

110 2853 BOURQUIN CRESCENT

LIVING AREA: 908 SQFT | BEDROOM: 2 | BATHROOM: 1



Welcome to Bourquin Court, an inviting 55+ community near all amenities! Enjoy the convenience of central living, with Seven Oaks Mall, Mill Lake, and the main bus route all within walking distance. This well-maintained unit features a new roof and new windows that block out noise and help regulate indoor temperature. The hot water tank, installed within the past 3 years, offers peace of mind. Experience the ease of having your mail delivered to your door and the comfort of a ground-level entrance with no stairs. A second secured entrance through the patio door also adds convenience. Ample storage inside the house and covered parking is just steps away! Call to view today!

604-614-6401
elevationrealestate.ca

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RE/MAX TREELAND REALTY

MARK DANA
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



WALK SCORE

Walk Score
80

Very Walkable

Most errands can be accomplished on foot

Transit Score
59

Good Transit

Many nearby public transportation options

Bike Score
58

Bikeable

Some bike infrastructure

COMMUTE to downtown Abbotsford



1 min



9 min



3 min



11 min

SCHOOL CATCHMENT

Terry Fox Elementary (K - 5)

3071 Babich Street
Abbotsford, BC V2S 5W5
604-859-8403

Chief Dan George School (6-8)

32877 Old Riverside Road
Abbotsford, BC V2S 8K2
604-852-9616

W J Mouat Secondary (9 - 12)

32355 Mouat Drive
Abbotsford, BC V2T 4E9
604-853-7191



604-704-8551

info@elevationrealestate.ca

www.elevationrealestate.ca



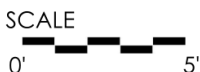
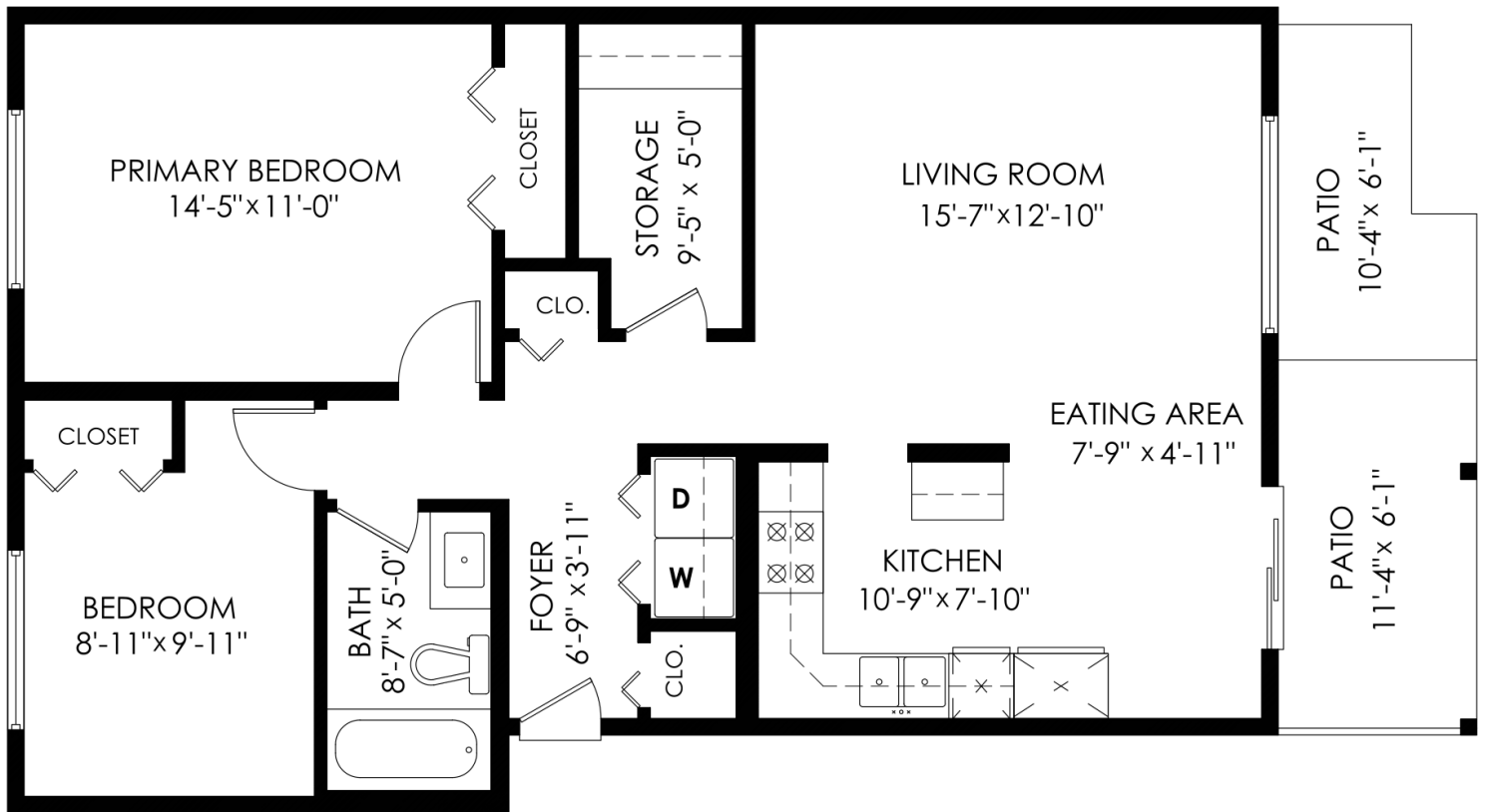
Scan QR Code
to view Virtual
Walkthrough

