



Presented by:

Thane Lanz

Keller Williams Black Diamond

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**Active**
R2197817Board: F
Apartment/Condo**109 32910 AMICUS PLACE**Abbotsford
Central Abbotsford
V2S 6G9

Residential Attached

\$119,900 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?: **Yes**
Exposure: **South**
If new, GST/HST inc?:Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$154.97**Original Price: **\$119,900**
Approx. Year Built: **1983**
Age: **34**
Zoning: **RML**
Gross Taxes: **\$614.72**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **000-993-115**
Tour:Mgmt. Co's Name: **Campbell Strata**

Mgmt. Co's Phone:

View: **No :**Complex / Subdiv: **Royal Oaks**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Style of Home: **Ground Level Unit**
Construction: **Concrete, Frame - Wood**
Exterior: **Brick, Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**Total Parking: Covered Parking:
Parking: **Garage; Underground**
Dist. to Public Transit: **1**
Units in Development:
Title to Land: **Freehold Strata**Parking Access:
Locker: **Y**
Dist. to School Bus:
Total Units in Strata: **42**Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
Legal: **SL 109, PL NWS1719, PART NW 1/4, SEC 21, TWN 16**Amenities: **Club House, Elevator, In Suite Laundry, Storage, Workshop Attached**Site Influences: **Adult Oriented, Central Location, Cul-de-Sac, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'10 x 9'			x			x
Main	Living Room	14'6 x 11'9			x			x
Main	Master Bedroom	12'6 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	694	# of Rooms:	3	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age: 55+						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	694 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed						5				Door Height:
Unfinished Floor:	0	Basement: None						6				
Grand Total:	694 sq. ft.							7				
								8				

Listing Broker(s): **Landmark Realty Corp.****Royal Oaks 55+ one bedroom almost 700 sq. ft. on the ground floor located close to elevator and on the quiet side of the building. This well managed complex is located within walking distance to shopping, restaurants, transit and business services. Enclosed deck, storage locker and parking are conveniently located. Excellent visitor parking. No pets or rentals.**



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Active
R2204413

Board: F
Apartment/Condo

301 32110 TIMS AVENUE

Abbotsford
Abbotsford West
V2T 2H4

Residential Attached

\$154,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$154,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1983
Depth / Size (ft.):	Bedrooms: 1	Age: 34
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MF
Flood Plain: No	Full Baths: 1	Gross Taxes: \$544.96
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$218.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 002-166-640
Mgmt. Co's Name: Sidhu & Associates		Tour:
Mgmt. Co's Phone:		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **1 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **32** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **32**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
Legal: **PL.NW 1966,LT.19,LD.36,SEC.20,TWP.16**

Amenities: **Club House, Elevator, In Suite Laundry, Storage**

Site Influences: **Adult Oriented, Private Setting**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'7 x 7'4			x			x
Main	Living Room	14' x 10'6			x			x
Main	Dining Room	14' x 7'			x			x
Main	Master Bedroom	10'10 x 10'1			x			x
Main	Foyer	8'8 x 3'7			x			x
Main	Laundry	7'2 x 5'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	700	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: N	Dogs: Y	3				Pool:
Finished Floor (Total):	700 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	700 sq. ft.	Basement: None			6				
					7				
					8				

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

BRISTOL COURT! Extremely private 3rd floor 1 bdrm unit looking out to trees and green space. You will love the huge 25'x5' covered balcony which offers a nice amount outdoor living space and leads inside to new laminate floors and paint. This building has recently undergone a massive overhaul which includes an all new roof, new rainscreen and vinyl siding, new decks with new vinyl and railings, new boiler, new patio doors, updated amenities room and lobby. Age restriction has been lowered to 30 yrs. Centrally located building within walking distance to most amenities and just a short 4 min drive to HWY 1. Your chance to get into the market at an affordable price, call today! OPEN HOUSES Saturday Sept 16th and Sunday 17th from 1-3!



