

CLAYBURN CREEK ESTATES

35259 Straiton Rd. · Abbotsford, BC V2S 0H1 · Abbotsford East



Scan to view online



1 FOR SALE
FROM \$1,199,000

2 SOLD · 12 MO
\$1,300,000–\$1,365,000



Unit Mix

3 Bedroom

3 units
2,542 – 4,006 sf
from \$1,150,000

4 Bedroom

4 units
2,542 – 3,468 sf
from \$1,095,000

5 Bedroom

1 unit
3,850 – 3,850 sf
from \$1,300,000

6 Bedroom

1 unit
3,454 – 3,454 sf
from \$1,365,000

For Sale in Clayburn Creek Estates & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,199,000	4 / 3	2542 sf	\$472	9 35259 STRAITON ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,365,000	6 / 5ba	3454 sf	\$395	2026-07-11
\$1,300,000	5 / 4ba	3850 sf	\$338	2026-06-19
\$1,120,000	4 / 3ba	2938 sf	\$381	2023-10-21
\$1,095,000	4 / 3ba	2934 sf	\$373	2023-10-19

Value & Financing

Price Positioning

\$472 /sq ft

Active listings here average **\$472/sf** vs **\$438/sf** across Abbotsford East.

8% above area average

Mortgage Snapshot

\$5,742 /mo

Entry price (from) **\$1,199,000**

20% down payment **\$239,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2017	LEVELS 3	SUITES 22	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1149	

Overview

Welcome to Clayburn Creek Estates. Clayburn Creek Estates is a boutique 22-home strata residence located at 35259 Straiton Road in Abbotsford, in the Abbotsford East neighbourhood. Completed in 2017, it is registered under Strata Plan EPS1149 and held as Freehold Strata. It sits near the intersection of Straiton Road & Old Clayburn Road.

Residents enjoy an array of amenities including swirlpool/hot tub, garage triple front access concrete parking and forced air / natural gas heating.

Set in Abbotsford East, Abbotsford, Clayburn Creek Estates offers gated, cul-de-sac, near golf course, recreation and paved nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

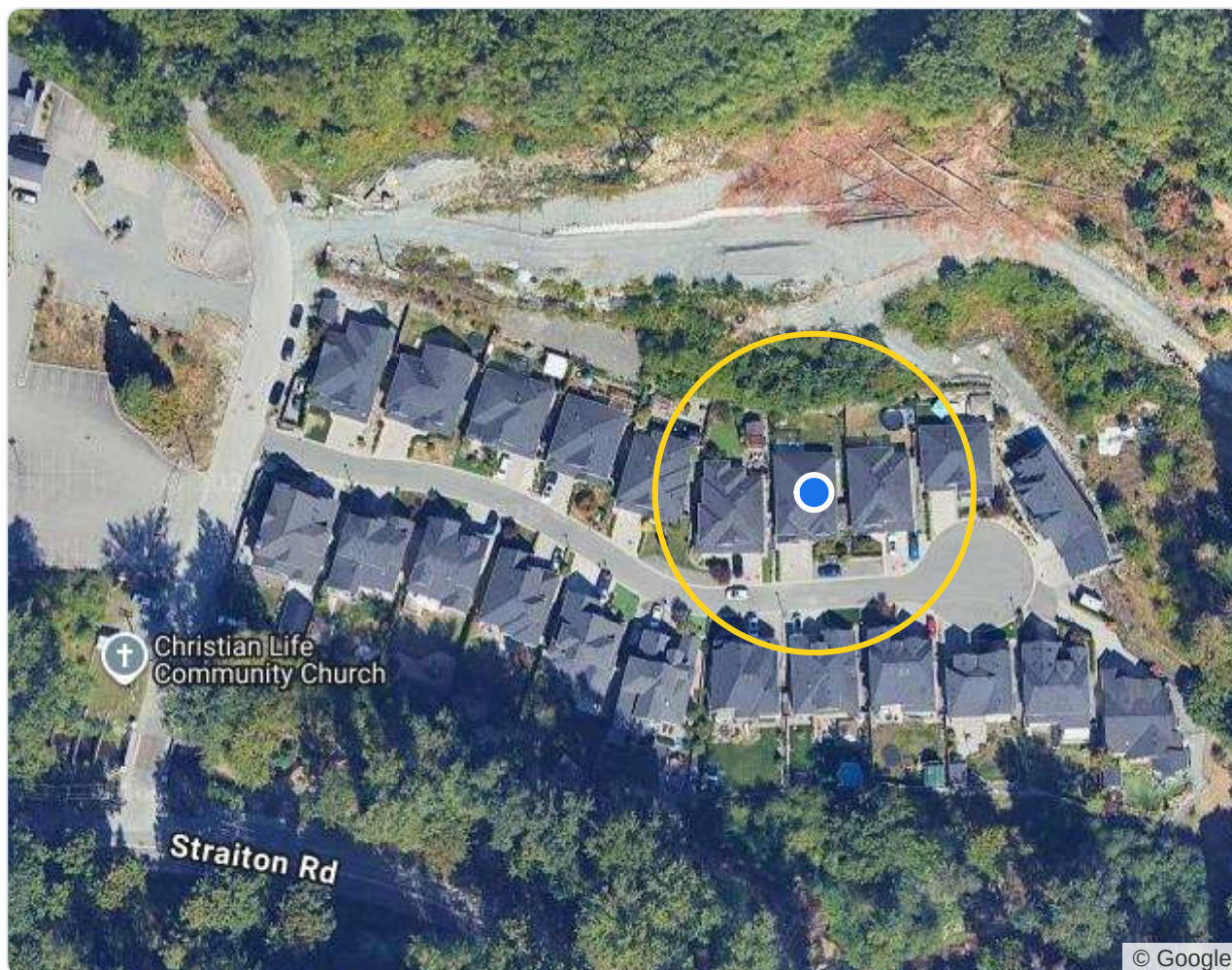
✓ Swirlpool/hot Tub

Maintenance Fees Include

✓ Garbage Pickup

✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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