COMPARABLES

JOE VARING
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Phone: (604) 832-2626 **Email:GurjotVaring@shaw.ca**
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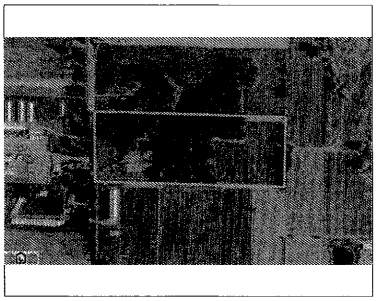
1780 TOWNLINE RD
Abbotsford / Poplar

LP: $3,655,000
MLS#: F3100156
Active



Property Type:	Agri-Business		
Trans Type:	For Sale	**Dist to Town:**	
Major Use:	Berry	**Dist to School:**	
Zone/Province:		**Total Acres:**	15.000
Occupancy:		**Gross Tax/Yr:**	$6,148 / 2010
Nearest Town:		**Linc/PID#:**	001-489-496

LAND

Land Use/Zoning:	A-1		
Acres Irrigated:	0.0	**Land Size Acres:**	15.000
Acres Cultivated:	0.0	**# of Parcels:**	
Acres Pasture:	0.0	**Leasehold Acres:**	0.0
Acres Cleared:	0.0	**Freehold Acres:**	0.0
Acres Fenced:	0.0		
Soil Class:			

Site Influences: Airport Nearby, Fenced

Site Services: Cable at Lot Line, Electricity at Lot Line, Natural Gas at Lot Line, Telephone, Septic System, City Water at Lot Line

Access To Prop:

HOME

Style of Home:	Bungalow		
Total Area SF:	8,200	**Bedrooms:**	5
Year Built:	1970	**Bathrooms:**	3
HVAC:	Forced Air		

Owner Interest: Freehold

Construction: Wood Frame

Restrictions: Within ALR, Airport Height Restriction

Reports Avail:

Possession: / TBA

FARM / RANCH

Owned Since:

Env Asmt Phs:

Acres Wtr Rgts: 0

Brochure URL:

UTILITIES

Wtr/Dpth/GPM: Municipal

Sewer Septic: Septic Tank & Field

Heating Fuel: Natural Gas

West Meridian:		**Township:**	16	**Quarter:**	
Range:		**Section:**	18	**Plan:**	5082
Block:		**Lot:**	4		

Short Legal: PL 5082 LT 4 LD36 SEC 18 TWP 16 PART SW 1/4

List Firm 1: RE/MAX Little Oak Realty

15 acre parcel of land currently in the ALR, but part of the land designated as Industrial Reserve in the Abbotsford Community Plan. Close proximity to the airport & east+west freeway access. The property has 5 acres of raspberries & a large portion is being used as pasture. The home on the property has 4100 SF on the main floor with 3 bedrooms and 4100 SF basement which is partly finished with 2 bedroom in-law suite. Added to the enjoyment is the outdoor pool with poolhouse & tennis courts. Great holding property. Call for additional information & package.

Presented by:
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Abbotsford, Poplar

819 CLEARBROOK RD, V2T 5X2

MLS# F1110704

Residential Detached
Active

List Price: **$949,000**

Complex/Subdiv: **HUNTINGDON**

Frontage:	**323.00 ft**	Bedrooms:	**3**	PID:	**011-144-033**
Depth/Size:	**255(1.88AC)**	Bathrooms:	**2**	Type:	**House with Acreage**
Lot Area SqFt:	**0.00**	Full Baths:	**2**	Approx Yr Blt:	**9999**
Rear Yard Exp:	**W**	Half Baths:	**0**	Age at List Date:	**999**
Meas Type:	**Feet**	If New GST/HST Incl:	**No**	Taxes:	**$4,863 (2010)**
Flood Plain:	**No**	Zoning:	**A-1**		
View:	**N**				
Serv. Connected:	**Septic**				

Style of Home:	**2 Storey**			Total Parking:	**10**	Covered Parking:	
Construction:	**Frame - Wood**			Parking Access:	**Front, Rear**		
Foundation:	**Concrete Perimeter**			Parking Facilities:	**Open**		
Exterior:	**Vinyl, Wood**						
Rainscreen:	**No**	R/I Plumbing:	**No**	Dist to Public Trans:	**3**	Dist to School Bus:	**2**
Type of Roof:	**Metal**			Possession:			
Renovations:		Reno Year:		Title to Land:	**Freehold NonStrata**		
Flooring:	**Laminate, Mixed**			Seller's Interest:	**Registered Owner**		
Water Supply:	**City/Municipal**			Mortgage Info:	**$0**		
Heat/Fuel:	**Electric**						
No. of Fireplaces:	**1**	R/I Fireplaces:		Property Disclosure:	**N - OWNER NEVER UTILIZED**		
Fireplace Fuel:	**Gas - Propane**			Out Buildings:			
Outdoor Area:	**Fenced Yard**						
Pad Rental:							
Fixtures Leas	**N**						
Fixt Removed:	**N**						

