



Presented by:

Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
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Active
R3104110

Board: F
Manufactured with Land

2225 CRYSTAL COURT

Abbotsford
Poplar
V2T 6A7

Residential Detached

\$725,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$725,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1978
Frontage(feet): 50.00	Bathrooms: 3	Age: 48
Frontage(metres): 15.24	Full Baths: 3	Zoning: RSH
Depth / Size: 108	Half Baths: 0	Gross Taxes: \$3,565.64
Lot Area (sq.ft.): 5,400.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.12	P.I.D.: 006-017-673	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer	
Sewer Type: Other	Water Supply: City/Municipal	

Style of Home: **Manufactured/Mobile, Other**
Construction: **Manufactured/Mobile**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **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: **No** :
Floor Finish:

Legal: **LOT 57, PLAN NWP45961, PART NW1/4, SECTION 18, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# Z04739**

Amenities:
Site Influences: **Private Setting**
Features:

Finished Floor (Main):	1,150	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'			x	Main 4
Finished Floor (Below):	200	Main	Kitchen	11' x 9'			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	15' x 13'			x	Bsmt 3
Finished Floor (Total):	1,350sq. ft.	Main	Bedroom	11' x 10'			x	
Unfinished Floor:	0	Main	Den	10' x 10'			x	
Grand Total:	1,350sq. ft.	Bsmt	Recreation Room	20' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Crawl, Partly Finished							x	
Crawl/Bsmt. Height: 7'	# of Levels: 2	Manuf Type: Double Wide	Registered in MHR?: Yes	PAD Rental: \$0.00				
# of Kitchens: 1	# of Rooms: 7	MHR#: Z04739	CSA/BCE: EL-1171734-202	Maint. Fee:				
		ByLaw Restrictions:						

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

Court Ordered Sale. The ultimate value-add opportunity awaits on a quiet court! This 2 Bed/2 Bath plus den double wide manufactured home sits on a generous 5,400 sq. ft. lot, ready for your transformation. Home features open kitchen & dining area with hardwood flooring, pot lighting, quartz counters throughout and gas fireplace in the living area. This is your chance to capitalize on a fantastic investment in a desirable neighbourhood.



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Active
R3075260
Board: F
House/Single Family

32275 CLINTON AVENUE

Abbotsford
Abbotsford West
V2T 5B3

Residential Detached

\$920,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,000,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1989
Frontage(feet): 58.00	Bathrooms: 2	Age: 37
Frontage(metres): 17.68	Full Baths: 2	Zoning: RS2
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$5,167.28
Lot Area (sq.ft.): 5,813.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.13	P.I.D.: 012-889-091	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Level Split	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Log	Parking: Garage; Double		
Exterior: Mixed, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Natural Gas	Reno. Year:	Fixtures Leased: No :	
Fuel/Heating: Forced Air, Natural Gas	Rain Screen:	Fixtures Rmvd: No :	
Outdoor Area: Fenced Yard, Patio(s)	Metered Water:	Floor Finish:	
Type of Roof: Asphalt	R.I. Plumbing:		

Legal: **LOT 1, PLAN NWP80126, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Greenbelt, Private Setting**

Features: **Other - See Remarks**

Finished Floor (Main):	1,028	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	580	Main	Living Room	17'3 x 13'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'7 x 10'			x	Main 3
Finished Floor (Below):	0	Main	Family Room	19' x 12'			x	Above 4
Finished Floor (Basement):	0	Main	Dining Room	12' x 10'			x	
Finished Floor (Total):	1,608sq. ft.	Main	Laundry	6'3 x 6'			x	
Unfinished Floor:	0	Above	Primary Bedroom	13' x 12'			x	
Grand Total:	1,608sq. ft.	Above	Walk-In Closet	4' x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 9'			x	
		Above	Bedroom	12' x 10'			x	
Suite:							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-Alliance R.E.S.**

Sutton Group-Alliance R.E.S.

Court order sale. Beautiful home in West Abbotsford!!! This 3 bed / 2 bath well-maintained home feature family size Living and Dining areas with LARGE windows for natural light, & a Bright Kitchen with lot of storage space on the main. The upper level features a HUGE Master Bedroom w/ walk-in closet and another 2 generous size bedrooms. Walkout Access to private Patio from dining room & HUGE Fenced Backyard, perfect for family gatherings, and lots of parking space.



