



Presented by:

Thane Lanz

Keller Williams Black Diamond

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**Active**
R2209896Board: F
House/Single Family**44271 BAYVIEW ROAD**Mission
Lake Errock
VOM 1N0

Residential Detached

\$334,900 (LP)

(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$334,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1990
Depth / Size: 107	Bathrooms:	3	Age: 27
Lot Area (sq.ft.): 8,560.00	Full Baths:	3	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$1,251.38
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-112-481
			Tour:

View: **Yes: Partial view of Harrison Bay**

Complex / Subdiv:

Services Connected: **Electricity, Septic**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Other**
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Community**
 Fuel/Heating: **Electric**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 22130 LT 45 LD 36 SEC 20 TWP 3 RANGE 30**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Rural Setting, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 13'0	Bsmt	Laundry	9'0 x 6'0			x
Main	Kitchen	10'0 x 9'0			x			x
Main	Eating Area	9'0 x 7'0			x			x
Main	Dining Room	11'0 x 7'6			x			x
Main	Master Bedroom	12'0 x 12'0			x			x
Main	Bedroom	10'0 x 9'6			x			x
Main	Bedroom	10'0 x 9'6			x			x
Bsmt	Recreation	15'0 x 14'0			x			x
Bsmt	Bedroom	12'0 x 11'6			x			
Bsmt	Den	12'0 x 12'0			x			

Finished Floor (Main): **1,100**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **800**
 Finished Floor (Total): **1,900 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,900 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **3**
 Basement: **Fully Finished, Part**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

Wow!!! what a location, quite country settings. Approximate 1900 sq.ft finished area, 4 bedrooms, 3 full bath at Lake Errock. Basement entry home with double garage and back yard access. Quite country setting, excellent neighborhood to raise your family, quite rural setting. Partial view of Harrison Bay from the sundeck and back yard. Quiet no through road. Home needs TLC. Excellent opportunity to build sweat equity.



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Active
R2205570

Board: F
House with Acreage

5367 RAND STREET

Abbotsford
Bradner
V4X 2P4

Residential Detached

\$435,000 (LP)

(SP)



Sold Date:	Frontage (feet):	150.00	Original Price: \$435,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 9999
Depth / Size: IRREG(1AC)	Bathrooms:	2	Age: 999
Lot Area (sq.ft.): 43,560.00	Full Baths:	2	Zoning: A1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,680.83
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-501-869
			Tour:

View: **No** :
Complex / Subdiv: **Bradner**
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Other**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PARCEL "A" (EXPLANATORY PLAN 26400) LOT 16 SECTION 4 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 2705**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 16'8			x			x
Main	Study	18'6 x 7'6			x			x
Main	Kitchen	8' x 12'			x			x
Main	Bedroom	14'1 x 9'			x			x
Main	Master Bedroom	12'9 x 11'			x			x
Main	Solarium	9'9 x 5'5			x			x
Main	Study	13' x 8'			x			x
Main	Recreation	16'5 x 7'7			x			x
Main	Dining Room	7'9 x 8'			x			
Main	Storage	10'7 x 8'			x			

Finished Floor (Main):	2,097	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,097 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,097 sq. ft.		7				
			8				

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

1 acre tucked away on a quiet country road in heart of the Bradner Community. This 2 bedroom fixer upper is looking for some TLC. Mostly land value. Or design a complete new home on this unique 1 acre. Unwind in your own park setting near the fish creeks that flow through the property. Court Date for competing offers Oct 12,2017



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**Active**
R2186329Board: F
House/Single Family**7657 CEDAR STREET**Mission
Mission BC
V2V 3M6

Residential Detached

\$459,900 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$459,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**
 Depth / Size: **110** Bathrooms: **3** Age: **37**
 Lot Area (sq.ft.): **7,260.00** Full Baths: **3** Zoning: **RS58**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,308.00**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-071-747**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity**

Style of Home: **Basement Entry, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access:
 Parking: **Carport; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **PL NWP52705 LT 471 LD 36 SEC 20 TWP 17 PART NE 1/4.**Amenities: **Guest Suite, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 17'	Bsmt	Laundry	5' x 8'			x
Main	Dining Room	9' x 10'			x			x
Main	Kitchen	10' x 13'			x			x
Main	Master Bedroom	10' x 13'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Bedroom	9' x 10'			x			x
Bsmt	Kitchen	11' x 12'			x			x
Bsmt	Living Room	10' x 11'			x			x
Bsmt	Den	8' x 10'			x			x
Bsmt	Bedroom	8' x 13'			x			x