Legal: **PL 5250 LT 1 LD 36 SEC 7 TWP 16 PART SE 1/4, EXCEPT PLAN W405.8 FT; RD BCP02222.**
Amenities: **None**
Site Influences:
Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**2' X 10'**			**X**			**X**
Main F.	**Kitchen**	**10' X 8'**			**X**			**X**
Main F.	**Dining**	**10' X 10'**			**X**			**X**
Main F.	**Bedroom**	**8' X 8'**			**X**			**X**
Above	**Bedroom**	**8' X 10'**			**X**			**X**
Above	**Bedroom**	**10' X 10'**			**X**			**X**
		X			**X**			**X**
		X			**X**			**X**
		X			**X**			
		X			**X**			

Floor Area (SqFt):

Main Floor Area SqFt:	**1,000**	Total # Rooms:	**6**	
Finished Floor Up SqFt:	**0**	# Kitchens:	**1**	
Finished Floor Down:	**0**	Finished Levels:	**1**	
Finished Floor Bsmt SqFt:	**0**	Crawl/Bsmt Height:		
Total Finished Floor SqFt:	**1,000**	Basement Area:	**None**	
Unfinished Floor:	**0**	Suite:	**None**	
Grand Total Floor Area:	**1,000**			

Bathrooms:
1 **3 Piece; Ensuite: N; Level: Main F.**
2 **3 Piece; Ensuite: Y; Level: Above**
3
4
5
6
7
8

Listing Broker(s): **HomeLife Glenayre Rlty.Co.Ltd.**

Opportnity Knocks: Location, Future Potential , Hard to find. Almost 2 acres on the corner of Huntingdon/Clearbrook, this area/property is expanding rapidly due to Abbotsford Airport Expansion. Currently all fenced with gravel. House rented for $1,000/month & owner may lease the yard on a month to month basis for a year or so for $1,500/month. Detailed info package with owner may be open to a trade. Please inquire within.

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Abbotsford, Poplar

1822 CLEARBROOK RD, V2T 5X4

MLS# F1018368

Residential Detached
Sold

List Price:	**$1,388,000**	**Sold Price**	**$1,350,000**		**Days on Market: 292**
		Sold Date:	**16-Apr-11**		

Complex/Subdiv:

Frontage:	**30.00 ft**	Bedrooms:	**1**	PID:	**009-386-904**
Depth/Size:	**2.91 AC**	Bathrooms:	**1**	Type:	**House with Acreage**
Lot Area SqFt:	**0.00**	Full Baths:	**1**	Approx Yr Blt:	**9999**
Rear Yard Exp:	**E**	Half Baths:	**0**	Age at List Date:	**999**
Meas Type:	**Feet**	If New GST/HST Incl:		Taxes:	**$4,208 (2009)**
Flood Plain:	**No**	Zoning:	**A1**		
View:					
Serv. Connected:	**Electricity, Natural Gas**				

Style of Home:	**1 Storey**		Total Parking:		Covered Parking:
Construction:	**Frame - Wood**		Parking Access:		
Foundation:	**Concrete Perimeter**		Parking Facilities:	**Open**	
Exterior:	**Wood**				
Rainscreen:		R/I Plumbing:	Dist to Public Trans:		Dist to School Bus:
Type of Roof:	**Asphalt**		Possession:		
Renovations:		Reno Year:	Title to Land:	**Freehold NonStrata**	
Flooring:	**Mixed**		Seller's Interest:	**Registered Owner**	
Water Supply:	**City/Municipal**		Mortgage Info:	**$0**	
Heat/Fuel:	**Forced Air, Natural Gas**				
No. of Fireplaces:	**0**	R/I Fireplaces:	Property Disclosure:	**N - ABSENTEE OWNERS**	
Fireplace Fuel:	**None**		Out Buildings:		
Outdoor Area:	**None**				
Pad Rental:					
Fixtures Leas	**N**				
Fixt Removed:	**Y - WINDOW COVERINGS**				

