



Presented by:

**Micky Kandola**

Royal LePage - Wolstencroft

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**Active**  
**R2721220**

Board: F  
Apartment/Condo

**102 33731 MARSHALL ROAD**

Abbotsford  
Central Abbotsford  
V2S 1L5

Residential Attached

**\$299,000** (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv:

First Nation

Services Connctd:

Sewer Type:

If new,GST/HST inc?:

Bedrooms: **2**

Bathrooms: **2**

Full Baths: **2**

Half Baths: **0**

P.I.D.: **018-481-736**

Original Price: **\$339,000**

Approx. Year Built: **1993**

Age: **29**

Zoning: **RML**

Gross Taxes: **\$1,194.76**

For Tax Year: **2022**

Tax Inc. Utilities?: **No**

Tour:

Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water  
City/Municipal Water Supply: City/Municipal

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Mixed, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **STRATA LOT 2, PLAN LMS1092, SECTION 15, TOWNSHIP 16, 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 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,044**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,044 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,044 sq. ft.**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: **# of Levels: 1**  
# of Kitchens: **1** # of Rooms: **6**

Units in Development: **45**  
Exposure:  
Mgmt. Co's Name: **Associa British Columbia**  
Maint Fee: **\$399.64**  
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

Tot Units in Strata: **45** Locker: **No**  
Storeys in Building: **4**  
Mgmt. Co's #: **604-591-6060**  
Council/Park Apprv?:

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed, Rentals Not Allowed**

Restricted Age: **19+** # of Pets: Cats: **No** Dogs: **No**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'6" x 11'3"			x	1	Main	3	Yes
Main	Kitchen	11'6" x 9'8"			x	2	Main	4	No
Main	Dining Room	11'3" x 8'6"			x	3			
Main	Master Bedroom	17' x 11'6"			x	4			
Main	Bedroom	12' x 9'			x	5			
Main	Laundry	5' x 4'6"			x	6			
		x			x	7			
		x			x	8			

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

**Welcome home to Stephanie Place! This large unit has a nice ground floor patio with well manicured gardens and greenery to enjoy and a gas fireplace with gas included in the strata fees. This building is centrally located with easy access to Hwy 1, walking distance to shopping, restaurants, and many other amenities.**



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**Active**  
**R2717290**  
 Board: F  
 Apartment/Condo

## 220 32725 GEORGE FERGUSON WAY

Abbotsford  
 Abbotsford West  
 V2T 5M5

Residential Attached

**\$395,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$425,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1992</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>30</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RML</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,540.87</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain: <b>No</b>	P.I.D.: <b>018-036-066</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Garden Greenspace &amp; Mountains</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>The Uptown</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly**  
 # of Fireplaces: **R.I.** Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Metal, Torch-On**

Reno. Year: **2007**  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage; Underground, Visitor Parking**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Carpet**

Legal: **PL LMS00682 LT 18 LD 36 SEC 20 TWP 16 PART NE 1/4.**

Amenities: **Elevator, Garden, In Suite Laundry, Wheelchair Access**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): <b>1,031</b>		Units in Development:	Tot Units in Strata: <b>72</b>		Locker: <b>No</b>
Finished Floor (Above): <b>0</b>		Exposure: <b>Northeast</b>	Storeys in Building: <b>3</b>		
Finished Floor (AbvMain2): <b>0</b>		Mgmt. Co's Name: <b>Associa</b>	Mgmt. Co's #: <b>604-591-6060</b>		
Finished Floor (Below): <b>0</b>		Maint Fee: <b>\$495.61</b>	Council/Park Apprv?: <b>No</b>		
Finished Floor (Basement): <b>0</b>		Maint Fee Includes: <b>Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Water</b>			
Finished Floor (Total): <b>1,031 sq. ft.</b>					
Unfinished Floor: <b>0</b>					
Grand Total: <b>1,031 sq. ft.</b>		Bylaws Restrictions: <b>Rentals Allowed</b>			
Suite: <b>None</b>		Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>	
Basement: <b>None</b>		# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>			
# of Kitchens: <b>1</b>		Short Term Lse-Details:			
# of Levels: <b>1</b>					
# of Rooms: <b>8</b>					

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'4 x 5'7			x	1	Main	4	No
Main	Kitchen	14'0 x 9'9			x	2	Main	3	Yes
Main	Dining Room	13'2 x 10'4			x	3			No
Main	Living Room	16'4 x 15'6			x	4			No
Main	Master Bedroom	16'1 x 10'4			x	5			No
Main	Walk-In Closet	6'1 x 6'0			x	6			No
Main	Bedroom	11'2 x 10'0			x	7			No
Main	Laundry	8'7 x 7'4			x	8			No

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

**Welcome Home to the Uptown, a family, pet & investor friendly condo in one of Abbotsford's most sought-after bldgs known for its walkability. Located steps from Superstore, schools, services, recreation, pubs & restaurants. Light, bright & spacious 2 bed, 2 bath Corner Condo situated on quiet, cool side of bldg, overlooking lovely garden/greenbelt towards North Shore Mtns. 1031 SF plan is open concept & functional with little wasted space. Benefits incld maple kitchen with big granite Island/breakfast bar, pantry, SS appliances, mbdm with WI closet & ensuite bath, ample storage & big covered, private balcony + secure UG parking. Reasonable strata fee incld heat & hot water. Be the envy of your your friends. Entertain in style & live affordably in comfort. Quick possession possible.**