

BUILDING BROCHURE

CROWN POINT - 3292 VERNON BUILDING

3292 Vernon Terr. · Abbotsford, BC V2S 6W7 · Abbotsford East



Scan to view online



1 FOR SALE
FROM \$439,900

6 SOLD · 12 MO
\$415,000-\$566,000

12-MO SOLD TREND
-7.2

Unit Mix

2 Bedroom

32 units
1,208 – 1,629 sf
from \$415,000

3 Bedroom

2 units
1,554 – 1,624 sf
from \$506,000

For Sale in Crown Point – 3292 Vernon Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$439,900	2 / 3	1380 sf	\$319	64 34959 OLD CLAYBURN ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$465,000	2 / 3ba	1464 sf	\$318	2026-05-01
\$566,000	2 / 2ba	1588 sf	\$356	2026-04-13
\$562,500	2 / 3ba	1386 sf	\$406	2026-03-06
\$415,000	2 / 3ba	1372 sf	\$302	2026-01-26

Value & Financing

Price Positioning

\$319 /sq ft

Active listings here average **\$319/sf** vs **\$481/sf** across Abbotsford East.

34% below area average

Mortgage Snapshot

\$2,107 /mo

Entry price (from) **\$439,900**

20% down payment **\$87,980**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1987	LEVELS 2	SUITES 90	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2605	MANAGEMENT Self Managed

Overview

Crown Point Villas 3292 Vernon Terrace, Abbotsford, BC V2S 6N5, Canada NWS2605. Crown Point Villas is located on Vernon Terrace and Old Clayburn Road in a convenient

neighbourhood of Abbotsford. Built in 1988, Crown Point Villas offers 90 homes that are well maintained and professionally managed by Campbell: 604-864-0380. Maintenance fees include cable, a caretaker, electricity, gardening, heat, hot water, recreation facility, and management.

This is a prime location just minutes away from J&S Pizza, World Gym Abbotsford, Price Smart Foods, Canadian Tire, London Drugs, and Sevenoaks Shopping Centre. Transit and major routes are close by and within walking distance. Features of Crown Point Villas include a club house, garden, recreation centre, wheelchair access, and a workshop. Crown Point Villas has a 55+ age restriction, allows pets with restrictions, but does not allow rentals.

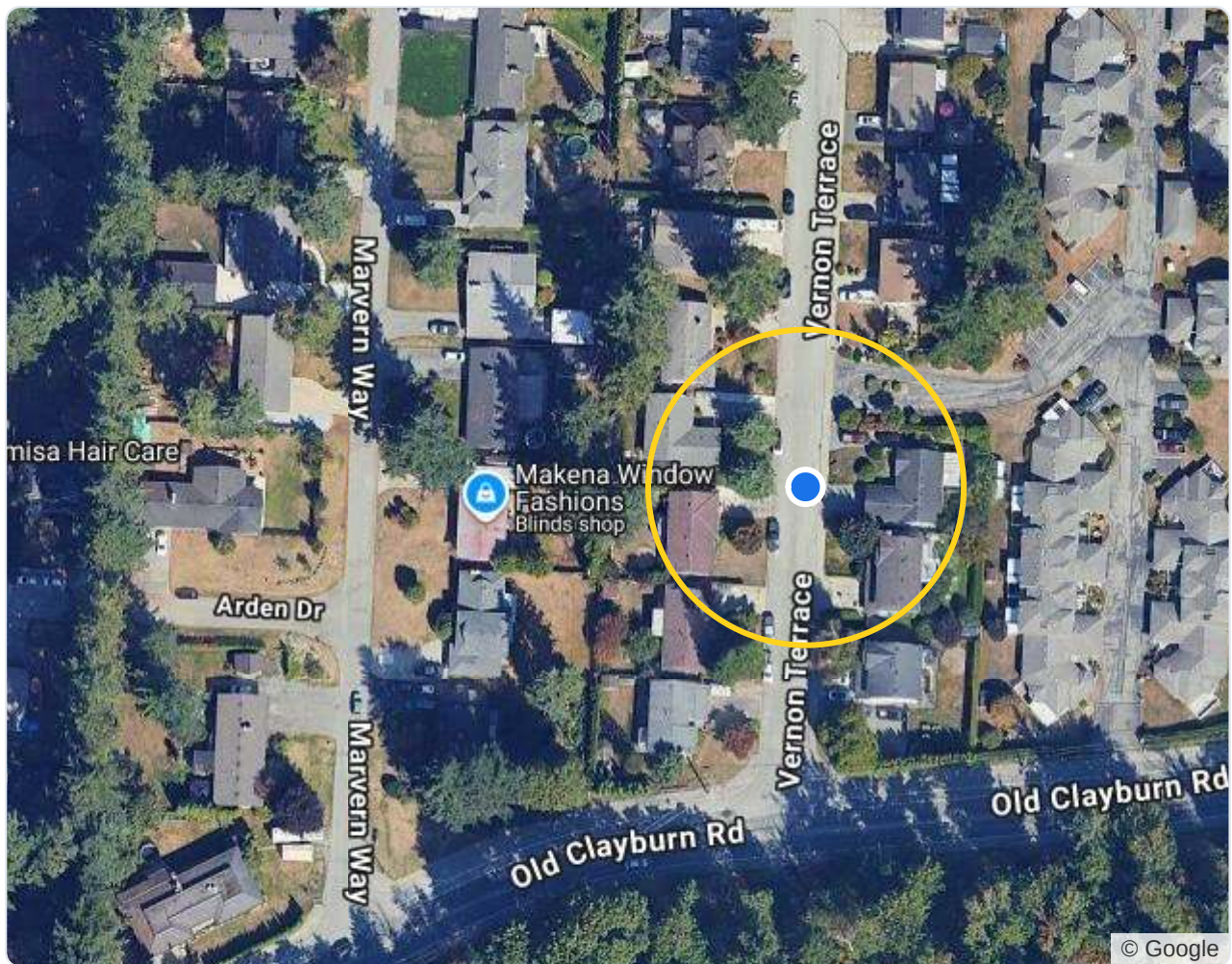
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Club House | ✓ Garden |
| ✓ In Suite Laundry | ✓ Workshop Attached |

Maintenance Fees Include

- | | |
|-------------------|-----------------------|
| ✓ Cable/satellite | ✓ Electricity |
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bccondos.net



Book a Viewing
scan or call