

#125

27044  
32nd Avenue, Aldergrove



BERTRAND ESTATES



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# THIS END UNIT TOWNHOME OFFERS...

3 bedrooms & 3 baths in a quiet location. This one just needs your design ideas to make this the perfect home. Last sale in the complex was \$470,000.00, so there is lots of room for some growth to make this project worthwhile.







## PROPERTY OVERVIEW

Price:	\$399,900.00
Strata Fee:	\$280.00
Style:	2 Story Townhome
Total Units in Complex:	90
Complex Name:	Bertrand Estates - NWS 1758
Strata Management:	Associa BC
Complex Amenities:	Playground and Clubhouse
Warranty:	No
Walk Score:	73
Year Built:	1984 - 34 Years Old
Total Square Feet:	1,306 sq. ft.
Main Square Footage:	664 sq. ft.
Above Square Footage:	642 sq. ft.
Storage Unit:	7'4 x 3'3 x 4' Storage Box in Carport
Parking:	Carport 6'11 High, 27' Long
Additional Parking:	Yes, open parking in complex, and the street is nearby.
Visitor Parking:	Yes, in center area of the complex, west of the unit.
Size of Patio or Deck:	10'8 x 15
Yard Fenced:	Yes
Exposure:	East
Greenbelt:	Yes
Who Cuts the Grass:	Strata
Pet Restrictions:	2 Pets Any Size
Rental Restrictions:	Yes, 5% - Full
RV Parking:	Not available
Ceiling Height:	8'
Fireplaces:	1 - Wood
Roof Type:	Asphalt - 11 Years Old
Framing:	Wood Frame
Appliances:	White Stove, Fridge & Dishwasher. Tenant owns Washer and Dryer.
Windows:	Double Glazed Metal
Wiring:	Copper
Plumbing:	Copper
Hot Water:	Electric Tank in Laundry Room 7 Years Old
Water Shut Off:	Left of Hot Water Tank
Water Supply:	City/Municipal
Attic Location:	Upstairs Hallway
Vacuum:	No
Alarm:	No
Garbage Day:	Alternating Tuesdays
Mail Delivery:	Community box located northwest corner of the larger parking lot..
Gross Taxes:	\$2,243.53 (2017)
Tax Assessment:	\$410,300.00
Contingency Fund:	\$529,638.69 2018
Depreciation Report:	Yes
Electric:	\$145.00 Average Per Month
Zoning:	Residential Multiple
Owners Resided:	Tenanted - Owned Townhome since 1989

## ROOM DIMENSIONS

Kitchen:	14' x 8'
Laundry:	8' x 5'
Living Room:	17' x 13'
Dining Room:	8' x 6'
Master Bedroom:	13' x 12'
Bedroom:	11' x 8'
Bedroom:	11' x 8'

## BATHROOMS

Main:	2 Piece Power Room
Above:	2 Piece Ensuite
Above:	4 Piece Main









# BERTRAND ESTATES

Solid complex with over \$500,000.00 in the savings account! Pro active strata with friendly owners all around. 2 pet OK, Rentals are full and there is a 1700 sq. ft. clubhouse perfect for large gatherings. Aldergrove is a fantastic community with a new pool opening in the area, Aldergrove Fair Days July 20-22nd, Movie in the Park Aug 18th and the Cruise in is back on Sept 8th. This is a great place to call home.







## NEIGHBOURS:

Great family complex with children of all ages.

## SCHOOLS:

K - 5 Parkside Centennial Elementary  
3300 - 270 Street | 4 Min Walk 290 m

6 - 8 Betty Gilbert Middle  
26845 - 27th Avenue | 4 Min Drive 1.9 km

9 - 12 Aldergrove Secondary  
26850 - 29th Avenue | 3 Min Drive 1.3 km

French Immersion: Belmont Elementary  
20390 40 Avenue | 15 Min Drive 14.0 km

## BUS:

Bus 503 to Surrey Central Station Expo Line and Langley Center; Walk East bound along 32nd Avenue at 272nd Street - Bus stop #57307

21 Aldergrove connector and Abbotsford Connector

## PARKS/RECREATION/LIBRARY:

George E. Ross Park, 265a Street  
Aldergrove 2 Min | Drive 1.3 km

Aldergrove Athletic Park  
27 Avenue & 267B Street Aldergrove | 5 Min Drive 2.2 km

Swensson Park  
27875 Swensson Avenue, Abbotsford | 5 Min Drive 2.5 km

Aldergrove Regional Park  
27240 8 Avenue, Aldergrove | 7 Min Drive 5.4 km

Aldergrove Credit Union Community Center and Otter Co-Op Outdoor Experience, 27032 Fraser Hwy, Aldergrove | 5 Min Drive 1.6 km; This center will be opening in stages with the first phase opening approx July 15, 2018. Once completely finished there will be a 50 person hot tub, 500+ seat capacity ice rink, an indoor running track, fitness center, waterslides and an outdoor movie screen plus a picnic area.

