



Presented by:

# Mylyne Santos PREC\*

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**Active**  
**R3070568**  
Board: F  
House/Single Family

## 2175 LYNDEN STREET

Abbotsford  
Abbotsford West  
V2T 3B6

Residential Detached

**\$985,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$999,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1971</b>
Frontage(feet): <b>75.00</b>	Bathrooms: <b>1</b>	Age: <b>55</b>
Frontage(metres): <b>22.86</b>	Full Baths: <b>1</b>	Zoning: <b>RS3</b>
Depth / Size: <b>100</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,924.32</b>
Lot Area (sq.ft.): <b>7,500.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>000-606-421</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>No :</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **Split Entry**  
Construction: **Other**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

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:  
Land Lease Expiry Year:

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:

Property Disc.: **Yes**  
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: <b>None</b>							x	
Basement: <b>Part</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	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

**\$995,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,099,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1989</b>
Frontage(feet): <b>73.00</b>	Bathrooms: <b>4</b>	Age: <b>37</b>
Frontage(metres): <b>22.25</b>	Full Baths: <b>3</b>	Zoning: <b>RS</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,843.62</b>
Lot Area (sq.ft.): <b>7,304.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>003-073-157</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>No :</b>	Tour:
Complex/Subdiv:	First Nation Reserve:	
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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:  
Land Lease Expiry Year:

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:

Property Disc.: **No**  
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: <b>Legal Suite</b>				x			x	
Basement: <b>Fully Finished, Separate Entry</b>				x			x	

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **11**

Manuf Type: Registered in MHR?: PAD Rental:  
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.**



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**Active**  
**R3075260**  
Board: F  
House/Single Family

## 32275 CLINTON AVENUE

Abbotsford  
Abbotsford West  
V2T 5B3

Residential Detached

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

(SP)



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

Style of Home: <b>2 Storey</b>	Total Parking: <b>5</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Log</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Mixed, Vinyl</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Reno. Year:	Fixtures Leased: <b>No :</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Rain Screen:	Fixtures Rmvd: <b>No :</b>	
Outdoor Area: <b>Fenced Yard, Patio(s)</b>	Metered Water:	Floor Finish:	
Type of Roof: <b>Asphalt</b>	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: <b>None</b>							x	

Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	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**  
**R3070815**  
Board: F  
Manufactured with Land

## 28140 56 AVENUE

Abbotsford  
Bradner  
V4X 2P2

Residential Detached

**\$1,099,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,099,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1979</b>
Frontage(feet): <b>317.00</b>	Bathrooms: <b>2</b>	Age: <b>47</b>
Frontage(metres): <b>96.62</b>	Full Baths: <b>2</b>	Zoning: <b>A1</b>
Depth / Size: <b>686(5.01AC)</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,783.04</b>
Lot Area (sq.ft.): <b>218,235.80</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>5.01</b>	P.I.D.: <b>010-696-555</b>	Tax Inc. Utilities?:
Flood Plain: <b>No</b>	View: <b>Yes: Greenbelt</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Septic</b>	
First Nation Reserve:	Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>

Style of Home: <b>Manufactured/Mobile, Rancher/Bungalow</b>	Total Parking: <b>25</b> Covered Parking: <b>0</b> Parking Access:
Construction: <b>Manufactured/Mobile</b>	Parking: <b>Open, RV Parking Avail.</b>
Exterior: <b>Mixed</b>	Driveway Finish: <b>Gravel</b>
Foundation: <b>Concrete Slab</b>	Dist. to Public Transit: <b>4</b> Dist. to School Bus: <b>4</b>
Renovations:	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: <b>0</b> R.I. Fireplaces: <b>0</b>	Property Disc.: <b>No</b>
Fireplace Fuel: <b>None</b>	Fixtures Leased: <b>No</b> :
Fuel/Heating: <b>Baseboard, Electric</b>	Fixtures Rmvd: <b>No</b> :
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish: <b>Laminate, Mixed</b>
Type of Roof: <b>Asphalt</b>	

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

Amenities: **None**

Site Influences: **Private Setting, Private Yard, Rural Setting, Shopping Nearby, Treed**