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**Active**
R2201244Board: F
Apartment/Condo**103 2279 MCCALLUM ROAD**Abbotsford
Central Abbotsford
V2S 3N7

Residential Attached

\$178,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**Council Apprv?: **No**Exposure: **South**

If new, GST/HST inc?:

Mgmt. Co's Name: **Teamwork**Mgmt. Co's Phone: **604-854-1734**View: **No :**Complex / Subdiv: **Alameda Court**Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$262.24**Original Price: **\$178,900**Approx. Year Built: **1982**Age: **35**Zoning: **RML**Gross Taxes: **\$653.48**For Tax Year: **2016**Tax Inc. Utilities?: **No**P.I.D.: **002-031-655**Tour: **Virtual Tour URL**Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Metal**
Foundation: **Concrete Perimeter**Rain Screen:
Renovations: **Partly**
Water Supply: **City/Municipal**Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground, RV Parking Avail., Visitor Parking**Locker: **Y**
Dist. to Public Transit: **1 BLK**
Units in Development: **108**
Title to Land: **Freehold Strata**Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
Legal: **PL NWS1833 LT 3 LD 36 SEC 16 TWP 16 PART NE 1/4, 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: **Club House, Elevator, Exercise Centre, In Suite Laundry, Storage, Wheelchair Access**Site Influences: **Adult Oriented, Central Location**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'6"			x			x
Main	Dining Room	11' x 9'			x			x
Main	Kitchen	12' x 9'6"			x			x
Main	Master Bedroom	15' x 10'			x			x
Main	Bedroom	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	933	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:	55+					2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	933 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed					5				Door Height:
Grand Total:	933 sq. ft.	Basement:	None					6				
								7				
								8				

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

Immaculate unit in popular Alameda Court! Super clean & nicely updated. Updates include - new carpets & lino, painted in warm neutral colours, baseboards, light fixtures, tile backsplash in kitchen & bath, updated appliances, sink, toilet & fixtures, updated full size washer/dryer. Open plan kitchen. 2 spacious bedrooms. Bright south-facing enclosed deck with a bonus storage room off deck. Affordable strata fee includes heat & hot water. Separate storage room. Unit is close to elevator. Very friendly complex. Easy access to freeway, hospital & shopping. RV parking. 55+, no pets, no rentals.



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Active
R2202616

Board: F
Apartment/Condo

305 33401 MAYFAIR AVENUE

Abbotsford
Central Abbotsford
V2S 6Z2

Residential Attached

\$244,700 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$244,700**
Meas. Type: Frontage (metres): Approx. Year Built: **1989**
Depth / Size (ft.): Bedrooms: **2** Age: **28**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RML**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,164.36**
Council Apprv?: Half Baths: **0** For Tax Year: **2016**
Exposure: **South** Maint. Fee: **\$369.93** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-665-568**
Mgmt. Co's Name: **Campbell Property Mgmt** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-864-0380**
View: **Yes: Garden/Court yard**
Complex / Subdiv: **MAYFAIR GARDENS**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Garage, Underground**
Locker: **Y**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Sewer, Snow removal, Water**
Legal: **PL NWS2912 LT 29 LD 36 SEC 16 TWP 16 PART NE 1/4, 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: **Club House, Elevator, In Suite Laundry, Storage, Workshop Attached**

Site Influences: **Central Location, Private Setting, Retirement Community**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 16'			x			x
Main	Kitchen	9'6 x 9'6			x			x
Main	Eating Area	9'6 x 8'6			x			x
Main	Master Bedroom	16' x 17'6			x			x
Main	Bedroom	11' x 9'			x			x
Main	Storage	5' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,198	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age: 45+			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,198 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Grand Total:	1,198 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

Amazing top floor end unit with 2 balconies & skylights! Spacious rooms throughout with views to the south and north overlooking the courtyard, X-L master bedroom, large eating nook and great L.V room for entertaining - No problem with heat - excellent floor plan with cross-breeze. Walking distance to hospital, Cabella's Mall and more. Age restriction 45+



