



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

**\$724,900** (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			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):	<b>1,210</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,689</b>	# of Kitchens: <b>2</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Other</b>	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,899 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>3</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5	Above	<b>3</b>	<b>Yes</b>	Grg Dr Ht:
		Basement: <b>None</b>	6			<b>No</b>	
			7			<b>No</b>	
			8			<b>No</b>	

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!**