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: <b>Other</b>							x	
Basement: <b>None</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type: <b>Double Wide</b>	Registered in MHR?: <b>Yes</b>	PAD Rental: <b>\$0.00</b>				
# of Kitchens: <b>1</b>	# of Rooms: <b>6</b>	MHR#: <b>40238</b>	CSA/BCE: <b>A3863</b>	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**  
**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: <b>\$1,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2008</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>4</b>	Age: <b>18</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RS3</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,844.78</b>
Lot Area (sq.ft.): <b>7,485.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>026-821-231</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>3</b>	Covered Parking: <b>3</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple</b>		
Exterior: <b>Mixed, Vinyl</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:		Dist. to School Bus:
Renovations:	Reno. Year:	Title to Land: <b>Freehold NonStrata</b>	
# of Fireplaces: R.I. Fireplaces:	Rain Screen:	Property Disc.: <b>No</b>	
Fireplace Fuel:	Metered Water:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric, Forced Air</b>	R.I. Plumbing:	Fixtures Rmvd: :	
Outdoor Area: <b>Balcony(s), Patio(s)</b>		Floor Finish:	
Type of Roof: <b>Asphalt</b>			

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.							
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'0" x 10'6"			x	
Suite:		Above	Bedroom	11'2" x 13'2"			x	
Basement: <b>Fully Finished</b>		Above	Bedroom	11'2" x 10'11"			x	
		Above	Walk-In Closet	7'1" x 5'7"			x	
		Above	Primary Bedroom	18'5" x 19'11"			x	
		Above	Walk-In Closet	5'2" x 8'9"			x	

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>2</b>	# of Rooms: <b>17</b>	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: <b>\$1,199,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1972</b>
Frontage(feet): <b>156.50</b>	Bathrooms: <b>4</b>	Age: <b>54</b>
Frontage(metres): <b>47.70</b>	Full Baths: <b>4</b>	Zoning: <b>RS3</b>
Depth / Size: <b>186.8IRR</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,507.55</b>
Lot Area (sq.ft.): <b>17,466.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.40</b>	P.I.D.: <b>005-025-397</b>	Tax Inc. Utilities?:
Flood Plain: <b>No</b>	View: :	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

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

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: <b>Unauthorized Suite</b>		Bsmt	Living Room	21'1 x 19'9			x	
Basement: <b>Fully Finished, Separate Entry</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>3</b>	# of Rooms: <b>14</b>	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!**



Presented by:

# Mylyne Santos PREC\*

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

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

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**  
Basement: **Full**

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

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

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.**



Presented by:

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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: <b>\$1,475,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>8</b>	Approx. Year Built: <b>1998</b>
Frontage(feet): <b>240.00</b>	Bathrooms: <b>6</b>	Age: <b>28</b>
Frontage(metres): <b>73.15</b>	Full Baths: <b>6</b>	Zoning: <b>RS3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,069.54</b>
Lot Area (sq.ft.): <b>17,277.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.40</b>	P.I.D.: <b>023-075-767</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>Yes: Valley</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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):	6,005 sq. 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:	6,005 sq. 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: <b>Legal Suite, Unauthorized Suite</b>		Above	Kitchen	14'2 x 5'9			x	
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>3</b>	# of Rooms: <b>19</b>	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.**



Presented by:

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**Active**  
**R3075111**  
Board: F  
House/Single Family

## 2736 AQUILA DRIVE

Abbotsford  
Abbotsford East  
V3G 0C7

Residential Detached

**\$1,650,000** (LP)

(SP)



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

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

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):	4,019 sq. 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:	4,019 sq. 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: <b>Unauthorized Suite</b>		Above	Walk-In Closet	10'6" x 7'10"				
Basement: <b>Full</b>		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: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>2</b>	# of Rooms: <b>19</b>	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**  
**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: <b>\$6,999,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2013</b>
Frontage(feet): <b>663.00</b>	Bathrooms: <b>6</b>	Age: <b>13</b>
Frontage(metres): <b>202.08</b>	Full Baths: <b>4</b>	Zoning: <b>A-1</b>
Depth / Size: <b>1251</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$12,263.99</b>
Lot Area (sq.ft.): <b>860,310.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>19.75</b>	P.I.D.: <b>003-598-381</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>No :</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>	
First Nation Reserve:	Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>

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):	7,487 sq. 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 5'1	Bsmt	Bedroom	11'8 x 11'10	Above 4
Grand Total:	7,487 sq. 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	
		Main	Pantry	7'10 x 10'5	Bsmt	Utility	12'8 x 10'8	
		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	

Suite: **None**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **22**

Manuf Type: Registered in MHR?: PAD Rental:  
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..**



Presented by:

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

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	
		Main	Bedroom	11'8" x 8'8"			x	
		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	
Suite: <b>None</b>		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: <b>None</b>		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	ByLaw Restrictions:						
# of Kitchens: <b>1</b>	# of Rooms: <b>14</b>							

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.**