Legal: **PL NWP10783 LT 3 LD 36 SEC 17 TWP 16 PART NW 1/4 OF SW 1/4, EXCEPT PLAN R/W 21337.**
Amenities:
Site Influences:
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**11' X 12'6**			**X**			**X**
Main F.	**Kitchen**	**8' X 12'6**			**X**			**X**
Main F.	**Master Bedroom**	**8' X 10'**			**X**			**X**
		X			**X**			**X**
		X			**X**			**X**
		X			**X**			**X**
		X			**X**			**X**
		X			**X**			**X**
		X			**X**			
		X			**X**			

Floor Area (SqFt):

Main Floor Area SqFt:	**700**	Total # Rooms:	**3**	**Bathrooms:**	
Finished Floor Up SqFt:	**0**	# Kitchens:	**1**	1	**3 Piece; Ensuite: N; Level: Main F.**
Finished Floor Down:	**0**	Finished Levels:	**1**	2	
Finished Floor Bsmt SqFt:	**0**	Crawl/Bsmt Height:		3	
Total Finished Floor SqFt:	**700**	Basement Area:	**None**	4	
				5	
Unfinished Floor:	**0**	Suite:		6	
Grand Total Floor Area:	**700**			7	
				8	

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

Attention Investors! Small home on 2.91 Acres on the Southeast side of the Clearbrook Exchange! Excellent holding property.

PREC* indicates Personal Real Estate Corporation.

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Abbotsford, Aberdeen **MLS# F1105434** Residential Detached

27743 SWENSSON AV, V4X 1H4

Expired

List Price: **$949,900**

Complex/Subdiv:

Frontage:	**165.00 ft**	Bedrooms:	**3**	PID:	**002-259-362**
Depth/Size:	**273(1.034 A(**	Bathrooms:	**3**	Type:	**House with Acreage**
Lot Area SqFt:	**45045.00**	Full Baths:	**3**	Approx Yr Blt:	**1974**
Rear Yard Exp:		Half Baths:	**0**	Age at List Date:	**37**
Meas Type:	**Feet**	If New GST/HST Incl:		Taxes:	**$5,575 (2010)**
Flood Plain:	**No**	Zoning:	**RES**		

View:
Serv. Connected: **Electricity, Natural Gas, Water**

Style of Home:	**Rancher/Bungalow**		Total Parking:	**10**	Covered Parking:
Construction:	**Frame - Wood**		Parking Access:	**Front**	
Foundation:	**Concrete Perimeter**		Parking Facilities:	**Open**	
Exterior:	**Vinyl**				
Rainscreen:		R/I Plumbing:	Dist to Public Trans:		Dist to School Bus:
Type of Roof:	**Asphalt**		Possession:		
Renovations:	**Partly**	Reno Year:	Title to Land:	**Freehold NonStrata**	
Flooring:	**Wall/Wall/Mixed**		Seller's Interest:	**Registered Owner**	
Water Supply:	**City/Municipal**		Mortgage Info:	**$0**	
Heat/Fuel:	**Forced Air**				
No. of Fireplaces:	**0**	R/I Fireplaces:	Property Disclosure:	**N - OWNER NEVER LIVED THERE**	
Fireplace Fuel:	**None**		Out Buildings:		
Outdoor Area:	**Fenced Yard**				
Pad Rental:					
Fixtures Leas	**N**				
Fixt Removed:	**N**				

Legal: **PL 42379 LT 25 LD 36 SEC 20 TWP 13 PART SE 1/4.**
Amenities:
Site Influences: **Central Location, Paved Road, Private Setting, Rural Setting, Shopping Nearby**
Features Incl: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**16' X 14'**			**X**			**X**
Main F.	**Kitchen**	**14' X 12'**			**X**			**X**
Main F.	**Master Bedroom**	**16'6 X 11'6**			**X**			**X**
Main F.	**Bedroom**	**12' X 11'**			**X**			**X**
Main F.	**Bedroom**	**12' X 11'**			**X**			**X**
Main F.	**Den**	**12' X 7'**			**X**			**X**
		X			**X**			**X**
		X			**X**			**X**
		X			**X**			
		X			**X**			

Floor Area (SqFt):

Main Floor Area SqFt:	**1,628**	Total # Rooms:	**6**	
Finished Floor Up SqFt:	**0**	# Kitchens:	**1**	
Finished Floor Down:	**0**	Finished Levels:	**1**	
Finished Floor Bsmt SqFt:	**0**	Crawl/Bsmt Height:		
Total Finished Floor SqFt:	**1,628**	Basement Area:	**None**	
Unfinished Floor:	**0**	Suite:	**None**	
Grand Total Floor Area:	**1,628**			

Bathrooms:
1 **4 Piece; Ensuite: Y; Level: Main F.**
2 **4 Piece; Ensuite: N; Level: Main F.**
3 **3 Piece; Ensuite: N; Level: Main F.**
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Listing Broker(s): **Omax Realty Ltd.**

Wow!! An excellent opportunity to own this acreage. Solid 3 bedroom & 3 bath Rancher presently rented to a good tenant for $1400/month. Same tenant for last 4 years and willing to stay. Total 1.03 acres of prime property. Potential for 7 residential lots. Close to Fraser Hwy & Safeway store. All services at the front. Close to new subdivision. Property could be developed soon. Don't Disturb the tenant. Please call LS for more information, thanks for showing.

