



Presented by:

Matt Thiessen

Homelife Glenayre Realty Company Ltd.

Phone: 604-859-3141

www.matthiessen.com

matt@kinfolkrealty.com

KINFOLK

REAL ESTATE
GROUP

Active
R2424314

Board: F
House/Single Family

35757 OLD YALE ROAD

Abbotsford
Abbotsford East
V3G 2C6

Residential Detached

\$699,990 (LP)

(SP)



Sold Date: Frontage (feet): **156.00** Original Price: **\$775,450**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1986**
Depth / Size: Bathrooms: **5** Age: **34**
Lot Area (sq.ft.): **18,426.00** Full Baths: **5** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,818.49**
Rear Yard Exp: **North** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: 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** Reno. Year: **2019**
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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
Main	Kitchen	11'6 x 8'8						x
Main	Laundry	6'0 x 8'0						x
Above	Living Room	20'4 x 21'0						x
Above	Den	12'2 x 10'4						x
Above	Family Room	11'5 x 17'6						x
Above	Kitchen	8'2 x 14'5						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:
		Beds in Basement: 0	5	Above	3	Yes	Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6			No	
Grand Total:	2,899 sq. ft.		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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KINFOLKREAL ESTATE
GROUP**Active**
R2462517Board: 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			x
Main	Bedroom	9'4 x 8'2			x			x
		x			x			x
Below	Master Bedroom	13'6 x 12'4			x			x
Below	Bedroom	11'2 x 9'6			x			x
Below	Bedroom	11'2 x 9'6			x			x
Below	Laundry	8'2 x 6'			x			x
		x			x			x

Finished Floor (Main): **1,065**
 Finished Floor (Above): **891**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **800**
 Finished Floor (Total): **2,756 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,756 sq. ft.**

of Rooms: **10**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **4**
 Basement: **Full, Fully Finished, Partly Finished**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

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.