Finished Floor (Main):	1,200	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	700	Suite: Unauthorized Suite	3	Bsmt	3	No	Pool:
Finished Floor (Total):	1,900 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	5				Door Height:
Grand Total:	1,900 sq. ft.	Basement: Full	6				
		Beds not in Basement: 3	7				
			8				

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

Large home with suite in central location! Handy man required to bring this home back to it's former glory, but your work will be worth it! Big 7,260 sq ft lot, 3 bedroom top floor, 1 bedroom unauthorized suite in lower floor, make this project your own, call today!



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**Active**
R2177823Board: F
House/Single Family**32955 BRUCE AVENUE**Mission
Mission BC
V2V 2R1

Residential Detached

\$549,000 (LP)

(SP)



Sold Date:	Frontage (feet):	68.00	Original Price: \$549,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1968
Depth / Size:	Bathrooms:	1	Age: 49
Lot Area (sq.ft.): 7,480.00	Full Baths:	1	Zoning: RES
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,316.37
Rear Yard Exp: North			For Tax Year: 2015
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-293-541
			Tour:

View: **Yes: CALL LR**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Style of Home: **Rancher/Bungalow**Construction: **Frame - Wood**Exterior: **Mixed**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**Fireplace Fuel: **Gas - Natural**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Patio(s) & Deck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Mixed**Legal: **PL NWP20351 LT 9 LD 36 SEC 28 TWP 17**Amenities: **Garden, Storage**Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 8'			x			x
Main	Dining Room	9' x 10'			x			x
Main	Nook	8' x 7'			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Living Room	16' x 14'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	810	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	810 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	810 sq. ft.		7				
			8				

Listing Broker(s): **Top Producers Realty Ltd.****Huge 7480 sqft lot!!! Original owner!!! Well-built rancher with full unfinished basement with 'location plus' on quiet cul-de-sac AND just minutes to shopping, rec centre, schools & churches!!!**



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**Active**
R2193132Board: F
House/Single Family**7671 WREN STREET**Mission
Mission BC
V2V 3C2

Residential Detached

\$549,999 (LP)

(SP)

Sold Date:
Meas. Type: **Feet**
Depth / Size: **100**
Lot Area (sq.ft.): **7,100.00**
Flood Plain:
Rear Yard Exp: **West**
Council Apprv?:
If new, GST/HST inc?:Frontage (feet): **71.00**
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Original Price: **\$549,999**
Approx. Year Built: **1981**
Age: **36**
Zoning: **RES**
Gross Taxes: **\$2,415.62**
For Tax Year: **2016**
Tax Inc. Utilities?: **No**
P.I.D.: **002-416-336**
Tour:View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Side**
Parking: **Add. Parking Avail., Carport; Single, RV Parking Avail.**Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1/2 BLK**
Title to Land: **Freehold NonStrata**Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:Legal: **NWP 49875 LT 109, LD 36, SEC 19, TP 17**Amenities: **None**

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	12' x 9'			x			x
Above	Master Bedroom	13' x 11'			x			x
Above	Bedroom	10' x 9'			x			x
Above	Bedroom	10' x 9'			x			x
Below	Recreation	16' x 15'			x			x
Below	Hobby Room	10' x 6'			x			x
Below	Laundry	8' x 8'			x			x
		x			x			x

Finished Floor (Main): **550**
Finished Floor (Above): **570**
Finished Floor (Below): **0**
Finished Floor (Basement): **530**
Finished Floor (Total): **1,650 sq. ft.**Unfinished Floor: **0**
Grand Total: **1,650 sq. ft.**# of Rooms: **9**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Fully Finished**Bath
1 **Main** # of Pieces **4** Ensuite? **No**
2 **Main** **3** **Yes**
3
4
5
6
7
8Outbuildings
Barn:
Workshop/Shed: **24 x 20**
Pool:
Garage Sz:
Door Height:Listing Broker(s): **Landmark Realty Mission Ltd.******PROPERTY IS SOLD..SUBJECT TO PROBATE**** Great 3 level split...very nice family home. Approx 1650 sq ft of living space, completely finished. Big flat very very private b/yard with larger covered patio. Drive through access to a 24 x 20 detached wired workshop with wood stove for heating would make great man cave. Extra vehicle parking and convenient RV Pad with sewer cleanout. Close to all amenities, shopping and hwy access just mins away. Walking distance to park and elementary school. This home has not been on market for many years...home could use just a bit of updating and your personal touch. Roof is 1yr new. Touch base for all appointments please.