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**Active**
R2195419Board: F
Apartment/Condo**207 33318 E BOURQUIN CRESCENT**Abbotsford
Central Abbotsford
V2S 1Y2

Residential Attached

\$299,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?: **No**
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **Campbell Strata Mgt.**
Mgmt. Co's Phone: **604-864-0380**
View: **No :**
Complex / Subdiv: **NATURE'S GATE**
Services Connected: **Electricity, Sanitary Sewer, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$263.37**

Original Price: **\$299,000**
Approx. Year Built: **2007**
Age: **10**
Zoning: **RML**
Gross Taxes: **\$1,384.46**
For Tax Year: **2016**
Tax Inc. Utilities?: **No**
P.I.D.: **026-993-058**
Tour: **Virtual Tour URL**

Style of Home: **Ground Level Unit, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **1**
Units in Development: **143**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**
Legal: **PL BCS2236 LT 11 LD 36 SEC 21 TWP 16**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 11'11			x			x
Main	Kitchen	8'8 x 11'			x			x
Main	Master Bedroom	12' x 10'8			x			x
Main	Bedroom	9'8 x 9'			x			x
Main	Laundry	5'10 x 7'3			x			x
Main	Foyer	7' x 5'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	934	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	934 sq. ft.	# or % of Rentals Allowed	NO		4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	934 sq. ft.	Basement: None			7				
					8				

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

SOLD Beautiful Nature's Gate; private gated complex in treed alcove; 2 bed/2 bath, lovely modern spacious open concept with 9 ft. ceilings, fireplace, large walk-out patio; one dog or one cat; hot water included in strata fee; NO rentals; 2 underground parking spots; complex offers guest suite, amenities room, bike room and exercise room; walking distance to transit, 7 Oaks Mall, Mill Lake; Estate Sale



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**Active**
R2198437Board: F
Apartment/Condo**117 2626 COUNTESS STREET**Abbotsford
Abbotsford West
V2T 5P3

Residential Attached

\$399,700 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?: **No**
Exposure: **Northeast**
If new, GST/HST inc?:Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$349.00**Original Price: **\$399,700**
Approx. Year Built: **1993**
Age: **24**
Zoning: **MLR**
Gross Taxes: **\$1,601.00**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **018-354-572**
Tour: **Virtual Tour URL**Mgmt. Co's Name: **Self Managed**Mgmt. Co's Phone: **604-855-4525**View: **No :**Complex / Subdiv: **The Wedgewood**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Style of Home: **Corner Unit, Ground Level Unit**Construction: **Frame - Wood**Exterior: **Mixed, Stucco, Vinyl**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Partly**Water Supply: **City/Municipal**Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Baseboard, Electric, Natural Gas**Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**Type of Roof: **Other, Tar & Gravel**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **2**Total Parking: **2** Covered Parking: Parking Access: **Rear**
Parking: **Garage; Underground, Other, Visitor Parking**Locker: **Y**Dist. to Public Transit: **1**

Units in Development:

Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Hardwood, Mixed, Softwood**

Dist. to School Bus:

Total Units in Strata: **81**Maint Fee Inc: **Caretaker, Electricity, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
Legal: **PLAN LMS979 LOT 16 LD36 SEC19 TWP16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**Amenities: **Club House, Elevator, Guest Suite, In Suite Laundry, Swirlpool/Hot Tub, Workshop Attached**Site Influences: **Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'10"			x			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	11'11 x 7'6"			x			x
Main	Eating Area	7'6 x 11'1"			x			x
Main	Family Room	11'8 x 9'3"			x			x
Main	Master Bedroom	14'5 x 12'4"			x			x
Main	Bedroom	10' x 9'10"			x			x
Main	Laundry	5'6 x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,466	# of Rooms: 8	# of Kitchens: 1	# of Levels: 4	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age: 45+			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total):	1,466 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,466 sq. ft.				7				
					8				

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

THE BEAUTIFUL WEDGEWOOD - The best of its kind for those 40+. This gated complex is on of a kind in the area. 1st floor corner unit, many large windows and a nice patio facing N/E for sitting out and enjoying the birds & fresh air. Very well kept with some updates. 2 secured underground parking spaces. The entrance is stunning with a glass domed 40ft Atrium featuring a waterfall, this building is a State of the Art. Amenities include billiards room, games room, 2 elevators, workshop, storage and 2 guest suites. Walking distance to Church, Bank, Coffee shop, transit & other. No pets, no smoking or rentals.



