



Presented by:  
**Micky Kandola**

Royal LePage - Wolstencroft  
Phone: 604-530-0231

micky@therealtorwithsoul.com



**Active**  
**R2835206**  
Board: F  
House/Single Family

**35979 STONERIDGE PLACE**

Abbotsford  
Abbotsford East  
V3G 1L9

Residential Detached

**\$1,079,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,160,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1994**  
Frontage(feet): **64.00** Bathrooms: **4** Age: **30**  
Frontage(metres): **19.51** Full Baths: **4** Zoning: **RS3**  
Depth / Size: **139** Half Baths: **0** Gross Taxes: **\$5,448.14**  
Lot Area (sq.ft.): **12,534.00** Rear Yard Exp: **Northeast** For Tax Year: **2023**  
Lot Area (acres): **0.29** P.I.D.: **018-405-681** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **No**  
Complex/Subdiv: **Stoneridge Estates**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**  
Outdoor Area: **Balcony(s), Sundeck(s)**  
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Driveway Finish: **Paving Stone**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 7 SECTION 24 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN LMP11797**

Amenities:

Site Influences: **Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,381	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,003	Main	Living Room	11'11 x 16'4	Above	Bedroom	11'3 x 13'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x 10'5			x	Main	3
Finished Floor (Below):	0	Main	Kitchen	10'7 x 12'3	Bsmt	Recreation Room	38'8 x 16'2	Above	4
Finished Floor (Basement):	1,256	Main	Eating Area	9'1 x 14'7	Bsmt	Games Room	10'10 x 7'9	Above	4
Finished Floor (Total):	3,640sq. ft.	Main	Family Room	18'10 x 12'4	Bsmt	Bedroom	11'8 x 13'2	Bsmt	4
Unfinished Floor:	0	Main	Den	11'8 x 10'4	Bsmt	Flex Room	11'6 x 13'		
Grand Total:	3,640sq. ft.	Main	Foyer	10'7 x 18'1			x		
		Main	Laundry	8'8 x 9'4			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14' x 16'6			x		
		Above	Walk-In Closet	4'7 x 8'3			x		
Suite: <b>None</b>		Above	Bedroom	14'2 x 11'			x		
Basement: <b>Full</b>		Above	Walk-In Closet	7'3 x 4'8			x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>17</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Beautifully updated home in highly sought after East Abbotsford location, on large terraced & useable lot. This home features a modern kitchen with stunning quartz countertops and a bright eating area filled with natural light from the large windows. Upstairs, you will find three spacious bedrooms, while one additional bedroom is located downstairs. The bathrooms have been tastefully updated, and the hickory flooring and cast iron railings give this home a touch of elegance. With a 50-year roof and a backyard sundeck overlooking raised flower beds and a serene fish pond, this home is perfect for enjoying the outdoors. Conveniently located close to all amenities and schools, this home is a must-see for those looking for the perfect family home in a desirable location.**



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**Active**  
**R2800599**  
Board: F  
House/Single Family

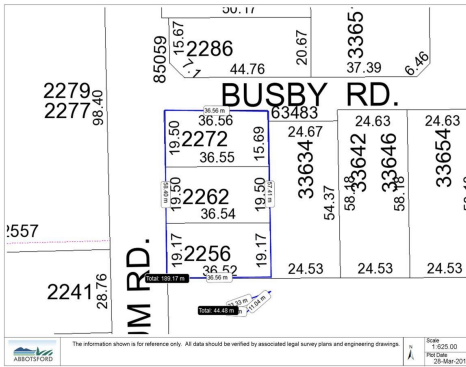
**2256 MCCALLUM ROAD**

Abbotsford  
Central Abbotsford  
V2S 3N7

Residential Detached

**\$1,200,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **63.00**

Frontage(metres): **19.20**

Depth / Size: **120**

Lot Area (sq.ft.): **7,560.00**

Lot Area (acres): **0.17**

Flood Plain: **No**

View: **No :**

Complex/Subdiv:

First Nation Reserve:

Services Connected:

Sewer Type: **City/Municipal**

If new, GST/HST inc?:**No**

Bedrooms: **2**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

Rear Yard Exp:

P.I.D.: **011-169-346**

Original Price: **\$950,000**

Approx. Year Built: **1962**

Age: **62**

Zoning: **RS3**

Gross Taxes: **\$4,643.09**

For Tax Year: **2023**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**

Parking: **Garage; Single**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 3, PLAN NWP6068, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	850	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	18'0 x11'0			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'0 x10'0			x	Main	3
Finished Floor (Below):	0	Main	Dining Room	10'0 x8'0			x		
Finished Floor (Basement):	0	Main	Primary Bedroom	12'11 x11'11			x		
		Main	Bedroom	10'0 x9'9			x		
Finished Floor (Total):	850sq. ft.			x			x		
Unfinished Floor:	0			x			x		
Grand Total:	850sq. ft.			x			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
Suite: <b>None</b>				x			x		
Basement: <b>None</b>				x			x		
Crawl/Bsmt. Height:		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Levels: <b>1</b>		MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: <b>1</b>		# of Rooms: <b>5</b>		ByLaw Restrictions:					

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order sale, 2 bedroom older home, could be purchased with 2 adjacent lots.**



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**Active**  
**R2800614**  
Board: F  
House/Single Family

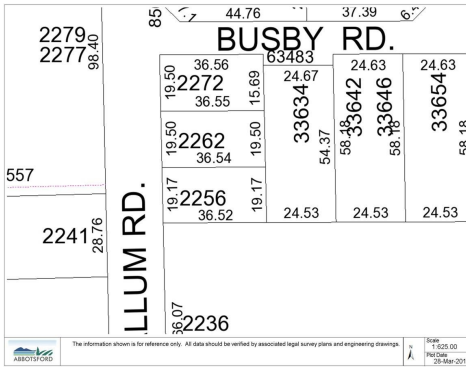
**2262 MCCALLUM ROAD**

Abbotsford  
Central Abbotsford  
V2S 3P3

Residential Detached

**\$1,200,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Frontage(feet): **64.00**  
Frontage(metres): **19.51**  
Depth / Size: **120.00**  
Lot Area (sq.ft.): **7,680.00**  
Lot Area (acres): **0.18**  
Flood Plain: **No**  
View: **No**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity**  
Sewer Type: **City/Municipal**

If new, GST/HST inc?:  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Rear Yard Exp:  
P.I.D.: **007-538-316**

Original Price: **\$950,000**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **RS3**  
Gross Taxes: **\$4,802.56**  
For Tax Year: **2023**  
Tax Inc. Utilities?: **No**  
Tour:

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:  
Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 2, PLAN NWP6068, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,215	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'0 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	7'5 x 6'7			x	Main 3
Finished Floor (Below):	386	Main	Kitchen	9'4 x 6'7			x	
Finished Floor (Basement):	0	Main	Bedroom	8'8 x 13'5			x	
Finished Floor (Total):	1,601sq. ft.	Main	Bedroom	8'8 x 10'0			x	
Unfinished Floor:	0	Below	Utility	10'5 x 13'0			x	
Grand Total:	1,601sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>6</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order sale, 2 bedroom house of little value, adjacent property also for sale.**



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**Active**  
**R2841235**  
Board: F  
House/Single Family

**3166 MALLARD STREET**

Abbotsford  
Abbotsford West  
V2T 5K6

Residential Detached

**\$1,248,800** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,298,800**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1978**  
Frontage(feet): **19.00** Bathrooms: **5** Age: **46**  
Frontage(metres): **5.79** Full Baths: **5** Zoning: **RS3 RS**  
Depth / Size: **131** Half Baths: **0** Gross Taxes: **\$4,946.29**  
Lot Area (sq.ft.): **12,369.00** Rear Yard Exp: **Southwest** For Tax Year: **2023**  
Lot Area (acres): **0.28** P.I.D.: **025-401-866** Tax Inc. Utilities?: **No**  
Flood Plain: **Exempt** Tour:  
View: **Yes: Mount Baker**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Split Entry**  
Construction: **Brick, Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Other**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Other**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open**  
Driveway Finish: **Asphalt**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish:

Legal: **LOT A, PLAN LMP53661, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	926	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	799	Main	Living Room	17'8 x 13'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	11'5 x 6'8			x	Main 3
Finished Floor (Below):	798	Main	Kitchen	16'11 x 11'9			x	Main 3
Finished Floor (Basement):	341	Main	Bedroom	11'5 x 14'1			x	Above 3
Finished Floor (Total):	2,864sq. ft.	Main	Recreation Room	16'1 x 14'2			x	Above 3
Unfinished Floor:	0	Above	Primary Bedroom	15'4 x 12'5			x	Bsmt 3
Grand Total:	2,864sq. ft.	Above	Bedroom	12'6 x 9'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 9'11			x	
		Above	Laundry	7'4 x 4'11			x	
		Bsmt	Kitchen	15'2 x 8'3			x	
Suite: <b>Unauthorized Suite</b>		Bsmt	Living Room	16'5 x 11'8			x	
Basement: <b>Fully Finished, Separate Entry</b>		Bsmt	Bedroom	12' x 8'1			x	
		Bsmt	Bedroom	12'1 x 8'1			x	

