



Presented by:

Mylyne Santos PREC*

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Active
R3039923
Board: F
House/Single Family

35337 ROCKWELL DRIVE

Abbotsford
Abbotsford East
V3G 2C9

Residential Detached

\$889,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$889,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1981
Frontage(feet): 60.00	Bathrooms: 5	Age: 44
Frontage(metres): 18.29	Full Baths: 4	Zoning: RS3
Depth / Size: 159	Half Baths: 1	Gross Taxes: \$5,374.25
Lot Area (sq.ft.): 9,961.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.23	P.I.D.: 028-745-841	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Mountains and Valley		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
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: **2** Covered Parking: **2** Parking Access:
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: **Mixed**

Legal: **LOT 2, PLAN EPP14407, DISTRICT LOT 353, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,631	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	24'0 x 13'11	Below	Den	14'10 x 13'10	Floor #Pcs
Finished Floor (AbvMain2):	786	Main	Dining Room	21'7 x 11'5	Below	Bedroom	14'10 x 11'11	Main 3
Finished Floor (Below):	1,821	Main	Kitchen	23'3 x 13'11	Below	Flex Room	11'2 x 8'0	Above 4
Finished Floor (Basement):	0	Main	Family Room	25'4 x 13'0			x	Above 3
Finished Floor (Total):	4,238sq. ft.	Main	Bedroom	13'0 x 14'0			x	Below 4
Unfinished Floor:	0	Above	Primary Bedroom	16'3 x 13'10			x	Below 2
Grand Total:	4,238sq. ft.	Above	Walk-In Closet	9'8 x 6'2			x	
		Above	Bedroom	11'9 x 11'0			x	
		Above	Bedroom	12'1 x 12'1			x	
		Below	Living Room	22'0 x 23'11			x	
		Below	Bedroom	9'5 x 12'2			x	
		Below	Kitchen	12'8 x 12'0			x	
		Below	Laundry	12'9 x 14'3			x	

Suite:
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **4**
of Kitchens: **2** # of Rooms: **16**

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

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

4 Level, 6-bedroom home in the desirable East Abby location, offering breathtaking mountain and valley views. Perfect for families or entertaining, this spacious residence includes a convenient 1-bedroom suite for guests or extended family. Don't miss this rare gem in a prime setting!



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Active
R3070568
Board: F
House/Single Family

2175 LYNDEN STREET

Abbotsford
Abbotsford West
V2T 3B6

Residential Detached

\$999,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$999,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1971
Frontage(feet): 75.00	Bathrooms: 1	Age: 54
Frontage(metres): 22.86	Full Baths: 1	Zoning: RS3
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$4,924.32
Lot Area (sq.ft.): 7,500.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 000-606-421	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**
Construction: **Other**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Other, Torch-On**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
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 342, PLAN NWP39299, PART NW1/4, SECTION 17, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Features:

Finished Floor (Main):	1,167	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'5 x 17'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x 10'			x	Main 4
Finished Floor (Below):	801	Main	Kitchen	11'6 x 11'11			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	11'7 x 12'11			x	
Finished Floor (Total):	1,968sq. ft.	Main	Bedroom	12'6 x 8'10			x	
Unfinished Floor:	0	Main	Bedroom	8'11 x 8'7			x	
Grand Total:	1,968sq. ft.	Below	Family Room	10'9 x 17'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	11'4 x 10'			x	
		Below	Bedroom	10'8 x 6'11			x	
		Below	Storage	11'5 x 21'4			x	
		Below	Storage	3'6 x 7'			x	
Suite: None				x			x	
Basement: Part				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Court ordered sale. A solid opportunity to build, renovate or hold in a quiet, established neighbourhood with excellent curb appeal and strong future potential. The home offers a functional layout but requires updates, making it ideal for buyers looking to renovate or add value. The lower level provides a clear opportunity to add a suite for income support. Set on a generous lot with mature surroundings, this property also carries long term possibilities including subdivision or the option to build duplexes. A rare chance to create something special in a family oriented area close to parks, schools, and essential amenities.