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Active
R2206223

Board: F
House/Single Family

35441 DELAIR ROAD

Abbotsford
Abbotsford East
V3G 2C7

Residential Detached

\$629,900 (LP)

(SP)



Sold Date:	Frontage (feet):	73.92	Original Price: \$629,900
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1987
Depth / Size: 172.93307	Bathrooms:	3	Age: 30
Lot Area (sq.ft.): 10,525.00	Full Baths:	2	Zoning: RS3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,726.21
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-811-561
			Tour:

View: **Yes: Mt Baker**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry, Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **9** Covered Parking: **3** Parking Access: **Lane**
Parking: **Carport & Garage, Carport; Multiple, Garage; Single**

Dist. to Public Transit: **.5** Dist. to School Bus: **.5**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP61508 LT 160 DL 353 LD 36**

Amenities: **Workshop Attached**

Site Influences: **Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	14'1 x 11'1	Bsmt	Den	11'2 x 6'9			x
Main	Bedroom	9'11 x 10'	Bsmt	Nook	9'10 x 5'7			x
Main	Flex Room	10'3 x 8'11	Bsmt	Laundry	8'4 x 5'11			x
Main	Eating Area	10'3 x 8'2			x			x
Main	Kitchen	10'5 x 9'2			x			x
Main	Dining Room	10'6 x 8'2			x			x
Main	Living Room	14'4 x 15'1			x			x
Main	Walk-In Closet	6'2 x 4'4			x			x
Bsmt	Family Room	13'10 x 15'1			x			
Bsmt	Recreation	16'7 x 14'4			x			

Finished Floor (Main): **1,237**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,237 sq. ft.**

Unfinished Floor: **955**
Grand Total: **2,192 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **2**
Basement: **Full**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Investors and first time home buyers! 2192 SF East Abbotsford rancher on quarter acre lot with lane access and across from Delair park. Built in 1987 and lived in by the original owner, never been on the market. Bring your tool belt this one has lots of potential. Double carport and a single car garage with parking for an RV or trailer. This home is nestled in a cul-de-sac and minutes from freeway access and shopping. Close to all level of schools, in the Mountain Elementary and Yale secondary school catchments. Won't last long priced to sell!



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**Active**
R2208880Board: F
House/Single Family**3741 DUNDEE PLACE**Abbotsford
Central Abbotsford
V2S 7A5

Residential Detached

\$669,900 (LP)

(SP)



Sold Date:	Frontage (feet):	59.00	Original Price: \$669,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1980
Depth / Size: 109	Bathrooms:	3	Age: 37
Lot Area (sq.ft.): 6,926.00	Full Baths:	3	Zoning: RS3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,134.55
Rear Yard Exp: West			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-718-589
			Tour: Virtual Tour URL

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

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

Legal: **LOT 175 SEC 28 TOWN 16 NWM DIST PLAN 59141**Amenities: **None**Site Influences: **Central Location, Cul-de-Sac, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Garage Door Opener, Microwave, Storage Shed, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'8	Bsmt	Other	12'6 x 11'			x
Main	Kitchen	10' x 9'			x			x
Main	Nook	10' x 4'8			x			x
Main	Dining Room	11' x 10'			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	9'6 x 11'			x			x
Main	Bedroom	9'6 x 9'			x			x
Bsmt	Family Room	12'9 x 14'			x			x
Bsmt	Laundry	11' x 9'6			x			
Bsmt	Storage	11'2 x 15'			x			

Finished Floor (Main): **1,215**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **800**
 Finished Floor (Total): **2,015 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,015 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Full, Partly Finished, Separate Entry**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz: **22' x 22'**
 Door Height:

