



Presented by:
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Active
R2104185
 Board: F
 Apartment/Condo

306 2526 LAKEVIEW CRESCENT

Abbotsford
 Central Abbotsford
 V2S 3A9

Residential Attached

\$149,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$149,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1994
Depth / Size (ft.):	Bedrooms: 2	Age: 22
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RML
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,232.05
Approval Req?:	Half Baths: 0	For Tax Year: 2016
Exposure: North	Maint. Fee: \$284.71	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 018-897-886
Mgmt. Co's Name: GC Management		Tour:
Mgmt. Co's Phone: 604-850-5151		
View: Yes: North Shore Mtns		
Complex / Subdiv: Mill Spring Manor		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit: **1/2** Dist. to School Bus: **1**
 Units in Development:
 Title to Land: **Freehold Strata** Total Units in Strata: **36**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **PL LMS1526 LT 24 LD 36 SEC 21 TWP 16 PART**

Amenities: **Elevator, In Suite Laundry, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'6 x 4'5			x			x
Main	Living Room	12'3 x 11'3			x			x
Main	Dining Room	10'11 x 10'2			x			x
Main	Master Bedroom	13' x 10'10			x			x
Main	Kitchen	10'9 x 4'6			x			x
Main	Bedroom	9'11 x 9'3			x			x
Main	Laundry	5'6 x 5'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	938	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	938 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	938 sq. ft.				7				
					8				

Listing Broker(s): **Royal LePage West R.E.S.**

WOW!! Prime location only a few blocks to Mill Lake, shopping and schools - very convenient. Great unit with some past upgrades including paint, Laminate floors, bathrooms and kitchen fixtures. Unit shows very well. Layout is open with large living room and dining area. The private cross hall bedrooms separate the master suite from the other bedroom. The formal living room has a gas fireplace and a walk out to a large view deck. The kitchen has white raised cabinets with a pass thru to the dining room for the nights company comes for dinner. The master suite has 2 closets and a 3pc en-suite. The laundry offers additional shelving for storing lots of goodies even though the kitchen has lots of cabinet storage. Nice private location.



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Active
R2103950
 Board: F
 Apartment/Condo

301 2960 TRETHEWEY STREET

Abbotsford
 Abbotsford West
 V2T 6P5

Residential Attached

\$159,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$159,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1994
Depth / Size (ft.):	Bedrooms: 2	Age: 22
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: APART
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,077.77
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$296.07	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 018-907-261
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **1 Storey, Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Maint Fee Inc: **Management**
 Legal: **PL LMS837 LT 194 LD 36 SEC 20 TWP 16 PART NE 1/4.**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'5			x			x
Main	Kitchen	11'10 x 6'6			x			x
Main	Eating Area	6'8 x 7'			x			x
Main	Laundry	8'2 x 5'			x			x
Main	Master Bedroom	10'3 x 13'7			x			x
Main	Bedroom	11'3 x 8'7			x			x
Main	Walk-In Closet	6'9 x 3'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 921	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 921 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 921 sq. ft.	Basement: None, Part			7				
				8				

Listing Broker(s): **Johnston Meier Ins & Realty**

Two bedroom, two bathroom condo in Cascade Green. Walking distance to downtown Abbotsford and all its amenities. West facing unit. Dog and cat friendly. Parking stall #41 comes with unit. Call for details.



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Active
R2102925
 Board: F
 Apartment/Condo

405 33546 HOLLAND AVENUE
 Abbotsford
 Central Abbotsford
 V2S 0C1

Residential Attached
\$162,900 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$162,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**
 Depth / Size (ft.): Bedrooms: **1** Age: **8**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RML**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,191.72**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: Maint. Fee: **\$200.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-445-470**
 Mgmt. Co's Name: **Stratatech Constulting Ltd** Tour:
 Mgmt. Co's Phone: **604-393-3846**
 View: **No :**
 Complex / Subdiv: **Tempo**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Locker:
 Dist. to Public Transit:
 Units in Development: **122** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **122**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **PL BCS2669 LT 115 LD 36 SEC 16 TWP 16**

Amenities: **Elevator, In Suite Laundry, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Eating Area	9' x 7'6			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Laundry	5' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 618	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 618 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allowed			6				
Grand Total: 618 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

Excellent property for First time buyer/Investor. Rentals allowed in this 8 year old building close to shopping, transportation and all other amenities such as the University of the Fraser Valley and easy access to the highway. Quality construction by Eastland Developments with features such as in-suite laundry, high ceilings and laminate flooring. 1 underground parking stall for this unit at the "Tempo".



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Active
R2103671

Board: F
 Townhouse

312 34909 OLD YALE ROAD

Abbotsford
 Abbotsford East
 V3G 2E7

Residential Attached

\$190,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$190,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1980
Depth / Size (ft.):	Bedrooms: 2	Age: 36
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM30
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,212.97
Approval Req?: No	Half Baths: 1	For Tax Year: 2015
Exposure: Southwest	Maint. Fee: \$190.56	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 016-019-903
Mgmt. Co's Name: TEAMWORK		Tour:
Mgmt. Co's Phone: 604-854-1734		
View: No :		
Complex / Subdiv: THE GARDENS		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **1 Storey, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Wood**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit: **CLOSE**
 Units in Development: **160**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management**
 Legal: **PL NWS3240 LT 22 LD 36 SEC 23 TWP 16**

Amenities: **Garden, In Suite Laundry, Pool; Outdoor, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5' x 5'			x			x
Main	Living Room	16' x 12'			x			x
Main	Dining Room	10'4 x 8'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Laundry	5'6 x 4'10			x			x
Main	Master Bedroom	11'6 x 10'4			x			x
Main	Bedroom	11'7 x 7'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	920	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total):	920 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	920 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Royal LePage West R.E.S.**

WOW!! "THE GARDENS" Prime location yet affordable. One level townhouse perfect for the growing family just starting or someone wanting one level living. The home offers a gorgeous large yard surrounded by cedar hedges providing a very private feel. You can access the patio and yard from the living room and the master suite. The home features a large dining area, galley style kitchen, living room with a wood burning fireplace-perfect for those cozy winter nights, master suite with 2pc. en-suite and a laundry with some storage space. Bonus there is a separate storage room right outside your front door. The home is in original condition and is ready for an upgrade or you could live in as is.