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Active
R3104582
Board: F
House/Single Family

1960 CATALINA CRESCENT

Abbotsford
Abbotsford West
V2T 3W1

Residential Detached

\$939,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$939,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1976
Frontage(feet): 70.00	Bathrooms: 3	Age: 50
Frontage(metres): 21.34	Full Baths: 2	Zoning: RS3
Depth / Size: 103	Half Baths: 1	Gross Taxes: \$4,915.42
Lot Area (sq.ft.): 7,210.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 001-959-905	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Split Entry	Total Parking: 0	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1	Dist. to School Bus: 1	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Wood	Reno. Year:	Fixtures Leased: No :	
Fuel/Heating: Forced Air, Natural Gas	Rain Screen:	Fixtures Rmvd: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Metered Water:	Floor Finish: Mixed	
Type of Roof: Torch-On	R.I. Plumbing:		

Legal: **LOT 37, PLAN NWP45347, PART SW1/4, SECTION 17, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Shopping Nearby**
Features:

Finished Floor (Main):	1,144	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'0 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 10'0			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'0 x 11'0			x	Main 2
Finished Floor (Basement):	792	Main	Primary Bedroom	12'9 x 11'0			x	Bsmt 4
		Main	Bedroom	9'0 x 9'0			x	
Finished Floor (Total):	1,936sq. ft.	Main	Bedroom	12'0 x 9'0			x	
Unfinished Floor:	0	Bsmt	Living Room	17'0 x 10'0			x	
Grand Total:	1,936sq. ft.	Bsmt	Kitchen	11'0 x 11'0			x	
		Bsmt	Bedroom	11'0 x 11'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11'0 x 7'0			x	
							x	
							x	
Suite: Legal Suite							x	
Basement: Fully Finished, Separate Entry							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): **Century 21 Creekside Realty Ltd.**

Spacious split-entry home in Abbotsford West offering 5 bedrooms, 3 bathrooms, and approximately 1,936 sq. ft. of living space on a 7,210 sq. ft. lot. Features a legal suite, functional layout, and a large backyard, making it a great opportunity for investors, renovators, or buyers seeking income potential. Centrally located near shopping, schools, recreation, hospital, and with quick freeway access. Property offers solid upside in a convenient, established neighbourhood.



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Active
R3076746
Board: F
House with Acreage

28140 56 AVENUE

Abbotsford
Bradner
V4X 2P2

Residential Detached

\$999,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,049,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 317.00	Bathrooms: 2	Age: 47
Frontage(metres): 96.62	Full Baths: 2	Zoning: A1
Depth / Size: 686	Half Baths: 0	Gross Taxes: \$4,783.04
Lot Area (sq.ft.): 218,235.80	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 5.01	P.I.D.: 010-696-555	Tax Inc. Utilities?:
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv: Bradner		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: Manufactured/Mobile	Total Parking: 20 Covered Parking: 0 Parking Access:
Construction: Manufactured/Mobile	Parking: Open, RV Parking Avail., Visitor Parking
Exterior: Mixed	Driveway Finish: Gravel
Foundation: Concrete Slab	Dist. to Public Transit: 4 Dist. to School Bus: 4
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 0 R.I. Fireplaces: 0	Property Disc.: No
Fireplace Fuel:	Fixtures Leased: No :
Fuel/Heating: Baseboard, Electric	Fixtures Rmvd: No :
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Mixed
Type of Roof: Asphalt	

Legal: **LOT 27 SECTION 4 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 2705, MHR #40238, CSA#A3863**

Amenities: **None**

Site Influences: **Private Setting, Private Yard**

Features:

Finished Floor (Main):	1,284	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'0 x 10'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'0 x 10'0			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'0 x 11'0			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'0 x 11'0			x	
Finished Floor (Total):	1,284sq. ft.	Main	Bedroom	10'0 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	10'0 x 10'0			x	
Grand Total:	1,284sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None, Other							x	
Basement: None							x	

Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Double Wide	Registered in MHR?: Yes	PAD Rental: \$0.00
# of Kitchens: 1	# of Rooms: 6	MHR#: 40238	CSA/BCE: A3863	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Century 21 Creekside Realty Ltd.**

Private 5.01 acre Bradner property with a quiet setting and quick access to Hwy 1, schools, and town. ALR zoning with A1 designation provides strong flexibility for residential or permitted rural uses. The existing double wide mobile offers three bedrooms, two bathrooms, and recent updates, giving you immediate living space or rental income while you plan your future build. Mostly treed land with mature growth, no visible neighbours, and a true sense of space and separation. A solid option for anyone who values privacy but still needs convenience. A long term investment or a place to design the home and layout you want. Buyer to confirm all permitted uses and siting with the City of Abbotsford and is sold As Is, Where Is.



