



Presented by:  
**Matt Thiessen**  
 Homelife Glenayre Realty Company Ltd.  
 Phone: 778-549-8606  
 www.matthiessen.com  
 matt@kinfolkrealty.com



**Active**  
**R2343831**  
 Board: F  
 Apartment/Condo

# 104 32669 GEORGE FERGUSON WAY

Abbotsford  
 Abbotsford West  
 V2T 4E4

Residential Attached  
**\$212,000** (LP)  
 (SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$219,500</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1987</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>32</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>MF</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,148.83</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$366.85</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>005-472-067</b>
Mgmt. Co's Name: <b>Campbell</b>		Tour:
Mgmt. Co's Phone: <b>604-864-0830</b>		
View: :		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:		

Style of Home: **Ground Level Unit, Inside Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Hot Water**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Tar & Gravel, Wood**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

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

Maint Fee Inc: **Gardening, Gas, Heat, Hot Water, Management**  
 Legal: **STRATA LOT 2 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW2457 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
 Amenities: **Elevator, Garden, Recreation Center, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 14'4			x			x
Main	Dining Room	10'6 x 7'10			x			x
Main	Kitchen	10'3 x 10'			x			x
Main	Eating Area	8' x 7'5			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Den	10'6 x 10'			x			x
Main	Storage	7' x 5'10			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,227</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age: <b>45+</b>			2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,227 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			6				
Grand Total:	<b>1,227 sq. ft.</b>				7				
					8				

Listing Broker(s): **Royal LePage Preferred Realty**

**South-facing, ground floor 1227 sq ft unit at Canterbury Gate. Large living area with gas fireplace leads to patio with room to plant your flowers and herbs! Eating area off large kitchen and dining room ready to entertain. Spacious and bright with master bedroom + ensuite, den and 2nd bathroom. As is. 45+ complex. No pets or rentals allowed. Gated complex which is close to amenities and shopping.**



Presented by:

**Matt Thiessen**

Homelife Glenayre Realty Company Ltd.

Phone: 778-549-8606

www.matthiessen.com

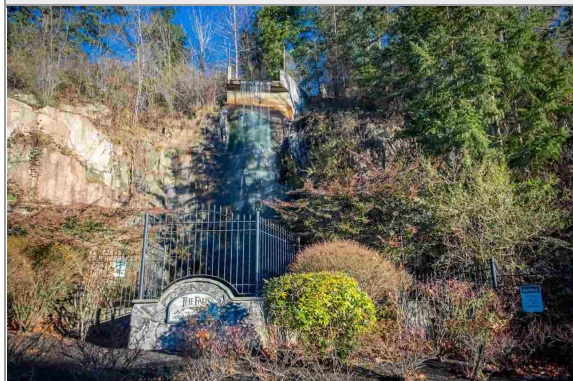
matt@kinfolkrealty.com

**Active**  
**R2363368**Board: F  
Townhouse**40 35287 OLD YALE ROAD**Abbotsford  
Abbotsford East  
V3G 8H5

Residential Attached

**\$474,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$474,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2003</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>16</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>4</b>	Zoning: <b>N2</b>
Flood Plain:	Full Baths: <b>3</b>	Gross Taxes: <b>\$2,386.15</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$359.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>025-615-530</b>
Mgmt. Co's Name: <b>Premier Strata Management</b>		Tour:
Mgmt. Co's Phone:		
View: <b>Yes: Sumas Prairie + Mount Baker</b>		
Complex / Subdiv: <b>The Falls At Eagle Mountain</b>		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type:		

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **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) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double, Visitor Parking**  
 Locker: **N**  
 Dist. to Public Transit: **1 BLK**  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**  
 Dist. to School Bus: **1 BLK**  
 Total Units in Strata: **97**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal, Water**  
 Legal: **SL 51 SEC 13 TWP 16 NWD SP LMS3795**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Dining Room	105' x 8'5			x			x
Above	Master Bedroom	13'3 x 10'9			x			x
Above	Bedroom	9'9 x 9'3			x			x
Above	Bedroom	9' x 9'			x			x
Below	Recreation	19' x 13'5			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>712</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>646</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>367</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	4	No	Pool:
Finished Floor (Total): <b>1,725 sq. ft.</b>	# or % of Rentals Allowed:			4	Below	4	No	Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Full, Fully Finished</b>			6				
Grand Total: <b>1,725 sq. ft.</b>				7				
				8				

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

**Welcome to the THE FALLS - one of East Abbotsford's most desirable complexes at the base of Eagle Mountain. Ideal for Families, Upsizers, and just about everyone else in between! 3 Storey Townhouse boasting 3 Bedrooms & 4 Bathrooms spread throughout 1,725 Sq Ft of living space. Stunning views of the Sumas Flats and Mountains off your back deck and from the Master Bedroom. Functional floor plan on main consisting of the kitchen with a large island next to the dining space, gas f/p and also 2 piece bath. Upstairs features 3 spacious bedrooms with a full ensuite in the Master Bedroom. The basement offers a large recreation room with sliding door leading out to your private yard. Basement is perfect for your teenage kids, man cave, or office space. Double garage for 2 cars and 2 small pets ok!**



Presented by:  
**Matt Thiessen**  
 Homelife Glenayre Realty Company Ltd.  
 Phone: 778-549-8606  
 www.matthiessen.com  
 matt@kinfolkrealty.com



**Active**  
**R2340090**  
 Board: F  
 Townhouse

**16 30748 CARDINAL AVENUE**  
 Abbotsford  
 Abbotsford West  
 V2T 0C1

Residential Attached  
**\$539,500** (LP)  
 (SP)



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain: **No**  
 Council Apprv?: **No**  
 Exposure:  
 If new, GST/HST inc?: **No**  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone:  
 View: **No :**  
 Complex / Subdiv: **Luna Homes**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**  
 Sewer Type:

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **4**  
 Bathrooms: **4**  
 Full Baths: **3**  
 Half Baths: **1**  
 Maint. Fee: **\$250.00**

Original Price: **\$595,000**  
 Approx. Year Built: **2015**  
 Age: **4**  
 Zoning: **RM 30**  
 Gross Taxes: **\$2,918.47**  
 For Tax Year: **2018**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **029-552-591**  
 Tour: **Virtual Tour URL**

Style of Home: **3 Storey, Basement Entry**  
 Construction: **Concrete, Frame - Wood**  
 Exterior: **Mixed, Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 Water Supply: **City/Municipal, Community**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

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

Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Locker: **N**  
 Dist. to Public Transit: **2 Blks**  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **Yes: .**  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
 Legal: **STRATA LOT 39, PLAN BCS3793, SECTION 24, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT,**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'9 x 12'9			x			x
Main	Bedroom	12'9 x 10'			x			x
Main	Bedroom	12'9 x 10'			x			x
Main	Walk-In Closet	10' x 8'15			x			x
Main	Kitchen	15'6 x 10'6			x			x
Main	Family Room	15'6 x 10'6			x			x
Main	Living Room	23' x 18'6			x			x
Below	Bedroom	15'6 x 12'9			x			x
Below	Walk-In Closet	6'6 x 5'			x			x
		x			x			x

Finished Floor (Main):	<b>1,040</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>840</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>650</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,530 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Below</b>	<b>4</b>	<b>No</b>	Garage Sz:
		Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>2,530 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

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

**Must be sold. Please allow at 24 hours for entry. Appliances as shown in the pictures are not included. Vary spacious 3 level 4 bedroom townhouse with large double garage. Buyers and Buyers agents are to verify all information. Excellent location to the freeway, schools, and shopping nearby.**