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Active
R3039146
Board: F
House/Single Family

33474 KINGSLEY TERRACE

Abbotsford
Poplar
V2S 6J6

Residential Detached

\$1,024,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1989
Frontage(feet): 73.00	Bathrooms: 4	Age: 36
Frontage(metres): 22.25	Full Baths: 3	Zoning: RS
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,843.62
Lot Area (sq.ft.): 7,304.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 003-073-157	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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **4** Parking Access: **Front**
Parking: **Carport & Garage**
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: **Mixed**

Legal: **LOT 96, PLAN NWP62509, SECTION 9, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,500	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 12'			x	Main 3
Finished Floor (Below):	1,500	Main	Kitchen	14' x 9'6"			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	14' x 14'			x	Below 4
Finished Floor (Total):	3,000sq. ft.	Main	Bedroom	11'7" x 11'2"			x	Below 2
Unfinished Floor:	0	Main	Bedroom	11'7" x 11'2"			x	
Grand Total:	3,000sq. ft.	Below	Bedroom	18' x 18'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	14' x 12'			x	
		Below	Kitchen	14' x 9'6"			x	
		Below	Bedroom	11'7" x 11'2"			x	
		Below	Bedroom	11'7" x 11'2"			x	
Suite: Legal Suite				x			x	
Basement: Fully Finished, Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Momentum Realty Inc.

33474 Kingsley Terrace, Abbotsford: This court-ordered sale features a 3,000 sqft, 6-bedroom home, ready for renovation. This large corner lot, at over 7,300 Sq.Ft., is an Investor dream with a large, 2-bedroom, above-ground, LEGAL basement suite. Centrally located Enjoy convenient access to amenities. Reach out for more information. We now have access. First showings November 19 from 3-5pm at the Open House!



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Active
R3042648
Board: F
House/Single Family

3097 GOLDFINCH STREET

Abbotsford
Abbotsford West
V2T 5J4

Residential Detached

\$1,099,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1990
Frontage(feet): 59.00	Bathrooms: 4	Age: 35
Frontage(metres): 17.98	Full Baths: 4	Zoning: RS3
Depth / Size: 98	Half Baths: 0	Gross Taxes: \$5,187.89
Lot Area (sq.ft.): 5,813.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.13	P.I.D.: 013-801-741	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
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: Rancher/Bungalow w/Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick, Other, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		
	Title to Land: Freehold NonStrata		Dist. to School Bus:
Renovations:	Reno. Year:	Property Disc.: No	
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Electric	Rain Screen:	Land Lease Expiry Year:	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	R.I. Plumbing:	Fixtures Rmvd: Yes :Chattels are not included	
Type of Roof: Asphalt	Floor Finish: Laminate, Tile		

Legal: **LOT 28, PLAN NWP81454, PART NW1/4, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

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

Features: **Air Conditioning, Garage Door Opener**

Finished Floor (Main):	1,325	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'8 x 12'10	Bsmt	Laundry	9'5 x 7'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'5 x 8'5			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	18'3 x 13'			x	Main 3
Finished Floor (Basement):	1,314	Main	Primary Bedroom	12'3 x 12'			x	Bsmt 3
Finished Floor (Total):	2,639sq. ft.	Main	Bedroom	12'8 x 10'			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	9'3 x 8'10			x	
Grand Total:	2,639sq. ft.	Main	Laundry	9'2 x 5'11			x	
		Main	Foyer	6'1 x 5'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	20' x 11'10			x	
		Bsmt	Kitchen	10'11 x 10'2			x	
Suite: Unauthorized Suite		Bsmt	Primary Bedroom	13'2 x 11'9			x	
Basement: Fully Finished		Bsmt	Bedroom	12'9 x 11'10			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Little Oak Realty**

Beautifully updated home with extensive renovations completed approximately 5 years ago. Upgrades include: new roof, windows with blinds, air conditioning, heating system, appliances (including smart washer & dryer), flooring, paint, light fixtures, baseboards, and stunning landscaping. The kitchen, bathrooms, and laundry room have all been tastefully renovated, offering a modern and functional design. This home features 3 bedrooms upstairs plus a 2-bedroom unauthorized basement suite with 2 bathrooms and separate laundry—perfect for extended family or rental income. Conveniently located near an elementary school, Hwy 1, and Highstreet Mall.



