



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
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Active
R3030512
Board: F
House/Single Family

1964 JACKSON STREET

Abbotsford
Central Abbotsford
V2S 3A1

Residential Detached

\$795,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$795,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1972
Frontage(feet): 70.00	Bathrooms: 2	Age: 53
Frontage(metres): 21.34	Full Baths: 2	Zoning: RS-3
Depth / Size: 135	Half Baths: 0	Gross Taxes: \$4,778.37
Lot Area (sq.ft.): 9,450.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.22	P.I.D.: 006-674-054	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Carport; Multiple**
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 68, PLAN NWP38385, PART SW1/4, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,241	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 12'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 12'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10' x 10'			x	Bsmt 3
Finished Floor (Basement):	1,066	Main	Primary Bedroom	10'9" x 11'8"			x	
Finished Floor (Total):	2,307 sq. ft.	Main	Bedroom	11' x 12'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 9'			x	
Grand Total:	2,307 sq. ft.	Bsmt	Bedroom	10' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	10' x 12'			x	
		Bsmt	Living Room	11'9" x 11'2"			x	
		Bsmt	Recreation Room	19' x 11'			x	
Suite: Other				x			x	
Basement: Full, Fully Finished				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Court order sale, handyman special, large lot 70 by 135. Potential to subdivide. Easy to show with notice



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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
R3003502
Board: F
House/Single Family

2530 MAGNOLIA CRESCENT

Abbotsford
Abbotsford West
V2T 3N2

Residential Detached

\$939,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$959,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1979
Frontage(feet): 70.00	Bathrooms: 3	Age: 46
Frontage(metres): 21.34	Full Baths: 3	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$0.00
Lot Area (sq.ft.): 7,420.00	Rear Yard Exp:	For Tax Year:
Lot Area (acres): 0.17	P.I.D.: 006-815-260	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

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

Legal: **PL NWP33280 LT 82 LD 36 SEC 20 TWP 16**

Amenities:

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

Features:

Finished Floor (Main):	1,780	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Family Room	15' x 13'7			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'11			x	Main	4
Finished Floor (Below):	1,468	Main	Kitchen	14' x 9'			x	Main	5
Finished Floor (Basement):	0	Main	Primary Bedroom	13'11 x 13'6			x	Below	4
Finished Floor (Total):	3,248sq. ft.	Main	Bedroom	10' x 13'			x		
Unfinished Floor:	0	Main	Bedroom	11' x 10'			x		
Grand Total:	3,248sq. ft.	Main	Den	12' x 10'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	8' x 4'			x		
Suite:		Below	Den	10' x 10'			x		
Basement: Fully Finished		Below	Bedroom	20' x 12'			x		
		Below	Bedroom	10' x 10'			x		
		Below	Kitchen	8' x 8'			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Stonehaus Realty Corp.**

Spacious and Rancher with basement home located in central Abbotsford. This close to 3300 sq ft home features an updated kitchen, great layout with 3 bedrooms and den on the main floor, large bedrooms, 3 bathrooms, over sized double car garage, large backyard, room for your RV, Basement has a great 2 bed basement suite. All this located close to shopping, transit.



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Active
R3047167
Board: F
House/Single Family

32317 ADAIR AVENUE

Abbotsford
Abbotsford West
V2T 4L7

Residential Detached

\$1,069,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,069,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1980
Frontage(feet): 60.00	Bathrooms: 3	Age: 45
Frontage(metres): 18.29	Full Baths: 2	Zoning: RS3
Depth / Size: 100.6	Half Baths: 1	Gross Taxes: \$5,103.07
Lot Area (sq.ft.): 6,040.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 005-674-468	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
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: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Metal, Stucco, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
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: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
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, Tile**

Legal: **LOT 138, PLAN NWP58802, PART SW1/4, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Finished Floor (Main):	1,216	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'4 x 13'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'6 x 11'5			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	11'5 x 9'5			x	Main 2
Finished Floor (Basement):	936	Main	Primary Bedroom	13'8 x 11'6			x	Bsmt 4
Finished Floor (Total):	2,152sq. ft.	Main	Bedroom	12' x 10'10			x	
Unfinished Floor:	0	Main	Bedroom	11' x 10'2			x	
Grand Total:	2,152sq. ft.	Bsmt	Recreation Room	13'6 x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	16' x 13'			x	
		Bsmt	Kitchen	12'6 x 10'			x	
		Bsmt	Bedroom	12' x 9'2			x	
		Bsmt	Bedroom	10' x 10'			x	
				x			x	
				x			x	
Suite: Legal Suite								
Basement: Fully Finished, Separate Entry								
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): **Royal LePage Little Oak Realty**

This 6-bedroom home, featuring a 2-bedroom legal suite, sits on a 6,040 sq. ft. lot. It was extensively updated about 11 years ago with new flooring, Windows, Kitchen cabinets, Light fixtures, furnace, interior and exterior paint, 2 laundries, upateded bathrooms. Conveniently located near all levels of schools, shopping, library, recreation center, and Rotary Stadium. Contact for more details! OPEN HOUSE OCT. 5 SUN. 12-2PM



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Active
R3039146
Board: F
House/Single Family

33474 KINGSLEY TERRACE

Abbotsford
Poplar
V2S 6J6

Residential Detached

\$1,099,000 (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.



