



Presented by:
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Active
R2424314
 Board: F
 House/Single Family

35757 OLD YALE ROAD
 Abbotsford
 Abbotsford East
 V3G 2C6

Residential Detached
\$699,990 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size:
 Lot Area (sq.ft.): **18,426.00**
 Flood Plain:
 Rear Yard Exp: **North**
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **156.00**
 Bedrooms: **5**
 Bathrooms: **5**
 Full Baths: **5**
 Half Baths: **0**

Original Price: **\$775,450**
 Approx. Year Built: **1986**
 Age: **34**
 Zoning: **RS1**
 Gross Taxes: **\$3,818.49**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 P.I.D.: **002-221-659**
 Tour:

View: **Yes: Valley**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Other, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly, Substantially**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2019**
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

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

Dist. to Public Transit: **.25 blocks** Dist. to School Bus: **2 Blocks**
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **Yes: See Schedule A**
 Fixtures Rmvd: **Yes: See Schedule A**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 49, PLAN NWP66580, PART NE1/4, SECTION 13, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Recreation	13'9 x 15'7	Above	Bedroom	9'4 x 9'5			x
Main	Family Room	12'10 x 11'7	Above	Bedroom	10'7 x 9'9			x
Main	Bedroom	12'10 x 10'2	Above	Master Bedroom	13'1 x 12'9			x
Main	Bedroom	13'2 x 10'1			x			x
Main	Kitchen	11'6 x 8'8			x			x
Main	Laundry	6'0 x 8'0			x			x
Above	Living Room	20'4 x 21'0			x			x
Above	Den	12'2 x 10'4			x			x
Above	Family Room	11'5 x 17'6			x			x
Above	Kitchen	8'2 x 14'5			x			x

Finished Floor (Main):	1,210	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,689	# of Kitchens:	2	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other	3	Above	4	No	Pool:
Finished Floor (Total):	2,899 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Above	3	Yes	Grg Dr Ht:
Grand Total:	2,899 sq. ft.	Basement:	None	6			No	
				7			No	
				8			No	

Listing Broker(s): **Momentum Realty Inc.**

Court Ordered Sale. This 5 bdrm & 5 bathroom house has loads of opportunity for the handyman or someone in the reno / construction world who can finish off the substantial reno work completed to date: New flooring (wood / tile), cabinets, countertops, paint, AC in most rooms, gas HW Tank, Furnace & lighting. Plus, work is almost completed on a 2nd floor 1 bdrm suite that has its own access, perfect for a mortgage helper or to live in while you finish reno's in the main home. Lots of value to be added to this spacious, 2 storey home with valley views and large front yard set above the road. Price is reflective of the work required to finish this home, so show with understanding & awareness of work required to finish the bathrooms, flooring, exterior siding & railings on stairwell / patio!



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Active
R2462517
 Board: F
 House/Single Family

34453 STONELEIGH AVENUE
 Abbotsford
 Abbotsford East
 V2S 8N4

Residential Detached
\$799,900 (LP)
 (SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$799,900**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2003**
 Depth / Size: **119** Bathrooms: **4** Age: **17**
 Lot Area (sq.ft.): **5,953.00** Full Baths: **3** Zoning: **RES**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,284.01**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **025-401-386**
 Tour: **Virtual Tour URL**

View: **Yes: MOUNTAIN**
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **1 BLK**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **PL LMP53637 LT5 LD36 SEC23 TWP16**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 11'	Bsmt	Bedroom	12'6 x 10'6			x
Main	Dining Room	10'4 x 9'10	Bsmt	Recreation	25'6 x 14'5			x
Main	Kitchen	15' x 10'						x
Main	Bedroom	9'4 x 8'2						x
								x
Below	Master Bedroom	13'6 x 12'4						x
Below	Bedroom	11'2 x 9'6						x
Below	Bedroom	11'2 x 9'6						x
Below	Laundry	8'2 x 6'						x
								x

Finished Floor (Main):	1,065	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	891	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	800	Suite:	None	3	Above	4	No	Pool:
Finished Floor (Total):	2,756 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 4	5			No	Grg Dr Ht:
Grand Total:	2,756 sq. ft.	Basement: Full, Fully Finished, Partly Finished		6			No	
				7			No	
				8			No	

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

BEAUTIFUL HOME IN A QUALITY NEIGHBOURHOOD! If you are looking for peace and ambience, this home is a perfect fit. Only 2 minutes to Hwy 11, 10 minutes to downtown Abbotsford shopping centre and commercial hub and 20 minutes to Sumas border. Walking distance to popular Yale School and 2 blocks to public transit. Open house mostly on Sundays between 2-4PM. Please call to verify before going there.