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Active
R3032481
Board: F
House/Single Family

35527 ZANATTA PLACE

Abbotsford
Abbotsford East
V3G 0B4

Residential Detached

\$1,149,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,250,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2008
Frontage(feet): 0.00	Bathrooms: 4	Age: 17
Frontage(metres):	Full Baths: 3	Zoning: RS3
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,844.78
Lot Area (sq.ft.): 7,485.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 026-821-231	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, 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: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
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: :
Floor Finish:

Legal: **LOT 49, PLAN BCP26257, DISTRICT LOT 353, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,431	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,207	Main	Living Room	15'5 x 18'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'3 x 16'11	Below	Recreation Room	18'1 x 21'7	Main	2
Finished Floor (Below):	0	Main	Dining Room	14'11 x 10'4	Below	Kitchen	16'4 x 4'9	Above	4
Finished Floor (Basement):	1,066	Main	Family Room	11'0 x 21'1	Below	Bedroom	10'0 x 18'9	Above	5
Finished Floor (Total):	3,704sq. ft.	Main	Bedroom	10'0 x 12'3	Below	Den	13'5 x 13'2	Below	4
Unfinished Floor:	0	Main	Laundry	10'0 x 6'5	Below	Utility	2'11 x 6'6		
Grand Total:	3,704sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'0 x 10'6			x		
		Above	Bedroom	11'2 x 13'2			x		
		Above	Bedroom	11'2 x 10'11			x		
		Above	Walk-In Closet	7'1 x 5'7			x		
Suite:		Above	Primary Bedroom	18'5 x 19'11			x		
Basement:Fully Finished		Above	Walk-In Closet	5'2 x 8'9			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 17	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

This impressive 6-bedroom, 4-bathroom home boasts over 3,700 sq ft of beautifully designed living space spread across three levels. With a 3-car garage & a separate 1-bedroom + den basement suite, this property offers incredible versatility—ideal for in-laws, guests, or generating additional income. The main floor's open-concept design is highlighted by vaulted ceilings & oversized windows, flooding the space with natural light. The kitchen is a standout feature, complete with a large island, walk-in pantry, & ample cabinetry for all your storage needs. Upstairs, discover four bedrooms, including the primary suite with a 5-piece ensuite & a spacious walk-in closet. Nestled in a prime location, this home is a short walk to Delair Park & minutes from Highway 1! Don't miss this one!



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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: 53
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		Tour:
View: :		
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: 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		
	Title to Land: Freehold NonStrata		Dist. to School Bus: Close
Renovations: Completely	Reno. Year:	Property Disc.: No	Land Lease Expiry Year:
# of Fireplaces: 1	Rain Screen:	Fixtures Leased: No	
Fireplace Fuel: Electric	Metered Water:	Fixtures Rmvd: :	
Fuel/Heating: Hot Water, Radiant	R.I. Plumbing:	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		
				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: THURSDAY Nov 27th 1:30 - 2:30PM



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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: 16
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:		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: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

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

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:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 8, 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		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	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: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:							
Basement: Full									
Crawl/Bsmt. Height:	# of Levels: 3								
# 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. Showing appointments will take place either Monday or Tuesday.