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Abbotsford, Poplar

1930 QUEEN ST, V2T 6J1

MLS# F1120299

Residential Detached
Expired

List Price: **$975,000**

Complex/Subdiv:

Frontage:	**113.49 ft**	Bedrooms:	**3**	PID:	**009-253-271**
Depth/Size:	**153.87**	Bathrooms:	**2**	Type:	**House with Acreage**
Lot Area SqFt:	**0.00**	Full Baths:	**2**	Approx Yr Blt:	**1957**
Rear Yard Exp:	**E**	Half Baths:	**0**	Age at List Date:	**54**
Meas Type:	**Metres**	If New GST/HST Incl:		Taxes:	**$4,062 (2010)**
Flood Plain:	**No**	Zoning:	**A1**		
View:	**N**				
Serv. Connected:	**Community**				

Style of Home:	**Rancher/Bungalow**		Total Parking:	**4**	Covered Parking: **1**
Construction:	**Frame - Wood**		Parking Access:		
Foundation:	**Concrete Perimeter**		Parking Facilities:	**Garage; Single**	
Exterior:	**Vinyl**				
Rainscreen:		R/I Plumbing:	Dist to Public Trans:		Dist to School Bus:
Type of Roof:	**Other**		Possession:		
Renovations:	**Addition**	Reno Year: **1984**	Title to Land:	**Freehold NonStrata**	
Flooring:	**Mixed**		Seller's Interest:	**Registered Owner**	
Water Supply:	**City/Municipal**		Mortgage Info:	**$0**	
Heat/Fuel:	**Baseboard**				
No. of Fireplaces:	**1**	R/I Fireplaces:	Property Disclosure:	**Y**	
Fireplace Fuel:	**Gas - Natural**		Out Buildings:		
Outdoor Area:	**Fenced Yard**				
Pad Rental:					
Fixtures Leas	**N**				
Fixt Removed:	**N**				

Legal:	**PL 22611 LT R LD 36 SEC 13 TWP 13 PART SE 1/4.**
Amenities:	**Garden**
Site Influences:	
Features Incl:	**Water Treatment**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**11' X 24'**			**X**			**X**
Main F.	**Kitchen**	**7' X 13'**			**X**			**X**
Main F.	**Dining**	**7' X 13'**			**X**			**X**
Main F.	**Pantry**	**9' X 7'**			**X**			**X**
Main F.	**Bedroom**	**13' X 12'**			**X**			**X**
Main F.	**Bedroom**	**13' X 11'**			**X**			**X**
Main F.	**Bedroom**	**12' X 11'**			**X**			**X**
Main F.	**Study**	**9' X 9'**			**X**			**X**
Main F.	**Laundry**	**18' X 5'**			**X**			
		X			**X**			

Floor Area (SqFt):

Main Floor Area SqFt:	**1,650**	Total # Rooms:	**9**
Finished Floor Up SqFt:	**0**	# Kitchens:	**1**
Finished Floor Down:	**0**	Finished Levels:	**1**
Finished Floor Bsmt SqFt:	**0**	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	**1,650**	Basement Area:	**None**
Unfinished Floor:	**0**	Suite:	
Grand Total Floor Area:	**1,650**		

Bathrooms:

1 **3 Piece; Ensuite: N; Level: Main F.**
2 **4 Piece; Ensuite: N; Level: Main F.**
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Listing Broker(s): **Macdonald Realty Ltd. (Van)**

Fantastic value and a rare opportunity to buy this well situated 1.32 acre property just north of the airport. This is a rapidly developing area with both short and long term potential. Close to the Clearbrook Rd. Hwy#1 exit. The value is in the land which accommodates an older 3 bedroom, 2 bath house and detached two level shop with plenty of storage. The potential for future use is only limited by your ideas.