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Active
R3098239
Board: F
House/Single Family

2259 MOUNTAIN DRIVE

Abbotsford
Abbotsford East
V3G 1E4

Residential Detached

\$1,050,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,124,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1986
Frontage(feet): 52.00	Bathrooms: 3	Age: 40
Frontage(metres): 15.85	Full Baths: 3	Zoning: RS3
Depth / Size: 126	Half Baths: 0	Gross Taxes: \$5,817.14
Lot Area (sq.ft.): 8,945.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.21	P.I.D.: 001-629-387	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Mount Baker and Mountains	Tour: Virtual Tour URL
Complex/Subdiv: Mountain Village	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
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 95 SECTION 13 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 62702**

Amenities:

Site Influences: **Private Setting, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,231	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'3 x 13'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'1 x 10'9			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11'3 x 10'3			x	Main 3
Finished Floor (Basement):	1,064	Main	Nook	11'3 x 7'6			x	Bsmt 4
Finished Floor (Total):	2,295 sq. ft.	Main	Primary Bedroom	13'1 x 10'10			x	
Unfinished Floor:	0	Main	Bedroom	10'1 x 8'10			x	
Grand Total:	2,295 sq. ft.	Main	Bedroom	9'7 x 10'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Foyer	7'11 x 9'0			x	Below
		Bsmt	Recreation Room	10'5 x 20'4			x	
		Bsmt	Kitchen	10'5 x 11'4			x	
		Bsmt	Den	8'8 x 11'6			x	
		Bsmt	Bedroom	17'11 x 7'11			x	
				x			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **12**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

EAST ABBOTSFORD BEAUTY. Set on an almost 9000 sq ft lot this stunning home will provide todays discerning purchaser a lovely family home. Combined with stunning views of Mt Baker and surrounding area. The main floor has living room with feature fireplace, dining room, modern kitchen with granite counters, beautiful nook and 3 beds. Basement has rec room, kitchen, bedroom, bathroom and den (ideal for in law suite). Double Garage, driveway and lovely landscaping with water feature to the front and raised patio (ideal for Hot Tub) to make the most of the views, together with a covered deck ideal for Summer BBQ's in the rear. View today-You won't be disappointed!



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Active
R3094552
Board: F
House/Single Family

2259 LYNDEN STREET

Abbotsford
Central Abbotsford
V2T 3B8

Residential Detached

\$1,110,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,145,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1969
Frontage(feet): 80.00	Bathrooms: 3	Age: 57
Frontage(metres): 24.38	Full Baths: 3	Zoning: RS3-I
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$5,843.26
Lot Area (sq.ft.): 8,000.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 006-511-082	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow, Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Garage; Single
Exterior: Vinyl, Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :
Outdoor Area: Patio(s) & Deck(s)	Floor Finish:
Type of Roof: Torch-On	

Legal: **LOT 69 SECTION 17 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 30675**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 11'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10' x 9'2"			x	Main 3
Finished Floor (Basement):	1,092	Main	Primary Bedroom	11' x 11'5"			x	Bsmt 3
		Main	Bedroom	9' x 8'			x	
Finished Floor (Total):	2,196sq. ft.	Main	Bedroom	9' x 10'			x	
Unfinished Floor:	0	Bsmt	Living Room	16' x 10'			x	
Grand Total:	2,196sq. ft.	Bsmt	Kitchen	9'4 x 9'2"			x	
		Bsmt	Bedroom	11' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10'4 x 12'5"			x	
				x			x	
				x			x	
				x			x	

Suite: **Legal Suite**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **10**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Fantastic opportunity to acquire an approx. 8,000 sq. ft. lot in the heart of Abbotsford. This rancher offers excellent holding or revenue potential and is close to schools, shopping, parks, and major commuter routes. The main floor features 3 bedrooms, 2 Full Bathrooms, a spacious living and dining area, and a functional kitchen. The basement includes a 2-bedroom legal suite, ideal for rental income or extended family. Enjoy a large covered patio, private backyard, and detached shed for storage.



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Active
R3104481
Board: F
House/Single Family

3403 NIGHTINGALE DRIVE

Abbotsford
Abbotsford West
V2T 5W3

Residential Detached

\$1,185,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,185,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2005
Frontage(feet): 50.00	Bathrooms: 6	Age: 21
Frontage(metres): 15.24	Full Baths: 6	Zoning: RS3
Depth / Size: 116.00	Half Baths: 0	Gross Taxes: \$6,190.22
Lot Area (sq.ft.): 5,813.00	Rear Yard Exp: Northwest	For Tax Year: 2025
Lot Area (acres): 0.13	P.I.D.: 026-055-287	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Gurdwara Kalgidhar Darbar Sahi		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **0.25 KM** Dist. to School Bus: **0.25 KM**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Laminate, Carpet**

Legal: **LOT 28 SECTION 25 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN BCP13348**