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Active
R3000319
Board: F
House/Single Family

36111 SPYGLASS LANE

Abbotsford
Abbotsford East
V3G 2W7

Residential Detached

\$1,475,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,475,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1998
Frontage(feet): 240.00	Bathrooms: 6	Age: 27
Frontage(metres): 73.15	Full Baths: 6	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,069.54
Lot Area (sq.ft.): 17,277.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.40	P.I.D.: 023-075-767	Tax Inc. Utilities?: No
Flood Plain: No		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: **4** 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.: **No** 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):	3,130	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	13'9 x 14'2	Above	Living Room	21'3 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	993	Main	Dining Room	15'4 x 15'5	Above	Primary Bedroom	12'4 x 11'4	Main	4
Finished Floor (Below):	0	Main	Kitchen	16' x 11'	Above	Bedroom	11'4 x 9'	Main	4
Finished Floor (Basement):	1,882	Main	Family Room	20'3 x 18'8			x	Above	4
Finished Floor (Total):	6,005sq. ft.	Main	Eating Area	13'2 x 9'9	Bsmt	Kitchen	20' x 13'6	Below	4
Unfinished Floor:	0	Main	Pantry	11'2 x 12'5	Bsmt	Living Room	18'5 x 13'6	Above	4
Grand Total:	6,005sq. ft.	Main	Office	10'7 x 14'	Bsmt	Bedroom	15'5 x 8'8	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	17' x 20'4	Bsmt	Bedroom	18' x 7'9		
		Main	Bedroom	11'8 x 13'2			x		
		Main	Bedroom	9'7 x 11'4			x		
		Main	Bedroom	12' x 12'			x		
				x			x		
Suite: Legal Suite, Unauthorized Suite		Above	Kitchen	14'2 x 5'9			x		
Basement: None									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 19	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Court Order sale, 9 bedrooms, 6 baths, 2 rental suites, 3 car garage, great location, some finishing required in basement, easy access to Highway 1. Ideal for large family. Allow 24 hours for showings.



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Active
R3042670
Board: F
House/Single Family

2736 AQUILA DRIVE

Abbotsford
Abbotsford East
V3G 0C7

Residential Detached

\$1,699,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,769,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**
Frontage(feet): **72.50** Bathrooms: **4** Age: **9**
Frontage(metres): **22.10** Full Baths: **3** Zoning: **THE**
Depth / Size: Half Baths: **1** Gross Taxes: **\$7,611.69**
Lot Area (sq.ft.): **10,109.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.23** P.I.D.: **027-828-638** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: SUMAS PRAIRIE / ABBOTSFORD**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, 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: **Fibre Cement Board, Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, 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: **6** Covered Parking: **3** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple**
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: **Yes :Chattels are not included**
Floor Finish: **Laminate, Tile, Carpet**

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

Amenities: **Air Cond./Central, Storage**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Private Setting, Recreation Nearby**

Features: **Garage Door Opener, Vaulted Ceiling**

Finished Floor (Main):	1,375	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,331	Main	Great Room	17' x 16'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6 x 14'8	Bsmt	Media Room	17'0 x 16'	Main	2
Finished Floor (Below):	1,313	Main	Kitchen	17' x 16'0	Bsmt	Living Room	12' x 14'8	Above	4
Finished Floor (Basement):	0	Main	Pantry	5'3 x 4'5	Bsmt	Kitchen	6' x 14'8	Above	5
Finished Floor (Total):	4,019sq. ft.	Main	Office	12' x 10'6	Bsmt	Bedroom	11' x 9'10		
Unfinished Floor:	0	Main	Foyer	6'10 x 6'7	Bsmt	Bedroom	11'8 x 11'8	Bsmt	4
Grand Total:	4,019sq. ft.	Main	Mud Room	9'8 x 6'9	Bsmt	Utility	17'2 x 6'9		
Flr Area (Det'd 2nd Res):	sq. ft.			x	Bsmt	Storage	6' x 11'8		
Suite: Unauthorized Suite Basement: Full, Fully Finished		Above	Primary Bedroom	17' x 13'4			x		
		Above	Walk-In Closet	10'6 x 7'10			x		
		Above	Bedroom	13'2 x 11'			x		
		Above	Bedroom	11'8 x 10'8			x		
		Above	Laundry	15'3 x 7'2			x		
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 Little Oak Realty**

BEAUTIFUL HOUSE just over 4,000 sq. ft home was built in 2016 by DKT Homes and retouched in 2018 by Cardinal Contracting. This property showcases impeccable craftsmanship and attention to detail. With 5 bedrooms home offers spacious and comfortable living spaces for the entire family. Prepare to be captivated by the spectacular views that greet you from various vantage points within the house. Custom upgrades throughout this entire residence reflects a commitment to quality and luxury. From the convenience of ceiling speakers throughout the home to the cozy warmth provided by outdoor heaters. Central A/C! The basement boasts upgraded closets, custom cabinetry & millwork along with expansive storage.