Crawl/Bsmt. Height:

# of Levels: **3**

# of Kitchens: **2**

# of Rooms: **13**

Manuf Type:  
MHR#:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

ByLaw Restrictions:

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

**Updated 6 bed + 5 bath detached home on a huge lot of 12,369 sq ft.**



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**Active**  
**R2811254**  
Board: F  
House/Single Family

**1888 KNOX TERRACE**  
Abbotsford  
Abbotsford East  
V3G 2W3

Residential Detached  
**\$1,399,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?:**No** Original Price: **\$1,529,000**  
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1998**  
Frontage(feet): **85.80** Bathrooms: **7** Age: **26**  
Frontage(metres): **26.15** Full Baths: **5** Zoning: **RS3**  
Depth / Size: **115.26** Half Baths: **2** Gross Taxes: **\$6,782.97**  
Lot Area (sq.ft.): **9,976.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.23** P.I.D.: **019-122-888** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **Yes: Mount Baker**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 17, PLAN LMP20948, SECTION 14, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	2,360	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	777	Main	Living Room	13'11 x 11'11	Bsmt	Living Room	20'9 x 16'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'6 x 11'10	Bsmt	Kitchen	16'4 x 11'11	Main	3
Finished Floor (Below):	2,414	Main	Kitchen	12'5 x 11'11	Bsmt	Nook	9'0 x 8'11	Main	3
Finished Floor (Basement):	0	Main	Nook	9'0 x 8'11	Bsmt	Bedroom	12'5 x 11'3	Main	3
		Main	Wok Kitchen	7'9 x 6'7	Bsmt	Bedroom	11'11 x 11'7	Bsmt	2
Finished Floor (Total):	5,551 sq. ft.	Main	Great Room	14'6 x 13'6	Bsmt	Primary Bedroom	13'9 x 11'11	Above	3
Unfinished Floor:	0	Main	Primary Bedroom	15'5 x 12'7	Bsmt	Laundry	8'4 x 6'5	Above	2
Grand Total:	5,551 sq. ft.	Main	Bedroom	13'0 x 11'10	Bsmt	Storage	9'6 x 9'5	Bsmt	3
		Main	Laundry	8'9 x 6'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'7 x 11'11			x		
		Above	Bedroom	11'7 x 11'11			x		
Suite: <b>Unauthorized Suite</b>		Above	Bedroom	12'0 x 8'0			x		
Basement: <b>Full</b>		Bsmt	Media Room	13'5 x 10'7			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 21	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Park Georgia Realty Ltd.**

**Century 21 Coastal Realty Ltd.**

**Court order Sale, custom built home 5,551 square feet, 8 bedrooms, 7 baths, 2 bedrooms on main floor, 3 baths on main floor one with wheel chair accessible. Call today to view. Court date set OPEN HOUSE FEBRUARY 10 FROM 12 TO 2**





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**Active**  
**R2851754**  
Board: F  
House with Acreage

**35737 OLD YALE ROAD**

Abbotsford  
Abbotsford East  
V3G 2C6

Residential Detached

**\$1,549,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,549,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1977**  
Frontage(feet): **81.76** Bathrooms: **3** Age: **47**  
Frontage(metres): **24.92** Full Baths: **2** Zoning: **RS1**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,884.31**  
Lot Area (sq.ft.): **43,342.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.99** P.I.D.: **002-220-989** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour: **Virtual Tour URL**  
View: **Yes: Mountains and Valley**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Side**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 48, PLAN NWP66580, PART NE1/4, SECTION 13, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	883	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	8'5 x 4'11			x	Floor #Pcs
Finished Floor (AbvMain2):	851	Main	Kitchen	11'2 x 13'3			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'2 x 12'0			x	Above 4
Finished Floor (Basement):	0	Main	Laundry	13'3 x 9'6			x	Above 5
Finished Floor (Total):	1,734sq. ft.	Above	Bedroom	11'3 x 15'8			x	
Unfinished Floor:	0	Above	Bedroom	11'3 x 10'4			x	
Grand Total:	1,734sq. ft.	Above	Primary Bedroom	13'2 x 13'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Homelife Advantage Realty (Central Valley)Homelife Advantage Realty (Central Valley)**  
**Ltd. Ltd.**

