

BUILDING BROCHURE

CROWN POINT VILLAS - 34959 OLD CLAYBURN BUILDING

34959 Old Clayburn Rd. · Abbotsford, BC V2S 6W7 · Abbotsford East



1 FOR SALE
FROM \$439,900

6 SOLD · 12 MO
\$415,000-\$566,000



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 Villas - 34959 Old Clayburn 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 **\$475/sf** across Abbotsford East.

33% 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 1988	LEVELS 1	SUITES 90	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2605	

Overview

Crown Point Villas 34959 Old Clayburn Rd, Abbotsford, BC V2S 6W7, Canada NWS2605. Crown Point Villas is located on Old Clayburn Road and Vernon Terrace 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, electricity, gardening, heat, hot water, management, and recreation facility.

This is a prime location just minutes away from J&E'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, in suite laundry, a recreation centre, and a workshop. Crown Point Villas has a 55+ age restriction, allows two pets with restrictions, but does not allow rentals.»

Amenities & Features

- ✓ Club House
- ✓ Recreation Center
- ✓ In Suite Laundry
- ✓ Workshop Detached

Maintenance Fees Include

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

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call