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Active
R3026432
Board: F
House/Single Family

4446 EMILY CARR PLACE

Abbotsford
Abbotsford East
V3G 0E9

Residential Detached

\$1,858,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,898,000**
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2020**
Frontage(feet): **22.84** Bathrooms: **8** Age: **5**
Frontage(metres): **6.96** Full Baths: **7** Zoning: **RS5-A**
Depth / Size: Half Baths: **1** Gross Taxes: **\$10,892.89**
Lot Area (sq.ft.): **12,272.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.28** P.I.D.: **029-972-876** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **:**
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.**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco, Vinyl**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **Yes :Foreclosure**
Fixtures Rmvd: **Yes :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 541, PLAN EPP59498, SECTION 31, TOWNSHIP 19, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Guest Suite**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Paved Road, Shopping Nearby, Treed**

Features: **Air Conditioning**

Finished Floor (Main):	2,568	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,015	Main	Living Room	19'10 x 20'0	Bsmt	Recreation Room	35'6 x 31'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14'10 x 21'6	Bsmt	Bedroom	14'2 x 11'6	Main	2
Finished Floor (Below):	0	Main	Wok Kitchen	11'0 x 10'11	Bsmt	Bedroom	10'9 x 13'4	Main	5
Finished Floor (Basement):	2,568	Main	Dining Room	19'2 x 10'0	Bsmt	Living Room	15'8 x 19'5	Above	3
Finished Floor (Total):	7,151sq. ft.	Main	Mud Room	8'8 x 16'3	Bsmt	Kitchen	18'6 x 19'10	Above	3
Unfinished Floor:	0	Main	Primary Bedroom	15'10 x 20'0	Bsmt	Bedroom	11'10 x 10'0	Above	4
Grand Total:	7,151sq. ft.	Main	Den	11'0 x 10'6	Bsmt	Bedroom	10'4 x 11'1	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'10 x 12'2			x	Below	4
		Above	Bedroom	15'10 x 13'4			x	Below	3
		Above	Bedroom	14'8 x 15'4			x		
		Above	Bedroom	14'3 x 13'6			x		
		Above	Laundry	12'0 x 6'0			x		
		Above	Loft	12'8 x 12'2			x		
Suite: Other		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement: Full, Fully Finished, Separate Entry		MHR#:			CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:							
# of Kitchens: 3	# of Rooms: 20								

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Located on a quiet cul-de-sac in the coveted Auguston community, this 7,151+ sq ft contemporary home sits on a 12,272 sq ft lot backing onto greenbelt and is just a 5-minute walk to Auguston Elementary. With nine beds and eight baths, it features a dramatic great room with floor-to-ceiling windows and a fireplace. The chef's kitchen includes high-end appliances and a spacious spice kitchen. A luxurious primary suite is on the main floor, while upstairs offers four master suites with walk-in closets and a flex room with private patio access. The lower level includes a 2-bedroom in-law suite with potential for a second guest suite.



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Active
R3055633
Board: F
House/Single Family

30736 BURGESS AVENUE

Abbotsford
Bradner
V4X 2A6

Residential Detached

\$6,500,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$6,999,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2013
Frontage(feet): 663.00	Bathrooms: 6	Age: 12
Frontage(metres): 202.08	Full Baths: 4	Zoning: A-1
Depth / Size: 1251	Half Baths: 2	Gross Taxes: \$12,263.99
Lot Area (sq.ft.): 860,310.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 19.75	P.I.D.: 003-598-381	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Septic, Water	
Sewer Type: Septic	Water Supply: Well - Drilled	

