



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
Phone: 604-723-2000
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info@mylyne.com



Active
R2975785

Board: F
Apartment/Condo

104 2425 CHURCH STREET

Abbotsford
Abbotsford West
V2T 3J8

Residential Attached

\$264,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$329,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1987
Frontage(feet):	Bathrooms: 2	Age: 38
Frontage(metres):	Full Baths: 1	Zoning: RML
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$1,170.86
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: Exempt	P.I.D.: 008-239-401	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

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

Dist. to School Bus:

Legal: **STRATA LOT 5, PLAN NWS2619, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Other - See Remarks**

Finished Floor (Main): 985	Units in Development: 36	Tot Units in Strata: 36	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Pacific Quaram Properties Inc	Mgmt. Co's #: 604-635-0260	
Finished Floor (Below): 0	Maint Fee: \$405.31	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management		
Finished Floor (Total): 985 sq. ft.			
Unfinished Floor: 0			
Grand Total: 985 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Not Allowed		
Suite: None	Restricted Age: 55+	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

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

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

Well maintained and affordable retirement condo, 55+ age restriction. Refinished kitchen cabinets, new countertops, sink and taps as well as flooring, bathroom tub and surround and light fixtures have all been upgraded. Clean and well cared for, this is a delightful unit, set in a convenient location close to shopping. The hot and cold water lines have all been replaced in the entire building. Low strata fees include heat, water and hot water. This complex is well managed and has large storage unit, workshop, games room and meeting room. Roof and boiler have been recently replaced.



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Active
R3043189
Board: F
Apartment/Condo

315 31955 OLD YALE ROAD

Abbotsford
Abbotsford West
V2T 4N1

Residential Attached

\$300,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$300,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1981
Frontage(feet):	Bathrooms: 2	Age: 44
Frontage(metres):	Full Baths: 2	Zoning: RMM
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,447.32
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 002-957-621	Tax Inc. Utilities?: No
View: Yes : City		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Concrete, Concrete Frame**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

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

Legal: **STRATA LOT 149 OF SECTION 19 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW1737 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden, Guest Suite, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub, Wheelchair Access, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 1,195	Units in Development: 205	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Steafast Property Management	Mgmt. Co's #: 604-864-6400	
Finished Floor (Below): 0	Maint Fee: \$500.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,195 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,195 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Not Allowed, Rentals Allowed		

Suite:	Restricted Age: 55+	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed: 100%			
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			
# of Levels: 1				
# of Rooms: 6				

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17' x 9'4"	1	Main	4	No
Main	Dining Room	12'11" x 10'1"	2			No
Main	Kitchen	12' x 9'7"	3			No
Main	Den	16'1" x 10'	4			No
Main	Primary Bedroom	15' x 10'1"	5	Main	3	Yes
Main	Bedroom	12'4" x 9'	6			No
		x	7			No
		x	8			No

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

Popular Evergreen Village - 55+ Living. 1200 sq ft, 2 bdrm + Den w/2 bath unit with in-suite laundry. Located near the elevator for convenience in the cement tower building. Extremely well looked after, move in ready suite with large windows and view of the city. Fantastic amenities: indoor pool, hot tub, games room, guest suite, workshop and much more. Close to shopping, recreation, Hwy #1 and city center for all your needs. Very well run strata and fees include heat & hot water!!



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Active
R3007682
Board: F
Apartment/Condo

109 2964 TRETHEWEY STREET

Abbotsford
Abbotsford West
V2T 6P4

Residential Attached

\$320,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$385,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,659.96
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 018-248-721	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Cascade Green		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Vinyl/Linoleum**

Legal: **STRATA LOT 9, PLAN LMS837, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry**

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

Finished Floor (Main): 900	Units in Development: 254	Tot Units in Strata: 254	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Century 21 Prudential Estates	Mgmt. Co's #: 604-278-2121	
Finished Floor (Below): 0	Maint Fee: \$518.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Snow removal, Water		
Finished Floor (Total): 900 sq. ft.			
Unfinished Floor: 0			
Grand Total: 900 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			
Floor	Type	Dimensions	Bath
Main	Living Room	9'10 x 18'	1
Main	Dining Room	7'10 x 6'5	2
Main	Kitchen	6'5 x 10'9	3
Main	Bedroom	8'7 x 11'3	4
Main	Laundry	5'1 x 11'3	5
Main	Primary Bedroom	13'8 x 10'3	6
			7
			8

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

Welcome to Cascade Green, an excellently managed building located in a convenient area of town, with all types of shopping and parks just steps away. This updated home located on the ground floor features an open concept living and kitchen area with a gas fireplace in the living room. Outside is a large private covered patio with beautiful views of the treed lawn. The large master bedroom features a large walk-through closet, and ensuite access to the bathroom. Other features include in-suite laundry, one included parking stall, and a second stall available for \$180/year. Pets allowed - 2 cats or 1 dog, NO SIZE RESTRICTIONS. All ages allowed.