Amenities: **None**

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

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security - Roughed In, Smoke Alarm, Vacuum - Roughed In**

Finished Floor (Main):	1,295	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,315	Main	Foyer	10'2 x 13'10	Bsmt	Bedroom	11'7 x 13'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'5 x 16'3	Bsmt	Bedroom	13'4 x 10'0	Main 3
Finished Floor (Below):	0	Main	Kitchen	13'1 x 17'8	Bsmt	Bedroom	21'2 x 8'10	Above 3
Finished Floor (Basement):	1,283	Main	Family Room	13'10 x 19'8			x	Above 4
Finished Floor (Total):	3,893sq. ft.	Main	Dining Room	18'1 x 9'0			x	Above 4
Unfinished Floor:	0	Main	Bedroom	8'9 x 13'4			x	Bsmt 3
Grand Total:	3,893sq. ft.	Main	Nook	13'1 x 17'8			x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'9 x 15'1			x	
		Above	Bedroom	12'4 x 9'11			x	
		Above	Bedroom	13'10 x 19'0			x	
		Above	Bedroom	13'2 x 13'5			x	
Suite: Legal Suite		Bsmt	Living Room	13'1 x 17'6			x	
Basement: Fully Finished		Bsmt	Kitchen	17'2 x 14'8			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **16**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX Blueprint**

COURT-ORDERED SALE. Exceptional opportunity to acquire a custom-built 2005 home, priced below BC Assessment, on a 5,813 sq. ft. lot in a prime Abbotsford location. Offering approx. 3,900 sq. ft. of living space with 8 bedrooms and 6 bathrooms, including a mortgage-helper rental suite for additional income. Walking distance to Blue Jay Elementary, Colleen & Gordie Howe Middle, and Rick Hansen Secondary. Backs directly onto Gurdwara Kalgidhar Darbar Sahib and steps to Kalgidhar Park. Quick access to Highway 1 and close to Highstreet Mall, Sevenoaks Mall, Mill Lake Park, and major amenities. Property sold "AS IS, WHERE IS." All offers subject to Court approval.



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Active
R3069426
 Board: F
 House/Single Family

2802 UPLAND CRESCENT

Abbotsford
 Abbotsford West
 V2T 2E9

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1972
Frontage(feet): 156.50	Bathrooms: 4	Age: 54
Frontage(metres): 47.70	Full Baths: 4	Zoning: RS3
Depth / Size: 186.8IRR	Half Baths: 0	Gross Taxes: \$5,507.55
Lot Area (sq.ft.): 17,466.00	Rear Yard Exp: East	For Tax Year: 2025
Lot Area (acres): 0.40	P.I.D.: 005-025-397	Tax Inc. Utilities?:
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close	Dist. to School Bus: Close	
Renovations: Completely	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Electric	Fixtures Rmvd: :		
Fuel/Heating: Hot Water, Radiant	Floor Finish:		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 425 SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 40295**

Amenities: **Guest Suite, In Suite Laundry**

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

Features:

Finished Floor (Main):	1,556	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	20'5 x 13'6	Bsmt	Kitchen	14'9 x 14'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'9 x 11'3	Bsmt	Bedroom	11' x 10'10	Main 3
Finished Floor (Below):	1,556	Main	Kitchen	11'3 x 7'10	Bsmt	Bedroom	10' x 10'	Main 3
Finished Floor (Basement):	0	Main	Bedroom	13'6 x 12'2			x	
Finished Floor (Total):	3,112sq. ft.	Main	Primary Bedroom	15'5 x 9'11			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	12'4 x 10'	Bsmt	Living Room	12' x 10'10	Bsmt 3
Grand Total:	3,112sq. ft.	Main	Living Room	10' x 14'	Bsmt	Kitchen	10'8 x 8'	
Flr Area (Det'd 2nd Res):	sq. ft.			x	Bsmt	Bedroom	10' x 10'	
				x			x	
				x			x	
Suite: Unauthorized Suite		Bsmt	Living Room	21'1 x 19'9			x	
Basement: Fully Finished, Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 3	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Large private lot! Fully renovated 3,100 sq.ft. house on a 17,500 sq.ft. lot. Tasteful recent renovations include new kitchens, washrooms, lights and plumbing fixtures, flooring, windows, water tanks, and roof. 3 bed, 2 bath for upstairs use. 2-bed suite downstairs and 1-bed in-law suite possible as well. Large fenced front and back yards. Two car garage and lots of driveway space. Infill zoning with subdivision + development potential - confirm with the city for details! Close to schools, shopping, Discovery trail, Fish Trap Creek Park, Hwy 1, High Street Mall, and much more! Showings Wednesday Dec 17th 11am - 12noon!