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

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Tile - Composite**

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

Total Parking: **12** Covered Parking: **3** Parking Access: **Front, Side**
Parking: **Garage; Triple, RV Parking Avail.**
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: **:COURT ORDER SALE**
Floor Finish: **Hardwood**

Legal: **PARCEL C (RP1510), PART SW1/4, SECTION 12, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Gated Complex, Private Setting, Private Yard, Treed**

Features:

Finished Floor (Main):	3,526	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,660	Main	Foyer	12'8 x 12'2	Above	Walk-In Closet	8'3 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	22'4 x 20'3	Above	Bedroom	15'6 x 11'1	Main	2
Finished Floor (Below):	2,301	Main	Dining Room	15'10 x 15'1	Above	Walk-In Closet	5'10 x 5'5	Main	5
Finished Floor (Basement):	0	Main	Kitchen	20'11 x 25'10	Above	Flex Room	20'4 x 10'8	Main	2
Finished Floor (Total):	7,487sq. ft.	Main	Nook	21'7 x 11'10	Bsmt	Family Room	47'5 x 19'4	Above	4
Unfinished Floor:	0	Main	Wine Room	8'9 x 5'	Bsmt	Bedroom	11'8 x 11'10	Above	4
Grand Total:	7,487sq. ft.	Main	Laundry	15' x 14'2	Bsmt	Office	25'3 x 24'3	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	9' x 7'	Bsmt	Storage	8'3 x 9'9		
Suite: None		Main	Pantry	7'10 x 10'5	Bsmt	Utility	12'8 x 10'8		
Basement: Fully Finished		Main	Primary Bedroom	23'1 x 13'9			x		
		Main	Walk-In Closet	12'10 x 10'			x		
		Above	Bedroom	15'2 x 13'6			x		
		Above	Bedroom	26'6 x 15'11			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 22	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Court Ordered Sale. This spectacular Tuscan inspired home is situated on a stunning 20 acre parcel of land. 7500 sq ft of timeless design and relaxed luxury. Stunning kitchen w/huge centre island, w/in pantry and wine cellar. Seamless indoor outdoor living from the Great room to the patio are equipped with swimming pool and endless space for entertaining. Primary suite w/walk in closet and luxurious ensuite. 5 bedrooms, Walk out basement w/sep entry, recroom and lots of parking...This Private lifestyle estate is masterfully designed and features exquisite craftsmanship throughout. Fenced pastures, sep Barn, gated driveway and more..



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Active
R3058301
Board: F
House with Acreage

30150 OLD YALE ROAD

Abbotsford
Aberdeen
V4X 2N7

Residential Detached

\$6,700,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **221.36**
Frontage(metres): **67.47**
Depth / Size:
Lot Area (sq.ft.): **0.00**
Lot Area (acres): **4.15**
Flood Plain: **No**
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Septic**
Sewer Type: **Septic**

If new, GST/HST inc?:**No**
Bedrooms: **5**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
Rear Yard Exp:
P.I.D.: **002-772-418**

Original Price: **\$6,700,000**
Approx. Year Built: **9999**
Age: **999**
Zoning: **A1-O**
Gross Taxes: **\$39,761.00**
For Tax Year: **2025**
Tax Inc. Utilities?: **No**
Tour:

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:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**
Dist. to School Bus:
Land Lease Expiry Year:

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
		Main	Bedroom	13'1 x 13'			x		
Finished Floor (Total):	3,950sq. ft.	Main	Bedroom	11'8 x 8'8			x		
Unfinished Floor:	0	Main	Eating Area	12'2 x 8'6			x		
Grand Total:	3,950sq. ft.	Main	Recreation Room	19'11 x 14'6			x		
		Main	Bedroom	11'8 x 8'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	11'8 x 7'8			x		
		Main	Laundry	11'8 x 11'			x		
Suite: None		Main	Games Room	19'7 x 15'5			x		
Basement: None		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 featuring a 4,500 SF open-concept home with attached garage—perfect for comfortable living or home-based business use. 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.