Presented by:

Thane Lanz

Keller Williams Black Diamond

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**Active**
R2184697Board: F
1/2 Duplex**34272 CATCHPOLE AVENUE**Mission
Hatzic
V2V 6P2

Residential Attached

\$419,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **146.4**
Lot Area (sq.ft.): **5,590.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**

Frontage (feet): **38.50**
Frontage (metres): **11.73**
Bedrooms: **3**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee:

Original Price: **\$419,000**
Approx. Year Built: **1971**
Age: **46**
Zoning: **R930**
Gross Taxes: **\$1,666.77**
For Tax Year: **2016**
Tax Inc. Utilities?: **Yes**
P.I.D.: **001-809-504**
Tour:

Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **Rancher/Bungalow**
Construction: **Concrete Frame**
Exterior: **Stucco**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Patio(s)**Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking:
Parking: **Open**

Covered Parking:

Parking Access:

Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold NonStrata**

Locker:

Dist. to School Bus:

Total Units in Strata:

Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc:

Legal: **PL NWS1445 LT 1 DL 5 LD 36**Amenities: **Workshop Detached**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 18'3			x			x
Main	Kitchen	11'6 x 14'4			x			x
Main	Master Bedroom	11'4 x 13'2			x			x
Main	Bedroom	11'2 x 11'6			x			x
Main	Bedroom	9'5 x 11'2			x			x
Main	Laundry	8' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,157	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,157 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:			5				Door Height:
Grand Total:	1,157 sq. ft.	Basement: Crawl			6				
					7				
					8				

Listing Broker(s): **HomeLife Glenayre Realty Company Ltd.**

CLEAN AND MOVE IN READY! Here's what you've been waiting for, an Affordable Home in a Prime Hatzic Location. Your new 3 Bedroom 1/2 duplex has been freshly painted and has new flooring thru out. The current layout is very functional and shows well and has a large country kitchen. The big back yard is flat and great for the kids or gardening. There is even a workshop/garden shed at the back of the property. Here's your chance, call Lance today to view.



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**Active**
R2210224Board: F
Townhouse**113 31406 UPPER MACLURE ROAD**Abbotsford
Abbotsford West
V2T 5L8

Residential Attached

\$499,000 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$215.00**Original Price: **\$499,000**
Approx. Year Built: **1998**
Age: **19**
Zoning: **RM25**
Gross Taxes: **\$2,463.64**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **024-074-179**
Tour:Mgmt. Co's Name: **Team Works**

Mgmt. Co's Phone:

View: **No :**Complex / Subdiv: **Estates of Elwood**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Style of Home: **2 Storey, Rancher/Bungalow w/Loft**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**Reno. Year: **2013**
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage; Single, Open**
Locker:
Dist. to School Bus:
Total Units in Strata:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**Maint Fee Inc: **Garbage Pickup, Gardening, Recreation Facility, Sewer, Snow removal, Water**
Legal: **PL LMS412 LT 113 LD 36 SEC 19 TWP 16 PART NW 1/4 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**Amenities: **Club House**Site Influences: **Adult Oriented, Gated Complex, Private Yard, Retirement Community, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10" x 13'8"			x			x
Main	Kitchen	9'6" x 12'6"			x			x
Main	Dining Room	13'2" x 10'			x			x
Main	Family Room	13'3" x 14'6"			x			x
Main	Master Bedroom	12' x 13'6"			x			x
Above	Bedroom	12'2" x 13'			x			x
Above	Bedroom	10'8" x 12'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,310	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	569	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age: 19+			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: Y	3	Main	2	No	Pool:
Finished Floor (Total):	1,879 sq. ft.	# or % of Rentals Allowed: 6			4				Garage Sz:
		Bylaw Restrict: Age Restrictions, Pets Allowed			5				Door Height:
Unfinished Floor:	0	w/Rest., Rentals Allwd w/Restrctns			6				
Grand Total:	1,879 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **RE/MAX Nyda Realty Inc.****RE/MAX Nyda Realty Inc.**