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Active
R3089364
Board: F
House/Single Family

36111 SPYGLASS LANE

Abbotsford
Abbotsford East
V3G 2W7

Residential Detached

\$1,325,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,350,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1998
Frontage(feet): 240.00	Bathrooms: 6	Age: 28
Frontage(metres): 73.15	Full Baths: 6	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$9,008.58
Lot Area (sq.ft.): 17,277.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.40	P.I.D.: 023-075-767	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes : 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 w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **4** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 45, PLAN LMP22870, SECTION 19, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	3,323	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	845	Main	Family Room	31'1 x 22'1	Abv Main 2	Dining Room	10'10 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'9 x 17'0	Abv Main 2	Kitchen	10'4 x 13'11	Main 3
Finished Floor (Below):	0	Main	Dining Room	12'2 x 15'8	Main	Bedroom	9'0 x 11'7	Main 4
Finished Floor (Basement):	1,834	Main	Kitchen	18'10 x 13'2	Main	Bedroom	12'5 x 11'2	Main 4
Finished Floor (Total):	6,002sq. ft.	Main	Primary Bedroom	20'6 x 16'9	Abv Main 2	Living Room	10'7 x 16'9	Above 4
Unfinished Floor:	0	Main	Walk-In Closet	7'9 x 8'8	Bsmt	Kitchen	13'8 x 18'4	Bsmt 4
Grand Total:	6,002sq. ft.	Main	Bedroom	31'2 x 11'9	Bsmt	Living Room	13'8 x 17'4	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'5 x 9'8	Bsmt	Recreation Room	17'10 x 14'11	
Suite: Legal Suite, Unauthorized Suite		Main	Office	14'2 x 12'5	Bsmt	Den	8'0 x 11'1	
Basement: None		Main	Mud Room	14'0 x 13'7	Bsmt	Bedroom	8'8 x 13'2	
		Main	Foyer	7'9 x 7'7	Bsmt	Bedroom	8'1 x 15'9	
		Main	Pantry	11'4 x 10'5	Bsmt	Laundry	7'10 x 13'9	
							x	

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX 2000 Realty**

Court ordered sale. Home designed for large families offering nearly 6000 sq.ft of living space on an approximately 17000 sq.ft lot. The main level is expansive and filled with natural light, offering multiple living, dining, and family areas ideal for hosting, entertaining, and comfortable everyday living. This 8 bedroom, 6 bathroom home also features 2 mortgage helpers (2 + 2 suites), creating strong rental income potential. Tons of parking available for up to 12 vehicles plus spacious garage space. Enjoy panoramic views of Mt. Baker and the valley from the deck. Conveniently located close to Highway 1 access, shopping, dining, gyms, and both levels of school, offering a balance of privacy and accessibility.



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Active
R3066230
Board: F
House/Single Family

30914 UPPER MACLURE ROAD

Abbotsford
Abbotsford West
V2T 0A4

Residential Detached

\$1,399,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2009
Frontage(feet): 70.57	Bathrooms: 3	Age: 17
Frontage(metres): 21.51	Full Baths: 3	Zoning: RS3
Depth / Size: 135.80	Half Baths: 0	Gross Taxes: \$6,500.42
Lot Area (sq.ft.): 9,504.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.22	P.I.D.: 026-788-055	Tax Inc. Utilities?: No
Flood Plain:	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Electric, Forced Air, Natural Gas	Floor Finish: Laminate, Mixed, Tile		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT B, PLAN BCP25696, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,511	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,245	Main	Bedroom	9'8 x 18'6	Bsmt	Bedroom	21'0 x 12'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'10 x 8'2	Below	Living Room	11'4 x 9'8	Main 3
Finished Floor (Below):	0	Main	Wok Kitchen	7'10 x 6'6	Bsmt	Bedroom	11' x 7'8	Above 3
Finished Floor (Basement):	1,462	Main	Dining Room	11'10 x 12'6	Bsmt	Kitchen	13'0 x 8'0	Below 3
Finished Floor (Total):	4,218sq. ft.	Main	Family Room	18'4 x 14'0	Bsmt	Bedroom	10'6 x 10'10	
Unfinished Floor:	0	Main	Living Room	12'6 x 14'8			x	
Grand Total:	4,218sq. ft.	Main	Nook	9'0 x 9'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
		Above	Primary Bedroom	16'0 x 13'10			x	
		Above	Bedroom	13'6 x 11'0			x	
		Above	Bedroom	12'2 x 11'4			x	
		Above	Laundry	9'4 x 5'4			x	
				x			x	

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Full	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:	
# of Kitchens: 3	# of Rooms: 16		

Listing Broker(s): **LPT Realty ULC**

Beautiful custom-built 7-bedroom, 5-bathroom home located in a highly desirable neighbourhood, offering over 4,200 sq. ft. of well-planned living space. This elegant residence features scenic views from the back deck, cozy gas fireplaces, and the comfort of air conditioning. It also includes a 2-bedroom suite and a bachelor suite, ideal for extended family or additional rental income. Please allow sufficient notice for showings. Please be advised that we will be conducting property showings on March 8, 2026, by appointment only, between 2:00- 4:00PM.