110-2853 Bourquin Crescent W Abbotsford

Floor Area: **908 sq.ft.**

Patio: 120 sq.ft.

Ceiling Height: 8'-0"



MEASURED ON: (2024-03-13)



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

Active
R2859479
 Board: F
 Apartment/Condo

110 2853 W BOURQUIN CRESCENT

Abbotsford
 Central Abbotsford
 V2S 6H6

Residential Attached

\$379,000 (LP)

(SP) 



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain:
 View:
 Complex / Subdiv: **Bourquin Court**
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:
 Bedrooms: **2**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**

Original Price: **\$379,000**
 Approx. Year Built: **1982**
 Age: **42**
 Zoning: **RM45**
 Gross Taxes: **\$1,341.69**
 For Tax Year: **2023**
 Tax Inc. Utilities?:
 Tour: [Virtual Tour URL](#)

Style of Home: **1 Storey**
 Construction: **Log**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplac... **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Carport; Single**
 Dist. to Public Transit: **Steps** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Lease... **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 16, PLAN NWS1814, PART NW1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **908**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **908 sq. ft.**
 Unfinished Floor: **0**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **CAMPBELL STRATA MANAGEMENT LTD**
 Maint Fee: **\$400.00**
 Maint Fee Includes: **Electricity, Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **24** Locker: **No**
 Storeys in Building: **2**
 Mgmt. Co's #: **778-574-3454**
 Council/Park Apprv?:

Grand Total: **908 sq. ft.**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Smoking Restrictions**
 Restricted Age: **55+** # of Pets: **1** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1**

of Levels: **1**
 # of Rooms: **8**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'7 x 12'10			x	1	Main	4	No
Main	Kitchen	10'9 x 7'10			x	2			No
Main	Eating Area	7'9 x 4'11			x	3			No
Main	Primary Bedroom	14'5 x 11'			x	4			No
Main	Bedroom	8'11 x 9'11			x	5			No
Main	Storage	9'5 x 12'10			x	6			No
Main	Foyer	6'9 x 3'11			x	7			No
Main	Patio	6'1 x 21'8			x	8			No

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