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Active
R3015994

Board: F
Apartment/Condo

212 33400 BOURQUIN PLACE

Abbotsford
Central Abbotsford
V2S 5G3

Residential Attached

\$351,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$391,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1976
Frontage(feet):	Bathrooms: 1	Age: 49
Frontage(metres):	Full Baths: 1	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,610.00
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 001-587-129	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: BAKERVUE PLACE		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

Reno. Year: **2019**
Rain Screen:
Metered Water:
R.I. Plumbing:

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

Legal: **STRATA LOT 30, PLAN NWS958, PART SE1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Garden**

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

Finished Floor (Main): **949**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **949 sq. ft.**
Unfinished Floor: **0**
Grand Total: **949 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$442.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr) Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'4" x 8'10"			x	1	Main	3	Yes
Main	Kitchen	8'10" x 10'5"			x	2			No
Main	Dining Room	9'0" x 10'7"			x	3			No
Main	Living Room	12'1" x 16'9"			x	4			No
Main	Bedroom	9'0" x 13'5"			x	5			No
Main	Primary Bedroom	11'2" x 13'5"			x	6			No
Main	Storage	7'6" x 5'6"			x	7			No
		x			x	8			No

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

Investors, take notice of this outstanding opportunity! Presenting a beautifully updated 2-bedroom, 1-bathroom corner unit. Recent renovations have breathed new life into this property, featuring new laminate flooring, fresh paint, modern light fixtures, sleek countertops & backsplash, a new deck, updated windows, railing, and siding. With added perks like underground parking and a storage locker, this unit offers both convenience and value. Located in a serene setting, close to shopping, parks, restaurants, and public transit. Plus, rentals and pets are allowed, making it an attractive prospect for a wide range of opportunities. Don't miss out - Call now to book your private tour!



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Active
R3050820

Board: F
Apartment/Condo

409 2700 MCCALLUM ROAD

Abbotsford
Abbotsford East
V2S 6X9

Residential Attached

\$369,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: **No** P.I.D.: **026-897-644**
View: **Yes : Mountains and Downtown**
Complex / Subdiv: **The Seasons**
First Nation
Services Connctd: **Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$369,000**
Approx. Year Built: **1989**
Age: **36**
Zoning: **RML**
Gross Taxes: **\$1,559.88**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter, Preserved Wood**

Renovations: **Partly**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Open**
Dist. to Public Transit: **2 blks** Dist. to School Bus: **5 Blks**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: Sold "As is Where is" basis only**
Fixtures Rmvd: **Yes: Sold "As is Where is" basis only**
Floor Finish: **Mixed, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 38, PLAN BCS2129, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage, Workshop Attached**

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

Finished Floor (Main): **902**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **902 sq. ft.**
Unfinished Floor: **0**
Grand Total: **902 sq. ft.**

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

Units in Development: **138**
Exposure: **Northeast**
Mgmt. Co's Name: **Homelife Management**
Maint Fee: **\$435.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**
Tot Units in Strata: **138** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-859-3132**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr) Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15' x 11'5"			x	1	Main	4	Yes
Main	Kitchen	15' x 8'2"			x	2			No
Main	Primary Bedroom	14'4 x 10'5"			x	3			No
Main	Bedroom	10'10 x 8'4"			x	4			No
Main	Laundry	3' x 3'			x	5			No
Main	Storage	5' x 5'			x	6			No
		x			x	7			No
		x			x	8			No

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

The Seasons - Court Ordered Sale - Spacious 2 bedroom and 1 full bathroom home, boasting over 900 sq. ft. of living space. Located on upper floor with mountain and downtown city views. This unit features updated kitchen with white shaker cabinetry and large island with loads of storage. Large master will fit king size bed and large furniture. Heat and Hot-Water is included in maintenance fee. 1 underground parking with additional open stall included, plus 1 storage locker. Owner occupied. Sold on a "As is Where is basis only" Located close to everything Abby. Located in Building # 1. New photos's and floor plan coming later this week



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Active
R3041634
Board: F
Apartment/Condo

211 33708 KING ROAD

Abbotsford
Poplar
V2S 8C6

Residential Attached

\$409,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$409,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 2	Age: 30
Frontage(metres):	Full Baths: 2	Zoning: RML
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,071.38
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 019-175-256	Tax Inc. Utilities?: No
View: Yes :Trees		Tour:
Complex / Subdiv: COLLEGE PARK		
First Nation:		
Services Connctd: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Tile, Carpet**

Dist. to School Bus:

Legal: **STRATA LOT 79, SECTION 10, TOWNSHIP 16, NEW WESTMINSTER DISTRICT, STRATA PLAN LMS1860, TOGETHER WITHAN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Club House, Exercise Centre, Guest Suite**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main): 1,089	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa Property Mgmt	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$524.33	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,089 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,089 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'5 x 8'5			x	1	Main	3	Yes
Main	Kitchen	12'0 x 11'5			x	2	Main	4	No
Main	Dining Room	10'0 x 8'6			x	3			No
Main	Living Room	19'6 x 11'8			x	4			No
Main	Primary Bedroom	15'1 x 11'0			x	5			No
Main	Walk-In Closet	4'4 x 7'7			x	6			No
Main	Bedroom	8'10 x 13'5			x	7			No
Main	Laundry	5'2 x 7'7			x	8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

FORCLOSURE! OPPORTUNITY AWAITS! This TWO bedroom, TWO bathroom apartment WITH TWO PARKING SPACES is ready for your fresh ideas. Just a short walk to the University of the Fraser Valley and close to Abbotsford Centre, public transit, shopping and dining. The white kitchen features a sink window and lots of counter space, while the cozy living room with GAS FIREPLACE opens to a large sundeck overlooking peaceful trees. The primary bedroom includes a walk-through closet and 4 pc ensuite. Enjoy the convenience of an in-suite laundry room with storage. The building offers great amenities—fitness room, guest suite, and a social lounge. An incredible opportunity for buyers looking to add value and make it their own. Book your showing today!



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
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Active
R3029889

Board: F
Townhouse

21 2799 ALLWOOD STREET

Abbotsford
Central Abbotsford
V2T 0J2

Residential Attached

\$635,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **030-864-054**
View: **No**
Complex / Subdiv: **Allwood Place**
First Nation
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$635,900**
Approx. Year Built: **2019**
Age: **6**
Zoning: **RES**
Gross Taxes: **\$2,581.72**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 21 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5420 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, Playground**

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

Finished Floor (Main): **511**
Finished Floor (Above): **517**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **223**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,251 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,251 sq. ft.**

Suite: **None**
Basement: **Part**
Crawl/Bsmt. Ht.:
of Kitchens: **1**
of Levels: **3**
of Rooms: **7**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **Ascent Property**
Maint Fee: **\$359.57**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker: **No**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age:
or % of Rentals Allowed: **100%**
Short Term (<1yr) Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	10'8 x 12'10
Main	Dining Room	10'8 x 8'2
Main	Kitchen	10'8 x 12'2
Above	Primary Bedroom	10'10 x 12'8
Above	Bedroom	10'10 x 9'5
Below	Den	7'3 x 9'7
Main	Porch (enclosed)	14'6 x 8'3

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2			No
3			No
4			No
5	Above	3	No
6			No
7			No
8			No

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

VACANT...Centrally located Allwood Place, walking distance to shopping, restaurants and all types of services. Perfect starter home for working professional, young couple or family. 2 bdrm, 3 bath, single car garage with laminate floors, stainless appliances, quartz counters and a covered porch to enjoy the morning coffee. Why live in a condo at the price?



Presented by:
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Active
R3035905

Board: F
Townhouse

12 36099 WATERLEAF PLACE

Abbotsford
Abbotsford East
V3G 0G5

Residential Attached

\$781,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$781,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2016
Frontage(feet):	Bathrooms: 3	Age: 9
Frontage(metres):	Full Baths: 2	Zoning: RM30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,405.02
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-162-700	Tax Inc. Utilities?: No
View: Yes : Mt Baker		Tour: Virtual Tour URL
Complex / Subdiv: Vantage at Whatcom		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Other**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Grg/Double Tandem**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed, Carpet**

Dist. to School Bus:

Legal: **STRATA LOT 12 DISTRICT LOT 246A GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3624 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Roughed In**

Finished Floor (Main): **731**
Finished Floor (Above): **712**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **54**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,497 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,497 sq. ft.**

Units in Development: **16**
Exposure: **Southeast**
Mgmt. Co's Name: **Associa BC**
Maint Fee: **\$477.83**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **16** Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:

Suite: **None**
Basement: **Part**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **3**
of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Primary Bedroom	17'4 x 10'			x	1	Main	2	No
Above	Bedroom	14'3 x 9'			x	2	Above	4	No
Above	Bedroom	10'4 x 9'10			x	3	Above	4	Yes
Above	Laundry	7' x 4'			x	4			No
Main	Living Room	11'2 x 14'9			x	5			No
Main	Kitchen	13'6 x 15'5			x	6			No
Main	Dining Room	12'2 x 8'4			x	7			No
Below	Foyer	9' x 4'			x	8			No

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

IEWS!! Fantastic END UNIT 3 Bed & 3 Bath, 3 storey in EAST Abbotsford. Open concept living space, large windows & high ceilings. A spacious dining & living room area leads onto a private & fenced backyard. Modern kitchen w/oversized island, quartz counters and Stainless appliances. The Primary Bdrm has a ensuite & deck to enjoy gorgeous views of the Mt Bake & the Valley. Tandem garage and parking for full size vehicle outside, 18' x 13'2 flex/office space finished for extra space down. Excellent location, minutes away from Shopping, Starbucks, Timmy's and quick access to Hwy #1.