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

Centrally located family home on quiet cul-d-sac! This 3-bed/3-bath split entry home is full of opportunities with big, spacious rooms and a functional layout. Upstairs offers 3 good sized bedrooms, 2 full baths, a spacious living/dining room and an eat-in kitchen with built-in nook for the kids. Downstairs is a good sized family room, huge laundry area, another 3-pc bath and unfinished storage room - all awaiting your ideas. The over-sized double garage and flat drive-way will house all of your vehicles and toys. The walk-out back yard is fully fenced and offers privacy amongst the mature landscaping. Call to schedule your private tour today - this one will not last long! OPEN HOUSE Sat/Sun Sept 30 & Oct 1 1-4 pm



Presented by:

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Keller Williams Black Diamond

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**Active**
R2202124Board: F
House/Single Family**33277 SWANSEA AVENUE**Abbotsford
Central Abbotsford
V2S 1N1

Residential Detached

\$675,000 (LP)

(SP)



Sold Date: Frontage (feet): **72.00** Original Price: **\$700,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1968**
 Depth / Size: **110** Bathrooms: **2** Age: **49**
 Lot Area (sq.ft.): **7,920.00** Full Baths: **2** Zoning: **RS3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,353.55**
 Rear Yard Exp: **North** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-982-074**
 Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Unknown**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Side**
 Parking: **Carport; Single**
 Dist. to Public Transit: **near** Dist. to School Bus: **near**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **Yes: Alarm**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL NWP27906 LT 97 LD 36 SEC 16 TWP 16, PART NE 1/4.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6" x 14'			x			x
Main	Kitchen	11'7" x 11'			x			x
Main	Dining Room	11' x 9'4"			x			x
Main	Master Bedroom	13'9" x 10'6"			x			x
Main	Bedroom	10'10" x 9'9"			x			x
Below	Recreation	17'7" x 12'10"			x			x
Below	Bedroom	13'4" x 9'4"			x			x
Below	Bedroom	10'8" x 10'5"			x			x
Below	Laundry	10' x 10'			x			
Below	Storage	7' x 6'			x			

Finished Floor (Main):	2,200	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,200 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	2,200 sq. ft.	Beds not in Basement: 4	7				
			8				

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

All you have to do is move in, nothing to do here. This well maintained home situated on a corner lot is located on quiet cul-de-sac, close to freeway access. New entertaining and BBQ sundeck is over looking HUGE backyard, storage shed, greenhouse. Neighbours are awesome. Some new appliances. New hot water tank. New water line from City to house. Laminate and tile throughout the home. Carport could be built-in if needed. Perfect for the first time buyers or the investor, book your showing today. Walk to all level's of schools, hospital and Mill lake. Shopping and University close by.



Presented by:

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**Active**
R2212026Board: F
House/Single Family**2828 BABICH STREET**Abbotsford
Central Abbotsford
V2S 3K5

Residential Detached

\$678,800 (LP)

(SP)

**NO IMAGE**
AVAILABLE

Sold Date: Frontage (feet): **66.00** Original Price: **\$678,800**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1972**
 Depth / Size: **110** Bathrooms: **2** Age: **45**
 Lot Area (sq.ft.): **6,634.00** Full Baths: **1** Zoning: **RS3**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,183.22**
 Rear Yard Exp: **East** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **005-877-814**
 Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Concrete, Frame - Wood**Exterior: **Stucco, Wood**Foundation: **Concrete Perimeter**Rain Screen: **No**

Renovations:

of Fireplaces: **1**Fireplace Fuel: **Wood**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air**Outdoor Area: **Patio(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **No**R.I. Fireplaces: **0**Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Carport; Single**Dist. to Public Transit: **1 BLK**Dist. to School Bus: **2 BLKS**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Mixed**Legal: **PL NWP40993 LT 78 DL 48 LD 36 GROUP 2.**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 19'			x			x
Main	Kitchen	8' x 18'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Master Bedroom	9' x 14'			x			x
Main	Bedroom	8' x 10'			x			x
Main	Workshop	12' x 16'			x			x
Bsmt	Bedroom	9' x 11'			x			x
Bsmt	Recreation	11' x 19'			x			x
Bsmt	Utility	14' x 16'			x			
Bsmt	Storage	11' x 19'			x			

Finished Floor (Main): **982**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **982**
 Finished Floor (Total): **1,964 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **1,964 sq. ft.**

of Rooms: **10**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **2**
 Basement: **Partly Finished**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Dexter Associates Realty**

ATTENTION BUILDERS & INVESTORS - FANTASTIC ABBOTSFORD HOME (6600 sqft BUILDING LOT) SOLD AS-IS WHERE-IS. The perfect place to build your dream home! OR hold & rent until zoning changes for new multi-family development. Great neighbourhood means excellent opportunity. As per Sellers request all offers submitted by email no later than 5pm on Wednesday, October 11/17.