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Active
R3093805
Board: F
House/Single Family

35632 EAGLE VIEW PLACE

Abbotsford
Abbotsford East
V3G 0C8

Residential Detached

\$1,464,700 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,549,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2015
Frontage(feet): 67.70	Bathrooms: 4	Age: 11
Frontage(metres): 20.63	Full Baths: 3	Zoning: N51
Depth / Size: 140.30	Half Baths: 1	Gross Taxes: \$7,373.15
Lot Area (sq.ft.): 7,187.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 027-828-913	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Mountain /Valley views		
Complex/Subdiv: Eagle Mountain		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Storey	Total Parking: 6	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Mixed, Stone, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Natural Gas	Reno. Year:	Fixtures Leased: No :COURT ORDERED SALE "SOLD AS IS - WHERE IS"	
Fuel/Heating: Natural Gas, Radiant	Rain Screen:	Fixtures Rmvd: Yes :COURT ORDERED SALE "SOLD AS IS - WHERE IS"	
Outdoor Area: Patio(s) & Deck(s)	Metered Water:	Floor Finish: Hardwood, Tile	
Type of Roof: Tile - Composite	R.I. Plumbing:		

Legal: **LOT 55 SECTION 24 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP39983**

Amenities:

Site Influences: **Cul-de-Sac**

Features:

Finished Floor (Main):	1,551	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,295	Main	Foyer	13'2 x 10'3	Above	Bedroom	13'4 x 11'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'0 x 12'10	Above	Office	17'3 x 10'1	Main 2
Finished Floor (Below):	0	Main	Dining Room	14'11 x 12'11	Above	Media Room	16'5 x 14'1	Above 4
Finished Floor (Basement):	0	Main	Eating Area	11'2 x 10'3			x	Above 5
Finished Floor (Total):	3,846sq. ft.	Main	Kitchen	16'11 x 15'11			x	Above 4
Unfinished Floor:	0	Main	Laundry	13'1 x 9'2			x	
Grand Total:	3,846sq. ft.	Main	Walk-In Closet	13'3 x 5'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Pantry	3'1 x 7'2			x	
Suite: None		Above	Primary Bedroom	17'1 x 14'10			x	
Basement: None		Above	Walk-In Closet	10'2 x 5'5			x	
		Above	Bedroom	12'2 x 10'6			x	
		Above	Walk-In Closet	7'9 x 7'5			x	
		Above	Bedroom	11'6 x 9'5			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 16	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Skystreet Real Estate Marketing**

Court-Ordered Sale. Located on a quiet cul-de-sac on a flat lot, this impressive 3-storey custom home offers over 3,800 + sq ft of living space. Quality craftsmanship throughout with stone exterior, European-style windows, and composite tile roof. Grand foyer with marble flooring and vaulted ceilings. Main floor features formal living and dining areas, spacious kitchen with oversized island and separate spice kitchen, plus eating area, powder room, laundry, and double garage. Upstairs offers 4 bedrooms including a luxurious primary with covered deck and spa-like ensuite. Top floor includes media room/bedroom with bar and full bath. Private backyard with outdoor fireplace and mountain views.



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Active
R3075111
Board: F
House/Single Family

2736 AQUILA DRIVE

Abbotsford
Abbotsford East
V3G 0C7

Residential Detached

\$1,499,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,650,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2016
Frontage(feet): 72.50	Bathrooms: 4	Age: 10
Frontage(metres): 22.10	Full Baths: 3	Zoning: N51
Depth / Size:	Half Baths: 1	Gross Taxes: \$8,080.21
Lot Area (sq.ft.): 10,109.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.23	P.I.D.: 027-828-638	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: Sumas Prairie		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6 Covered Parking: 3 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple
Exterior: Fibre Cement Board, Mixed, Stucco	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
Renovations:	Title to Land: Freehold NonStrata
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel: Natural Gas	Fixtures Leased: No
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: Yes :court ordered sale
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Wall/Wall/Mixed
Type of Roof: Asphalt	

Legal: **LOT 27 SECTION 24 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN BCP39983**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby**

Features:

Finished Floor (Main):	1,375	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,331	Main	Great Room	17' x 16'	Bsmt	Living Room	12' x 14'8"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6" x 14'8"	Bsmt	Kitchen	6' x 14'8"	Main 2
Finished Floor (Below):	0	Main	Kitchen	17' x 16'	Bsmt	Bedroom	11' x 9'10"	Above 4
Finished Floor (Basement):	1,313	Main	Den	12' x 10'6"	Bsmt	Bedroom	11'8" x 11'8"	Above 5
Finished Floor (Total):	4,019sq. ft.	Main	Pantry	5'3" x 4'5"	Bsmt	Utility	17'2" x 6'9"	Bsmt 4
Unfinished Floor:	0	Main	Foyer	6'10" x 6'7"	Bsmt	Storage	6' x 11'8"	
Grand Total:	4,019sq. ft.	Main	Mud Room	9'8" x 6'9"				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17' x 13'4"				
Suite: Unauthorized Suite		Above	Walk-In Closet	10'6" x 7'10"				
Basement: Full		Above	Bedroom	13'2" x 11'				
		Above	Bedroom	11'8" x 10'8"				
		Above	Laundry	9'8" x 6'9"				
		Bsmt	Media Room	17' x 16'				

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 19	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Royal LePage West Real Estate Services**

Court Ordered Sale. Quality built 3 level home located on a quiet street with Valley views. This home showcases quality craftsmanship and custom millwork throughout. High ceilings in the great room and adjoining white kitchen is an entertainer's dream. 5 bdrms inc a 2 bed unauthorized accommodation. 3 car garage, media room, covered sundeck and fabulous views.



Presented by:

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Active
R3087537
Board: F
House with Acreage

4033 PRAIRIE STREET

Abbotsford
Abbotsford West
V4X 1X2

Residential Detached

\$3,299,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,299,999
Meas. Type: Feet	Bedrooms: 10	Approx. Year Built: 2015
Frontage(feet): 281.00	Bathrooms: 10	Age: 11
Frontage(metres): 85.65	Full Baths: 9	Zoning: SSMUH4
Depth / Size:	Half Baths: 1	Gross Taxes: \$16,435.16
Lot Area (sq.ft.): 0.00	Rear Yard Exp: East	For Tax Year: 2025
Lot Area (acres): 1.00	P.I.D.: 003-022-030	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: MOUNTAINS	Tour:
Complex/Subdiv:	First Nation Reserve:	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt., Carriage/Coach House	Total Parking: 35 Covered Parking: 7 Parking Access: Rear
Construction: Frame - Wood, Other	Parking: Garage; Triple, Other
Exterior: Fibre Cement Board, Stone, Stucco	Driveway Finish: Asphalt, Concrete
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block Dist. to School Bus: 1KM
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 5 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Natural Gas	Fixtures Leased: No
Fuel/Heating: Electric, Forced Air, Radiant	Fixtures Rmvd: :
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard, Rooftop Deck	Floor Finish: Hardwood, Laminate, Wall/Wall/Mixed, Carpet
Type of Roof: Asphalt	

Legal: **LOT 18 SECTION 32 TOWNSHIP 16 PLAN NWP62037 NWD LEGAL SUBDIVISION 2.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cleared, Cul-de-Sac, Paved Road, Private Setting, Recreation Nearby**

Features: **Clothes Dryer, Clothes Washer, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Jetted Bathtub, Range Top, Vaulted Ceiling, Wet Bar**

Finished Floor (Main):	2,472	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,670	Main	Foyer	10'0 x 11'6	Above	Bedroom	13'6 x 12'4	Floor #Pcs
Finished Floor (AbvMain2):	966	Main	Office	12' x 11'2	Above	Bedroom	12'2 x 13'2	Main 5
Finished Floor (Below):	0	Main	Primary Bedroom	16' x 16'	Above	Bedroom	12'0 x 16'0	Main 2
Finished Floor (Basement):	2,472	Main	Living Room	14'8 x 12'	Main	Walk-In Closet	7'11 x 4'5	Above 5
Finished Floor (Total):	7,580sq. ft.	Main	Dining Room	12' x 14'	Bsmt	Bedroom	12'6 x 10'0	Above 4
Unfinished Floor:	0	Main	Great Room	17'0 x 17'2	Bsmt	Kitchen	11'0 x 10'4	Above 3
Grand Total:	7,580sq. ft.	Main	Wok Kitchen	12'6 x 11'2	Bsmt	Bedroom	11'4 x 10'6	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	16'0 x 11'6	Bsmt	Living Room	15'4 x 14'1	Bsmt 4
		Main	Eating Area	10'6 x 9'6	Bsmt	Bedroom	12'0 x 10'6	Abv Main 2 4
		Main	Laundry	10'8 x 7'10	Bsmt	Media Room	12'0 x 14'0	Abv Main 2
		Main	Walk-In Closet	11'10 x 6'9	Bsmt	Recreation Room	16'0 x 17'2	Abv Main 2 4
		Above	Primary Bedroom	18'0 x 16'0	Bsmt	Hobby Room	18'6 x 8'6	Below 3
		Above	Walk-In Closet	11'10 x 6'9	Bsmt	Storage	7'3 x 14'5	