Master on the main. This spacious end unit duplex, offers an open flooring plan with 1879 sq ft of recently updated luxury. You will love the large rooms with 3 bedrooms (2up), 3 bathrooms including a beautiful 5 pc ensuite and a private yard and patio. Recently updated with new kitchen granite counters, pot lighting, 2" designer blinds, neutral warm paint tones and flooring, just move. In floor hot water heat, gas f/p, 5 appliances, 2 parking spots. Ellwood Estates is a gated 19+ community mainly retirees. Strata \$215, only 6 rentals allowed and one small pet. Estate sale so longer possession approx. 3 months. Call.



Presented by:

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**Active**
R2203347Board: F
Townhouse**20 31450 SPUR AVENUE**Abbotsford
Abbotsford West
V2T 5M3

Residential Attached

\$649,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$649,900**
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1995**
 Depth / Size (ft.): **0** Bedrooms: **4** Age: **22**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM 30**
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$2,871.23**
 Council Apprv?: Half Baths: **0** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$377.23** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-652-433**
 Mgmt. Co's Name: **Steadfast** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-864-6400**
 View: **Yes: Greenspace**
 Complex / Subdiv: **Lake Point Villas**
 Services Connected: **Electricity, Natural Gas**

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

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Forced Air**Outdoor Area: **Balcony(s), Patio(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **2**Total Parking: **2** Covered Parking: **2**Parking: **Garage; Double**

Parking Access:

Locker: **N**Dist. to School Bus: **1**

Total Units in Strata:

Dist. to Public Transit: **1**Units in Development: **56**Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No**Fixtures Rmvd: **No**

Floor Finish:

Maint Fee Inc: **Gardening, Management, Recreation Facility, RV Parking, Snow removal**Legal: **PL LMS1283 LT 46 LD 36 SEC 30 TWP 16**Amenities: **Club House, Recreation Center, Swirlpool/Hot Tub**Site Influences: **Central Location, Greenbelt, Private Setting**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 10'	Below	Bedroom	15' x 11'			x
Main	Living Room	20' x 14'	Below	Bedroom	14' x 11'			x
Main	Family Room	17' x 12'	Below	Den	13' x 10'			x
Main	Dining Room	16' x 12'	Below	Storage	14' x 13'			x
Main	Eating Area	11' x 10'			x			x
Main	Master Bedroom	17' x 12'			x			x
Main	Bedroom	15' x 12'			x			x
Main	Laundry	10' x 6'			x			x
Below	Recreation	24' x 14'			x			
Below	Kitchen	17' x 11'			x			

Finished Floor (Main):	1,870	# of Rooms: 14	# of Kitchens: 2	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	1,833	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Below	4	No	Pool:
Finished Floor (Total):	3,703 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	3,703 sq. ft.	Allwd w/Restrctns			6				
		Basement: Fully Finished			7				
					8				

Listing Broker(s): **Lighthouse Realty Ltd.**

Gorgeous 4 bedroom, 3 bath rancher townhouse with walk-out basement & greenbelt views. This is truly one of the finest townhomes on the market today boasting 9' and 12' ceilings, solid Brazilian cherry hardwood flooring, extensive crown and window moldings, central A/C and a spa like master bedroom ensuite. Open family room and kitchen space which features a wall of windows bringing in lots of light. When you need to entertain the dining room features space for the largest of dinner parties and the spacious living room will accommodate all your family and friends as well. The walkout basement has a complete kitchen for those guests that like to stay or for the live in nanny. Your private balcony overlooks nature with no neighbour