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**Active**
R2191253Board: F
House/Single Family**35457 DELAIR ROAD**Abbotsford
Abbotsford East
V3G 2C7

Residential Detached

\$725,000 (LP)

(SP)



Sold Date:	Frontage (feet):	62.40	Original Price: \$725,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1982
Depth / Size:	Bathrooms:	3	Age: 35
Lot Area (sq.ft.): 7,527.00	Full Baths:	2	Zoning: RS3
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,568.57
Rear Yard Exp: South			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-811-537
			Tour: Virtual Tour URL

View: **Yes: SOUTHERN VALLEY**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: C/O LISTING SALESPERSON**
 Floor Finish:

Legal: **PL NWP61508 LT 157 DL 353 LD 36**Amenities: **Garden, Storage**

Site Influences: **Private Setting, Private Yard, Recreation Nearby**
 Features: **Hot Tub Spa/Swirlpool, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'6" x 11'			x			x
Main	Eating Area	11'3" x 8'2"			x			x
Main	Dining Room	11'6" x 10'4"			x			x
Main	Living Room	16' x 14'			x			x
Above	Master Bedroom	15'2" x 12'			x			x
Above	Walk-In Closet	5' x 5'			x			x
Above	Bedroom	14' x 13'			x			x
Above	Bedroom	14' x 12'			x			x
Bsmt	Family Room	13'10" x 22'6"			x			
Bsmt	Laundry	6' x 8'			x			

Finished Floor (Main): **745**
 Finished Floor (Above): **700**
 Finished Floor (Below): **575**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,020 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,020 sq. ft.**

of Rooms: **10**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Crawl**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Top Producers Realty Ltd.**

Location, Location, Location!!! Great East Abby Location!!! Privacy!!! Enjoy the southern views from your big private covered sundeck, relax in the hot tub that stays. Lots of updates!!! This home shows a "10"!!! Main floor living with living room, formal dining room, kitchen & eating area, down a few steps to the big family room, upstairs has 3 large bedrooms. Ton of storage in the high crawlspace. Room for the big RV, lots of parking plus over-sized 2 car garage. This home + property does not disappoint!!!



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**Active**
R2184939Board: F
House/Single Family**2665 GOODBRAND DRIVE**Abbotsford
Abbotsford East
V3G 2W2

Residential Detached

\$848,000 (LP)

(SP)



Sold Date:	Frontage (feet):	170.00	Original Price: \$799,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1998
Depth / Size: 101	Bathrooms:	3	Age: 19
Lot Area (sq.ft.): 18,089.00	Full Baths:	3	Zoning: N4
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,834.99
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 019-116-179
			Tour:

View: **Yes: Mount Baker & Fraser Valley**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Basement Entry**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**

Dist. to Public Transit: **CLOSE** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL LMP20912 LT 7 LD 36 SEC 24 TWP 16**Amenities: **In Suite Laundry**

Site Influences: **Private Setting, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 11'7	Below	Bedroom	10'5 x 8'3			x
Main	Kitchen	13'9 x 9'1	Below	Bedroom	11' x 9'			x
Main	Eating Area	11' x 8'	Below	Wine Room	4'10 x 6'			x
Main	Pantry	7' x 6'2	Below	Laundry	9' x 7'6			x
Main	Family Room	19' x 13'	Below	Steam Room	8' x 4'9			x
Main	Master Bedroom	15'6 x 13'			x			x
Main	Bedroom	11'6 x 9'5			x			x
Main	Bedroom	11' x 12'			x			x
Below	Recreation	14'6 x 22'5			x			
Below	Foyer	13' x 11'6			x			

Finished Floor (Main): **1,904**
 Finished Floor (Above): **0**
 Finished Floor (Below): **1,186**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **3,090 sq. ft.**

of Rooms: **15**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **5**
 Basement: **Fully Finished**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Unfinished Floor: **0**
 Grand Total: **3,090 sq. ft.**

Listing Broker(s): **RE/MAX Crest Realty****Homelife Benchmark Realty (Langley) Corp.**

This Executive home on Eagle Mountain has the Mount Baker and Fraser Valley majestic views. Great for entertaining with a chef's kitchen and a butlers pantry with plenty of prep space. The living room and family room share a double sided fireplace and this home boasts with grandeur with 9 foot ceilings. The ground floor has a welcoming foyer, convenient laundry, a wine cellar and a large Rec room. There are 4 bedrooms with lots of room for a growing family. Easy to Show.