Otter Park  
2014-2066 Otter Road, Aldergrove | 8 Min Drive 7.0 km

Old Yale Park & Off Leash area  
22559-22697 Old Yale Road, Langley | 11 Min Drive 10.4 km

Beaver Creek Park Dog Dyke  
26481 Trans Canada Trail, Langley | 14 Min Drive 13.2 km

Duck lake, 5257 197 Street, Langley | 20 Min Drive 16.5 km

Centre Ice Arena  
104-3600 Townline Road, Abbotsford | 12 Min Drive 10.9 km

Canlan Ice Sports  
5700 Langley Bypass, Langley | 14 Min Drive 14.0 km

Aldergrove Library  
26770 29 Avenue Aldergrove | 3 Min Drive 1.3 km

# Nearby Amenities

## GROCERY STORE AND SHOPS:

- Otter Co-op Feed Store  
3548 248 St, Aldergrove | 6 Min Drive 5.2 km
- Safeway Aldergrove  
27566 Fraser Hwy, Aldergrove | 3 Min Drive 1.3 km
- Hamilton Farms  
3057 Lefevre Road, Abbotsford | 4 Min Drive 2.3 km
- Real Canadian Superstore  
2855 Gladwin Road, Abbotsford | 15 Min Drive 12.9 km

## LOCAL RESTAURANTS, COFFEE SHOPS AND PUBS:

- Milsean Coffee Shoppe  
2900 272 Street, Aldergrove | 2 Min Drive 850 m
- Mazatlan Authentic Mexican Cuisine  
3347 262 Street, Aldergrove | 4 Min Drive 2.1 km
- Brick Alley Bistro  
27133 Fraser Hwy, Aldergrove | 6 Min Drive 500 m
- Book n Bean Coffee Shop  
27103 Fraser Hwy, Aldergrove | 7 Min Drive 500 m
- Taco Bell  
27012 Fraser Hwy, Aldergrove | 2 Min Drive 750 m
- Panago Pizza  
26956 Fraser Hwy, Aldergrove | 2 Min Drive 1.0 km
- Bob's Bar n' Grill  
27083 Fraser Hwy, Aldergrove | 2 Min Drive 550 m
- White Spot  
3070 264 Street B, Aldergrove | 3 Min Drive 1.6 km
- Fox & Hounds Pub and Restaurant  
26444 32 Avenue, Aldergrove | 2 Min Drive 1.2 km
- Boston Pizza  
26310 Fraser Hwy, Aldergrove | 5 Min Drive 2.5 km
- Starbucks  
27617 Fraser Hwy, Abbotsford | 8 Min Drive 6.3 k

## ENTERTAINMENT:

- Aldergrove Heritage Society  
3190 271 Street, Aldergrove | 1 Min Drive 210 m
- Twilight Drive-In Theatre (Drive In Theatre)  
3350 260 Street, Aldergrove | 4 Min Drive 2.5 km
- Cineplex Cinemas Langley  
20090 91a Avenue, Langley | 18 Min Drive 21.8 km
- Abbotsford Centre  
33800 King Road, Abbotsford | 14 Min Drive 14.9 km
- Cascades Casino  
20393 Fraser Hwy, Langley | 17 Min Drive 14.9 km

## DEPARTMENT STORES AND LOCAL SHOPS:

- West Oaks Mall  
32700 S Fraser Way #52, Abbotsford | 15 Min Drive 11.9 km
- Aldergrove Home Hardware  
3147 272 Street, Aldergrove | 1 Min Drive 400 m
- All Seasons Garden Center  
27491 Fraser Hwy, Aldergrove | 3 Min Drive 1.1 km

## EQUESTRIAN CENTERS

- Milner Downs Equestrian Center (2005) Ltd.,  
21795 64 Avenue, Langley Township | 15 Min Drive 15.2 km
- A & T Equestrian Center  
4615 190 Street, Surrey | 22 Min Drive 18.2 km
- Hazelmere Equestrian Center  
215 184 Street, Surrey | 23 Min Drive 24.5 km

## GOLF COURSES

- Poppy Estate Golf Course  
3834 248 Street, Langley | 6 Min Drive 5.1 km
- Pagoda Ridge Golf Course  
7887 264 Street, Langley | 12 Min Drive 10.8 km
- Tall Timber Golf Course  
23523 56 Avenue, Langley | 11 Min Drive 11.3 km

## WINERY

- Township 7 Vineyards & Winery - Langley  
21152 16 Avenue, Langley | 15 Min Drive 15.0 km
- Chaberton Estate Winery  
1064 216 Street, Langley | 15 Min Drive 15.2 km
- Backyard Vineyards  
3033 232 Street, Langley | 11 Min Drive 10.3 km
- Krause Berry Farms & Estate Winery  
6179 248 Street, Langley | 10 Min Drive 10.1 km

## AIRPORT/US BORDER/FERRY

- Tsawwassen Ferry Terminal, Delta | 50 Min Drive 60.9 km
- Vancouver International Airport  
3211 Grant McConachie Way, Richmond | 52 Min Drive 66.1 km
- Langley Regional Airport  
5385 216 Street, Langley | 13 Min Drive 12.3 km
- Peace Arch Point of Entry - U.S. Customs  
123 2nd Street, Blaine, Washington | 34 Min Drive 28.6 km

## SUMMER EVENTS IN ALDERGROVE:

**July 1st**  
Canada Day Parade 9:45am

**July 20th - 22nd**  
Aldergrove Fair Days - 54/40 Band

**August 18th**  
Movie in the Park - Willy Wonka

**September 8th**  
Cruise-In



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