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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:		Dist. to School Bus:
	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
Renovations:	Reno. Year:	Property Disc.: No	
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Electric	Rain Screen:	Fixtures Rmvd: Yes :Chattels are not included	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	R.I. Plumbing:		
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

\$1,199,000 (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
R2965268
Board: F
House/Single Family

30914 UPPER MACLURE ROAD

Abbotsford
Abbotsford West
V2T 0A4

Residential Detached

\$1,400,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,525,000
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: \$6,221.55
Lot Area (sq.ft.): 9,504.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.22	P.I.D.: 026-788-055	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 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:
Features:

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' x 12'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'10 x 8'2	Bsmt	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' 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' x 13'10			x		
		Above	Bedroom	13'6 x 11'0			x		
		Above	Bedroom	12'4 x 11'4			x		
		Above	Laundry	9'4 x 5'4			x		
				x			x		
Suite: Unauthorized Suite									
Basement: None									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

Custom built 7 bedroom & 5 baths home in desirable neighbourhood. View from the back deck, home features, gas fireplaces, air conditioning, over 4200 square feet, 2 bedroom suite plus bachelor suite. Allow time for showings.



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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

\$1,769,000 (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: 5	Age: 9
Frontage(metres): 22.10	Full Baths: 4	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:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
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'	Bsmt	Media Room	x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6" x 14'8"	Bsmt	Living Room	17'0 x 16'	Main 2
Finished Floor (Below):	1,313	Main	Kitchen	17' x 16'0"	Bsmt	Kitchen	12' x 14'8"	Above 3
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"	Above 3
Unfinished Floor:	0	Main	Foyer	6'10 x 6'7"	Bsmt	Bedroom	11'8 x 11'8"	Above 3
Grand Total:	4,019sq. ft.	Main	Mud Room	9'8 x 6'9"	Bsmt	Utility	17'2 x 6'9"	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main		x	Bsmt	Storage	6' x 11'8"	
Suite: Unauthorized Suite		Above	Primary Bedroom	17' x 13'4"			x	
Basement: Full, Fully Finished		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**
of Kitchens: **2** # of Rooms: **19**

Manuf Type: Registered in MHR?: PAD Rental:
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 and 5 bathrooms, this 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.



Presented by:
Mylyne Santos PREC*

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Active
R3026506
Board: F
House with Acreage

2615 LOCK STREET

Abbotsford
Aberdeen
V4X 1J6

Residential Detached

\$2,900,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,150,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1991
Frontage(feet): 421.45	Bathrooms: 4	Age: 34
Frontage(metres): 128.46	Full Baths: 3	Zoning: A-1
Depth / Size:	Half Baths: 1	Gross Taxes: \$12,028.81
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 14.54	P.I.D.: 011-196-505	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Septic, Water	
Sewer Type: Septic	Water Supply: City/Municipal	

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

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

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

Total Parking: **20** Covered Parking: **5** Parking Access:
Parking: **Garage; Triple, Open, 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: **No** :
Floor Finish:

Legal: **LOT 5 SECTION 23 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 6497**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,854	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	13'11 x 7'8	Bsmt	Storage	14'10 x 7'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'1 x 14'10	Bsmt	Storage	9'7 x 5'1	Main 2
Finished Floor (Below):	0	Main	Kitchen	16'5 x 15'			x	Main 4
Finished Floor (Basement):	1,297	Main	Family Room	19'6 x 19'6			x	Main 5
Finished Floor (Total):	4,151sq. ft.	Main	Den	15'7 x 11'5			x	Bsmt 4
Unfinished Floor:	0	Main	Primary Bedroom	20'7 x 17'5			x	
Grand Total:	4,151sq. ft.	Main	Bedroom	14'10 x 14'2			x	
		Main	Bedroom	14'10 x 14'4			x	
		Main	Bedroom	11'6 x 7'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	10'4 x 7'10			x	
		Bsmt	Recreation Room	30'8 x 18'6			x	
Suite: None		Bsmt	Storage	20'8 x 14'10			x	
Basement: Fully Finished		Bsmt	Bedroom	17'8 x 9'7			x	

Crawl/Bsmt. Height:

of Levels: **2**

of Kitchens: **1**

of Rooms: **15**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **eXp Realty of Canada, Inc.**

eXp Realty of Canada, Inc.

eXp Realty of Canada, Inc.

Location, Location, Location! Stunning 14.54 acre parcel located on a quiet road right outside of Abbotsford near Fraser Hwy & Mt Lehman. Picturesque setting here with this spacious Rancher with Basement home featuring 5 bedrooms + 4 bathrooms boasting over 4,000 + sq ft of living space. Enjoy stunning mountain views and a functional layout with some updates already completed. Large family room upon entry, 3 bedrooms upstairs, open concept kitchen and living room overlooking the backyard & with access to the deck. Spacious basement with seperate entry already in place - easily suiteable. Detached double garage that also could be used as a workshop. Rare opportunity for rural living with city convenience! City water and on septic. Close to Hwy 1, Airport, Highstreet, Schools and much more!