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**Active**
R2208963Board: F
House with Acreage**10090 DEWDNEY TRUNK ROAD**Mission
Mission BC
V4S 1K8

Residential Detached

\$938,800 (LP)

(SP)

Sold Date:
Meas. Type: **Feet**
Depth / Size: **(7AC)**
Lot Area (sq.ft.): **303,613.00**
Flood Plain:
Rear Yard Exp:
Council Apprv?:
If new, GST/HST inc?:Frontage (feet):
Bedrooms: **4**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Water**Original Price: **\$938,800**
Approx. Year Built: **1985**
Age: **32**
Zoning: **RU16**
Gross Taxes: **\$4,959.49**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **001-399-390**
Tour: **Virtual Tour URL**Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Aluminum, Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Forced Air, Wood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**Reno. Year: **2011**
R.I. Plumbing:
R.I. Fireplaces:Total Parking: **12** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail., Visitor Parking**Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**Legal: **PL NWP58864 LT 2 LD 36 SEC 5 TWP 18**Amenities: **Garden, In Suite Laundry, Storage, Workshop Detached**Site Influences: **Central Location, Gravel Road, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Jetted Bathtub, Microwave, Refrigerator, Security System, Storage Shed,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'			x			x
Main	Kitchen	14'3 x 13'			x			x
Main	Dining Room	17' x 11'			x			x
Main	Eating Area	11' x 11'			x			x
Main	Family Room	12' x 12'			x			x
Above	Master Bedroom	14'6 x 12'3			x			x
Above	Bedroom	15' x 11'3			x			x
Above	Bedroom	11' x 13'			x			x
Above	Bedroom	14'2 x 7'11			x			
Above	Recreation	14' x 10'			x			
Finished Floor (Main):	1,375	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:	
Finished Floor (Above):	1,390	# of Kitchens: 1	1	Main	4	No		
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No		
Finished Floor (Basement):	0	Suite:	3	Main	4	Yes		
Finished Floor (Total):	2,765 sq. ft.	Crawl/Bsmt. Height:	4					
Unfinished Floor:	0	Beds in Basement: 0	5					
Grand Total:	2,765 sq. ft.	Basement: Crawl	6					
		Beds not in Basement: 4	7					
			8					

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Privately set 2,765 sqft home tucked away on a 7 acre oasis swept by mature evergreens, fern gardens, ponds, & creeks. Gorgeous kitchen w/white cabinets, sunken living room w/vaulted ceilings & gas ignite/wood burning fireplace. Multiple outdoor decks for additional living space, fenced yard, a personal pond with gazebo & bridge. \$14K recently spent in landscaping, paved gravel/gated driveway. Workshop, shed, and chicken coop w/live chickens. Only 10 mins away from multiple shopping/grocery stores, restaurants, hospital, & schools. NEW 2017 GAF ROOF w/50 year warranty, plus new flashing & re-lined gutters. Energy efficient 2017 furnace Stage 3 Lennox & Energy Star hot water tank. This is a MUST see!!! Open Houses: Sept28 5-630pm, Sept30/Oct01 2-4pm <http://www.pixilink.com/tours7/14404>



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**Active**
R2183406Board: F
House/Single Family**2462 MAGNOLIA CRESCENT**Abbotsford
Abbotsford West
V2T 3M9

Residential Detached

\$950,000 (LP)

(SP)



Sold Date:	Frontage (feet):	27.00	Original Price: \$950,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1997
Depth / Size: 135X69X159	Bathrooms:	4	Age: 20
Lot Area (sq.ft.): 8,200.00	Full Baths:	3	Zoning: RS 3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,974.95
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 017-033-411
			Tour:

View: **Yes: Mt. Baker & North Shore**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Stucco**Foundation: **Concrete Perimeter**Rain Screen: **No**

