireplaces:	Fixtures Leased: No :	
Outdoor Area: Patio(s) & Deck(s)	# of Fireplaces: 1	Fixtures Rmvd: No : COURT ORDER SALE AS-IS WHERE IS	
Type of Roof: Asphalt		Floor Finish: Mixed	

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 26, PLAN BCS2544, DISTRICT LOT 338, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Dining Room	14' x 9'			x			x
Above	Master Bedroom	14' x 14'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Bedroom	11' x 11'			x			x
Below	Laundry	10' x 6'			x			x
Below	Other	13' x 10'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 807	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 878	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 233	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 1,918 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,918 sq. ft.				7				
				8				

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

COURT ORDER SALE - FANTASTIC CENTRAL CHILLIWACK 3 bed/2 bath TOWNHOUSE Being sold 'AS-IS, WHERE-IS'. CONVENIENTLY LOCATED strata complex blocks away from ALL the amenities! PLS READ ALL LISTING INFO. Pets w/Rest. No Rentals. ACCESS AND ENTRY AS PER COURT ORDER. The Buyer/s should independently verify all listing information. Please have your Realtor contact listing Realtor for further info.



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Active
R2360705
 Board: F
 Apartment/Condo

205 5020 221A STREET

Langley
 Murrayville
 V0V 0V0

Residential Attached

\$452,500 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?: **No**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$255.99**

Original Price: **\$452,500**
 Approx. Year Built: **2017**
 Age: **2**
 Zoning: **CD**
 Gross Taxes: **\$1,963.11**
 For Tax Year: **2017**
 Tax Inc. Utilities?: **No**
 P.I.D.: **029-991-242**
 Tour:

Mgmt. Co's Name: **METROPOLITAN**
 Mgmt. Co's Phone: **778-574-1880**
 View: **:**
 Complex / Subdiv: **MURRAYVILLE HOUSE**
 Services Connected: **Electricity**
 Sewer Type: **Community**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **1 BLOCK**
 Units in Development: **92**
 Title to Land: **Freehold Strata**

Parking Access: **Side**
 Locker: **Y**
 Dist. to School Bus: **.77 KM**
 Total Units in Strata: **92**

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

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Other, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 37, PLAN EPS3408, SECTION 6, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Club House, Elevator, Garden, Guest Suite, Playground**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Fireplace Insert, Microwave, Security - Roughed In, Security System, Smoke Alarm, Sprinkler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 14'			x			x
Main	Dining Room	8' x 6'5			x			x
Main	Master Bedroom	10'4 x 11'10			x			x
Main	Bedroom	9'5 x 11'2			x			x
Main	Kitchen	9' x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	876	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	876 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions, Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Grand Total:	876 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **TRG Residential Downtown Rlty**

Murrayville House is a boutique collection of 92 move in ready 1, and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. Floor Plan C3 - 2 Bedroom/2 Bathroom. Sales Centre Open Daily 12-5pm (except Friday). Please call for more info.



Presented by:
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 themy@themygitersos.com



Active
R2363368

Board: F
 Townhouse

40 35287 OLD YALE ROAD

Abbotsford
 Abbotsford East
 V3G 8H5

Residential Attached

\$464,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$474,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2003
Depth / Size (ft.):	Bedrooms: 3	Age: 16
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: N2
Flood Plain:	Full Baths: 3	Gross Taxes: \$2,386.15
Council Apprv?:	Half Baths: 1	For Tax Year: 2018
Exposure:	Maint. Fee: \$359.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 025-615-530
Mgmt. Co's Name: Premier Strata Management		Tour:
Mgmt. Co's Phone:		
View: Yes: Sumas Prairie + Mount Baker		
Complex / Subdiv: The Falls At Eagle Mountain		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type:		

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit: **1 BLK**
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**
 Dist. to School Bus: **1 BLK**
 Total Units in Strata: **97**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal, Water**
 Legal: **SL 51 SEC 13 TWP 16 NWD SP LMS3795**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Kitchen	12' x 8'			x			x
Main	Dining Room	105' x 8'5			x			x
Above	Master Bedroom	13'3 x 13'			x			x
Above	Bedroom	9' x 14'			x			x
Above	Bedroom	11' x 13'			x			x
Below	Recreation	20' x 14'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	712	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	646	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	367	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total):	1,725 sq. ft.	# or % of Rentals Allowed:			4	Below	4	No	Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full, Fully Finished			6				
Grand Total:	1,725 sq. ft.				7				
					8				