**Welcome to 35737 Old Yale Road - An East Abbotsford home on a private 1-ACRE lot! Unlike other acre lots, this one's IN TOWN with development potential. Nestled between Whatcom and Delair Park, enjoy your fantastic prairie view and stroll to Sumas Mountain Village, Whatcom Plaza, and Parallel Market Place. Over 1700 sqft of living space with 3 beds and 2.5 baths. Beautiful and tasteful renovation using quality material and trendy design. You will enjoy the massive, covered deck with an outdoor kitchen area! Captivating views surround you, and with easy access to Highway 1, commuting is a breeze.**



Presented by:  
**Micky Kandola**

Royal LePage - Wolstencroft  
Phone: 604-530-0231

micky@therealtorwithsoul.com



**Active**  
**R2834128**  
Board: F  
House with Acreage

**6430 RIVERSIDE STREET**

Abbotsford  
Matsqui  
V4X 1T9

Residential Detached

**\$2,075,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,300,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1979**  
Frontage(feet): **458.00** Bathrooms: **3** Age: **45**  
Frontage(metres): **139.60** Full Baths: **3** Zoning: **A2**  
Depth / Size: **(4.77AC)** Half Baths: **0** Gross Taxes: **\$10,349.46**  
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **4.77** P.I.D.: **000-637-335** Tax Inc. Utilities?: **No**  
Flood Plain: **Yes** Tour:  
View: **Yes: MOUNTAINS**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Septic, Water**  
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: Parking Access: **Front**  
Parking: **Add. Parking Avail., Carport; Single, RV Parking Avail.**  
Driveway Finish: **Asphalt**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 21, PLAN NWP36909, DISTRICT LOT 43 & 118, SECTION 9, TOWNSHIP 17, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Green House, Storage**

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

Finished Floor (Main):	1,311	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12' x 17'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9' x 8'			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	9' x 11'			x	Main 4
Finished Floor (Basement):	1,311	Main	Bedroom	10' x 11'			x	Bsmt 3
		Main	Bedroom	11' x 10'			x	
Finished Floor (Total):	2,622sq. ft.	Main	Bedroom	11' x 17'			x	
Unfinished Floor:	0	Main	Primary Bedroom	16'11 x 11'7			x	
Grand Total:	2,622sq. ft.	Main	Bedroom	10' x 14'			x	
		Bsmt	Recreation Room	10' x 17'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11' x 13'			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>Fully Finished</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 Creekside Realty (Luckakuck) Century 21 Creekside Realty (Luckakuck) Century 21 Creekside Realty (Luckakuck)**

**Explore the endless possibilities at 4360 Riverside Street in Abbotsford! This 4.77-acre property is a haven for outdoor lovers and garden enthusiasts. Let your imagination run wild with the chance to renovate and personalize the 2,622 sqft ranch-style home, featuring 6 bedrooms for comfortable family living. Cultivate your gardening passion in the on-site greenhouse, providing the perfect space for year-round planting. Conveniently located near essential amenities and just a quick drive from downtown Mission, this court-ordered sale presents an exciting opportunity for realizing remarkable potential!**



Presented by:  
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**Active**  
**R2823892**  
Board: F  
House with Acreage

**1442 HOPE ROAD**

Abbotsford  
Poplar  
V4X 2K1

Residential Detached

**\$3,200,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,250,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1980**  
Frontage(feet): **157.00** Bathrooms: **3** Age: **44**  
Frontage(metres): **47.85** Full Baths: **2** Zoning: **A1**  
Depth / Size: **2614.83** Half Baths: **1** Gross Taxes: **\$5,016.07**  
Lot Area (sq.ft.): **410,770.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **9.43** P.I.D.: **007-446-225** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity**  
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 6 SECTION 11 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 36919**

Amenities:

Site Influences:  
Features:

Finished Floor (Main):	1,200	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,180	Above	Living Room	13' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	12' x 12'			x	Above 3
Finished Floor (Below):	0	Above	Kitchen	8' x 10'			x	Above 2
Finished Floor (Basement):	0	Above	Bedroom	9' x 10'			x	Main 3
		Above	Bedroom	10' x 11'			x	
Finished Floor (Total):	2,380sq. ft.	Main	Family Room	13' x 15'			x	
Unfinished Floor:	0	Main	Kitchen	10' x 10'			x	
Grand Total:	2,380sq. ft.	Main	Bedroom	10' x 10'			x	
		Main	Bedroom	9' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	1' x 1'			x	
				x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Masters Realty**

**RE/MAX Masters Realty**

**Court Ordered Sale - 9.42 acres of desirable agricultural land. Primarily used as a blueberry farm with an extensively renovated 5 Bed, 3 Bath House + two very large workshops. Located just a few minutes from Highway 1, shopping, schools and the Abbotsford Airport.**