Renovations:

of Fireplaces: **3**Fireplace Fuel: **Gas - Natural**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Patio(s), Sundeck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces:

Total Parking: Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**Dist. to Public Transit: **1/2blk**

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**Legal: **LT.1,SE1/4,SEC20,TP16,PLNWP 87993**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 11'0	Above	Bedroom	19'0 x 15'0			x
Main	Kitchen	12'0 x 10'0	Bsmt	Living Room	13'0 x 9'0			x
Main	Eating Area	11'9 x 8'0	Bsmt	Kitchen	21'0 x 11'0			x
Main	Family Room	13'0 x 11'0	Bsmt	Bedroom	14'0 x 13'0			x
Main	Dining Room	11'6 x 10'4	Bsmt	Bedroom	10'0 x 8'6			x
Main	Master Bedroom	20'0 x 15'0	Bsmt	Recreation	23'0 x 10'0			x
Main	Bedroom	11'9 x 9'6	Bsmt	Utility	32'0 x 15'0			x
Main	Bedroom	11'6 x 9'0			x			x
Main	Foyer	10'0 x 6'0			x			
Main	Laundry	6'0 x 3'0			x			

Finished Floor (Main): **1,816**
 Finished Floor (Above): **306**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,336**
 Finished Floor (Total): **3,458 sq. ft.**

of Rooms: **17**
 # of Kitchens: **2**
 # of Levels: **3**
 Suite: **Legal Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **4**
 Basement: **Full, Partly Finished, Separate Entry**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz: **21'6 x 21'0**
 Door Height:

Unfinished Floor: **480**
 Grand Total: **3,938 sq. ft.**

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

Wow!!! Your search is over,very desirable location. Home perched on a hilltop.Over 3900 Sq.ft. rancher with full walkout daylight bsmt. plus loft over garage. Custom built home with view, whether you North from Ivgrm or Southeast from fam.room. Home built with the best material, feathers 3 bdrms on main floor & 4th bdrm up over garage with 2pc bath. 4Pc master suite. 2 bdrm legal suite plus rec room for main floor use. total 6 bdrm & 4 bath. Air conditioning and heated driveway. Open & practical floor plan. kitchen with ample oak cabinets,eating area and breakfast bar at centre Island.French door to huge sundeck with glass coverings.Very tastefully landscaped both front and back. Central location close to major shopping malls, Mill lake & other amenities.



Presented by:

Thane Lanz

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**Active**
R2173888Board: F
House/Single Family**2592 LAVENDER COURT**Abbotsford
Abbotsford East
V3G 3E7

Residential Detached

\$1,450,000 (LP)

(SP)



Sold Date:	Frontage (feet):	82.00	Original Price: \$1,485,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2009
Depth / Size: 153	Bathrooms:	4	Age: 8
Lot Area (sq.ft.): 11,840.00	Full Baths:	3	Zoning: N2
Flood Plain: No	Half Baths:	1	Gross Taxes: \$7,278.35
Rear Yard Exp: South			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 026-892-090
			Tour:

View: :
Complex / Subdiv: **EAGLE MOUNTAIN**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: **Partly**
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

Reno. Year: **2012**
R.I. Plumbing:
R.I. Fireplaces:Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: HOT TUB, DRAPES**
Floor Finish: **Hardwood, Mixed**Legal: **PL BCP27303 LT 26 LD 36 SEC 24 TWP 16**Amenities: **Air Cond./Central, Storage**Site Influences: **Cul-de-Sac, Lane Access, Private Setting**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Vacuum Blt. In, Vaulted Ceiling, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'6 x 15'1	Below	Bar Room	17'10 x 15'11			x
Main	Kitchen	17'10 x 15'11	Below	Games Room	15'4 x 13'4			x
Main	Dining Room	12'9 x 10'	Below	Bedroom	12'8 x 11'4			x
Main	Nook	13'5 x 13'	Below	Gym	12' x 10'4			x
Main	Foyer	12' x 10'6	Below	Storage	26' x 8'			x
Main	Master Bedroom	19' x 18'			x			x
Main	Laundry	13' x 8'4			x			x
Above	Bedroom	15'10 x 12'7			x			x
Above	Bedroom	18' x 11'			x			
Below	Great Room	20'2 x 12'8			x			