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

Sutton Group-West Coast Realty (Abbotsford)

Welcome to the THE FALLS - one of East Abbotsford's most desirable complexes at the base of Eagle Mountain. Ideal for Families, Upsizers, and just about everyone else in between! 3 Storey Townhouse boasting 3 Bedrooms & 4 Bathrooms spread throughout 1,725 Sq Ft of living space. Stunning views of the Sumas Flats and Mountains off your back deck and from the Master Bedroom. Functional floor plan on main consisting of the kitchen with a large island next to the dining space, gas f/p and also 2 piece bath. Upstairs features 3 spacious bedrooms with a full ensuite in the Master Bedroom. The basement offers a large recreation room with sliding door leading out to your private yard. Basement is perfect for your teenage kids, man cave, or office space. Double garage for 2 cars and 2 small pets ok!



Presented by:
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Active
R2296953
 Board: F
 Apartment/Condo

210 5020 221A STREET

Langley
 Murrayville
 V2Y 0V5

Residential Attached

\$476,500 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$499,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2017
Depth / Size (ft.):	Bedrooms: 2	Age: 2
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,079.96
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$278.11	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 029-991-293
Mgmt. Co's Name: Metropolitan		Tour:
Mgmt. Co's Phone: 778-574-1880		
View: Yes: Landscaped courtyard		
Complex / Subdiv: Murrayville House		
Services Connected: Electricity		
Sewer Type:		

Style of Home: 1 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Hardi Plank, Mixed			Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLK		Dist. to School Bus: .77 KM
Rain Screen: Full	Units in Development: 92		Total Units in Strata: 92
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: Yes		
Fireplace Fuel: Electric	Fixtures Leased: No		
Fuel/Heating: Electric	Fixtures Rmvd: No		
Outdoor Area: Balcony(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, Snow removal**
 Legal: **PL EPS3408 LT 42 LD 36 SEC 6 TWP 11. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Garage Door Opener, Microwave, Security - Roughed In, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 11'6			x			x
Main	Dining Room	9'2 x 9'			x			x
Main	Master Bedroom	11'3 x 10'6			x			x
Main	Bedroom	9'6 x 9'			x			x
Main	Kitchen	9'2 x 8'8			x			x
Main	Den	9'2 x 6'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 944	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 944 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 944 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **TRG Residential Downtown Rlty**

Murrayville House is a boutique collection of 92 move in ready 1 and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. Sales Centre Open Daily 12-5PM (except Fridays)



Presented by:
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Active
R2360647
 Board: F
 Apartment/Condo

214 5020 221A STREET

Langley
 Murrayville
 V0V 0V0

Residential Attached

\$511,500 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?: **No**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$293.92**

Original Price: **\$511,500**
 Approx. Year Built: **2017**
 Age: **2**
 Zoning: **CD**
 Gross Taxes: **\$2,100.81**
 For Tax Year: **2017**
 Tax Inc. Utilities?: **No**
 P.I.D.: **029-991-331**
 Tour:

Mgmt. Co's Name: **METROPOLITAN**
 Mgmt. Co's Phone: **778-574-1880**

View: **Yes: COURTYARD LANDSCAPE**
 Complex / Subdiv: **MURRAYVILLE HOUSE**
 Services Connected: **Electricity**
 Sewer Type: **Community**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **1 BLOCK**
 Units in Development: **92**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 46, PLAN EPS3408, SECTION 6, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Club House, Elevator, Garden, Guest Suite, Playground**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Fireplace Insert, Microwave, Security - Roughed In, Security System, Smoke Alarm, Sprinkler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 14'			x			x
Main	Dining Room	8' x 6'5			x			x
Main	Master Bedroom	11'3 x 11'5			x			x
Main	Bedroom	9'6 x 10'8			x			x
Main	Kitchen	9' x 8'8			x			x
Main	Den	7'4 x 8'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	996	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	996 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions, Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Grand Total:	996 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **TRG Residential Downtown Rlty**

Murrayville House is a boutique collection of 92 move in ready 1, and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. Floor Plan E - 2 Bedroom/2 Bathroom+Den with Large Balcony. Sales Centre Open Daily 12-5pm (except Friday). Please call for more info.