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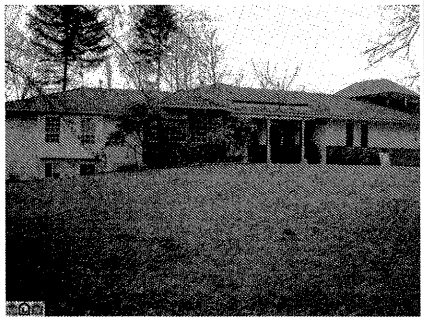
Abbotsford, Aberdeen

27902 SWENSSON AV, V4X 1H5

MLS# F1100477

Residential Detached
Expired



List Price: **$1,088,888**

Complex/Subdiv:

Frontage:	**173.90 ft**	Bedrooms:	**5**	PID:	**002-651-963**
Depth/Size:	**241 (1AC)**	Bathrooms:	**4**	Type:	**House with Acreage**
Lot Area SqFt:	**43560.00**	Full Baths:	**3**	Approx Yr Blt:	**1986**
Rear Yard Exp:		Half Baths:	**1**	Age at List Date:	**25**
Meas Type:	**Feet**	If New GST/HST Incl:		Taxes:	**$7,573 (2010)**
Flood Plain:	**No**	Zoning:	**RR4**		
View:	**N**				
Serv. Connected:	**Electricity, Natural Gas**				

Style of Home:	**Rancher/Bungalow w/Bsmt.**	Total Parking:	**12**	Covered Parking:	**2**
Construction:	**Frame - Wood**	Parking Access:	**Front**		
Foundation:	**Concrete Perimeter**	Parking Facilities:	**Garage; Double**		
Exterior:	**Brick, Vinyl**				
Rainscreen:	R/I Plumbing:	Dist to Public Trans:		Dist to School Bus:	
Type of Roof:	**Wood**	Possession:			
Renovations:	Reno Year:	Title to Land:	**Freehold NonStrata**		
Flooring:		Seller's Interest:	**Registered Owner**		
Water Supply:	**City/Municipal**	Mortgage Info:	**$0**		
Heat/Fuel:	**Natural Gas**				
No. of Fireplaces:	**1**	R/I Fireplaces:	Property Disclosure:	**N - UPON OFFER**	
Fireplace Fuel:	**Gas - Natural**	Out Buildings:			
Outdoor Area:	**Patio(s) & Deck(s)**				
Pad Rental:					
Fixtures Leas	**N**				
Fixt Removed:	**N**				

Legal:	**PL 70693 LT B LD 36 SEC 20 TWP 13 PART SE 1/4.**
Amenities:	**None**
Site Influences:	**Shopping Nearby**
Features Incl:	**Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**20' X 13'**	**Bsmt**	**Games Room**	**18'6 X 13'**			**X**
Main F.	**Kitchen**	**14' X 12'**	**Bsmt**	**Bedroom**	**12'7 X 16'3**			**X**
Main F.	**Dining**	**12' X 11'**	**Bsmt**	**Bedroom**	**10'10 X 12'4**			**X**
Main F.	**Eating Area**	**8' X 8'**			**X**			**X**
Main F.	**Family Room**	**19' X 14'**			**X**			**X**
Main F.	**Master Bedroom**	**16' X 13'**			**X**			**X**
Main F.	**Bedroom**	**12' X 10'**			**X**			**X**
Main F.	**Bedroom**	**13' X 11'**			**X**			**X**
Main F.	**Laundry**	**11' X 5'**			**X**			
Bsmt	**Recreation Room**	**12'7 X 33'5**			**X**			

Floor Area (SqFt):

Main Floor Area SqFt:	**2,012**	Total # Rooms:	**13**	
Finished Floor Up SqFt:	**0**	# Kitchens:	**1**	
Finished Floor Down:	**0**	Finished Levels:	**2**	
Finished Floor Bsmt SqFt:	**2,012**	Crawl/Bsmt Height:		
Total Finished Floor SqFt:	**4,024**	Basement Area:	**Full, Fully Finished**	
Unfinished Floor:	**0**	Suite:	**None**	
Grand Total Floor Area:	**4,024**			

Bathrooms:

1 **2 Piece; Ensuite: N; Level: Main F.**
2 **3 Piece; Ensuite: N; Level: Main F.**
3 **3 Piece; Ensuite: Y; Level: Main F.**
4 **3 Piece; Ensuite: N; Level: Bsmt**
5
6
7
8

Listing Broker(s): **HomeLife Glenayre Rlty.Co.Ltd.**

A beautiful home on six raw lots. Properties being sub divided all around this beautiful piece of land. Has a spacious 43,000 sq.ft. to build what ever you desire. The home is in great condition. Land has been surveyed for subdivision.

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