Finished Floor (Main): **1,915**
Finished Floor (Above): **839**
Finished Floor (Below): **2,002**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,756 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,756 sq. ft.**

of Rooms: **15**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full, Fully Finished, Separate Entry**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Gorgeous mountain style home on a private lane, a stones throw away from Eagle Mountain Park. Great southern exposure with views of Mt Baker from most of the home. This home is perfect for entertaining on the big game or out of town guests. The master bedroom is on the main floor with a large laundry room nearby. Their is plenty of space for the inlaws in the walk out basement or in the two large bedrooms upstairs. Enjoy a draught beer in the man-cave while watching the game or shooting some pool. Intricate detail adorn all areas in the house, with wainscoting and pan cielings in the dining room or the vaulted ceilings with beams in the bedrooms. The 3 fireplaces with impressive stone surrounds, transum windows in the livingroom or the millwork beam details.



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Active
R2210379

Board: F
House with Acreage

29089 HAVERMAN ROAD

Abbotsford
Bradner
V4X 2P4

Residential Detached

\$1,899,000 (LP)

(SP)



Sold Date:	Frontage (feet):	232.00	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1978
Depth / Size: 1880	Bathrooms:	3	Age: 39
Lot Area (sq.ft.): 425,145.00	Full Baths:	2	Zoning: A-1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$1,716.00
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 009-758-135
			Tour:

View: **Yes: North Mountains**
Complex / Subdiv: **Bradner**
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **9** Covered Parking: **2** Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Wall/Wall/Mixed**

Legal: **PL NWP 13007 LT3 LD36 SEC3 TWP14**

Amenities: **Barn, Green House**

Site Influences: **Cleared, Private Setting, Private Yard, Rural Setting**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 17'	Below	Recreation	16'10 x 22'2			x
Main	Dining Room	13' x 17'			x			x
Main	Kitchen	10' x 17'			x			x
Main	Bedroom	8'11 x 11'3			x			x
Main	Master Bedroom	12'8 x 12'10			x			x
Main	Bedroom	8'11 x 10'			x			x
Below	Kitchen	12'4 x 17'			x			x
Below	Bedroom	8'6 x 8'6			x			x
Below	Bedroom	9' x 12'10			x			
Below	Bedroom	10'2 x 12'6			x			

Finished Floor (Main): **1,503**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,395**
Finished Floor (Total): **2,898 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,898 sq. ft.**

of Rooms: **11**
of Kitchens: **2**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Partly Finished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Located centrally in the desired community of Bradner, this 9.76 acre farm offers some of the best farm land around. Flat and cleared. Currently operating as Flower production. Basement entry home in need of some TLC. There are shops with walk in coolers and a few greenhouses. Mountain views to the North. This property hasn't been on the market since 1977 and the family is also offering for sale, two more 9.76 acres of land only (sold separately) These properties are all 3 in a row.



Presented by:

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**Active**
R2206997Board: F
House with Acreage**12631 BELL STREET**Mission
Stave Falls
V4S 1C6

Residential Detached

\$5,000,000 (LP)

(SP)



Sold Date:	Frontage (feet):	700.00	Original Price: \$5,000,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1920
Depth / Size: 2500(53AC)	Bathrooms:	1	Age: 97
Lot Area (sq.ft.): 0.00	Full Baths:	1	Zoning: RR36
Flood Plain: No	Half Baths:	0	Gross Taxes: \$8,810.64
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-349-767
			Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Septic**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **Well - Shallow**
 Fuel/Heating: **Electric**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LD 36 SEC 23 TWP 15 PART: S1/2 OF N2/3 OF N1/4.**Amenities: **Barn**Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Master Bedroom	9' x 9'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	900	# of Rooms:	5	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	450	# of Kitchens:	1	1		Main	4	No	Barn:
Finished Floor (Below):	900	# of Levels:	3	2					Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	2,250 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement:	Unfinished	6					
Grand Total:	2,250 sq. ft.			7					
				8					

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

Wow wow wow! Where can you find a property like this anymore? 53 acres of usable land not in the ALR. Old house in fair condition with an amazingly well kept barn. There is road access from Bell Street and Kathy Crescent. Lots of future potential here with a subdivision. Zoned for 8.9 acres with the potential for 1.73 acres. Great holding property or build your dream home and raise the family. Located on the Mission, Maple Ridge border and just down the road from Rolley Lake. Look forward to working with you. Enjoy the trees and the peace and quiet.