Suite: Legal Suite, Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Full, Fully Finished, Separate Entry	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 4	ByLaw Restrictions:		
# of Kitchens: 4 # of Rooms: 33			

Listing Broker(s): **Royal LePage Global Force Realty**

A rare opportunity to own a custom-built luxury estate set on a massive, flat 1-acre lot right in town. This incredible 7,000+ SQFT home delivers uncompromising scale & design with soaring vaulted ceilings, 11 bedrooms (4 ensuites), 12 bathrooms, 5 full kitchens equipped with high-end appliances, 4 laundries & many more custom features. The grand entrance leads to an elegant family room with one of five fireplaces, a refined formal dining area, private theatre, bar, & expansive patios ideal for entertaining. Relax in the private hot tub setting or take advantage of the extensive parking for all your toys. BONUS: a fully self-contained coach house with its own driveway & separate road access, offering incredible flexibility. Unmatched luxury & way too much to list, call to book your showing



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Mylyne Santos PREC*

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<http://www.mylyne.com>
info@mylyne.com



Active
R3058301
 Board: F
 House with Acreage

30150 OLD YALE ROAD

Abbotsford
 Aberdeen
 V4X 2N7

Residential Detached

\$6,700,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$6,700,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **9999**
 Frontage(feet): **221.36** Bathrooms: **3** Age: **999**
 Frontage(metres): **67.47** Full Baths: **3** Zoning: **A1-O**
 Depth / Size: _____ Half Baths: **0** Gross Taxes: **\$39,761.00**
 Lot Area (sq.ft.): **0.00** Rear Yard Exp: _____ For Tax Year: **2025**
 Lot Area (acres): **4.15** P.I.D.: **002-772-418** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: _____
 View: _____
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Septic**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Brick, Mixed**
 Foundation: **Concrete Perimeter**

Renovations: _____
 # of Fireplaces: _____ R.I. Fireplaces: _____
 Fireplace Fuel: _____
 Fuel/Heating: **Hot Water, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Torch-On**

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

Total Parking: _____ Covered Parking: _____ Parking Access: _____
 Parking: **Add. Parking Avail., 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: **Mixed**

Legal: **LOT 2 EXCEPT: PARCEL "A" (REFERENCE PLAN 9860) OF THE NORTH EAST QUARTER OF SECTION 23 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 4301 DBL EXP # C8073075**

Amenities: _____
 Site Influences: **Paved Road**
 Features: _____

Finished Floor (Main):	3,950	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'8 x 15'8	Above	Bedroom	15'5 x 12'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'8 x 12'5			x	Main 5
Finished Floor (Below):	0	Main	Kitchen	18' x 13'2			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	20' x 16'1			x	Above 3
Finished Floor (Total):	3,950sq. ft.	Main	Bedroom	13'1 x 13'			x	
Unfinished Floor:	0	Main	Bedroom	11'8 x 8'8			x	
Grand Total:	3,950sq. ft.	Main	Eating Area	12'2 x 8'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Recreation Room	19'11 x 14'6			x	
Suite: None		Main	Bedroom	11'8 x 8'8			x	
Basement: None		Main	Den	11'8 x 7'8			x	
		Main	Laundry	11'8 x 11'			x	
		Main	Games Room	19'7 x 15'5			x	
		Main	Family Room	18' x 15'2			x	
Crawl/Bsmt. Height: _____	# of Levels: 1	Manuf Type: _____	Registered in MHR?: _____	PAD Rental: _____				
# of Kitchens: 1	# of Rooms: 14	MHR#: _____	CSA/BCE: _____	Maint. Fee: _____				
		ByLaw Restrictions: _____						

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

Prime 4.15-acre property Approximately 1.5+ acres of usable land (buyer to verify) provides ample outdoor space for recreation, gardening, or future expansion. Ideally situated along the Fraser Hwy & Mt. Lehman corridor, this property offers exceptional accessibility—just seconds to Hwy #1, Highstreet Mall, the USA Border, and Abbotsford International Airport. Zoned General Industrial in the OCP, offering both residential comfort and long-term investment potential.