

BUILDING BROCHURE

BROOKHOLLOW ESTATES

2772 Clearbrook Rd. · Abbotsford, BC V2T 6N6 · Abbotsford West



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1 FOR SALE
FROM \$429,000

1 SOLD · 12 MO
\$422,000–\$422,000



Unit Mix

2 Bedroom

16 units

1,030 – 1,368 sf

from \$331,000

For Sale in Brookhollow Estates & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$429,000	2 / 2	1313 sf	\$327	201 2772 CLEARBROOK ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$422,000	2 / 2ba	1243 sf	\$340	2026-05-18
\$395,000	2 / 2ba	1030 sf	\$383	2025-07-27
\$490,000	2 / 2ba	1368 sf	\$358	2025-01-02
\$499,999	2 / 2ba	1310 sf	\$382	2024-11-25

Value & Financing

Price Positioning

\$327 /sq ft

Active listings here average **\$327/sf** vs **\$441/sf** across Abbotsford West.

26% below area average

Mortgage Snapshot

\$2,055 /mo

Entry price (from) **\$429,000**

20% down payment **\$85,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1997	LEVELS 4	SUITES 32	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2250	

Overview

Brookhollow Estates - 2772 Clearbrook Rd, Abbotsford, BC V2T 4N1, LMS2250. Located on Clearbrook Road and Old Yale Road in a convenient neighbourhood of Abbotsford West. Brookhollow Estates built in 1997, offers 32 homes that are well maintained and professionally managed by Homelife: 604-858-7368. This is a prime location just minutes away from Garden Park Pharmacy, Save On Foods, Clearbrook Plaza, BMO Bank of Montral, and Canadian Community College. Transit and major routes are close by and within walking distance. Maintenance Fees at Brookhollow Estates include garbage pickup, gardening, gas, hot water, and management. Features of Brookhollow Estates include secure underground parking. Other

features include an elevator and in-suite laundry. Restrictions of Brookhollow Estates include 19+ age restriction, no pets and no rentals.››¿

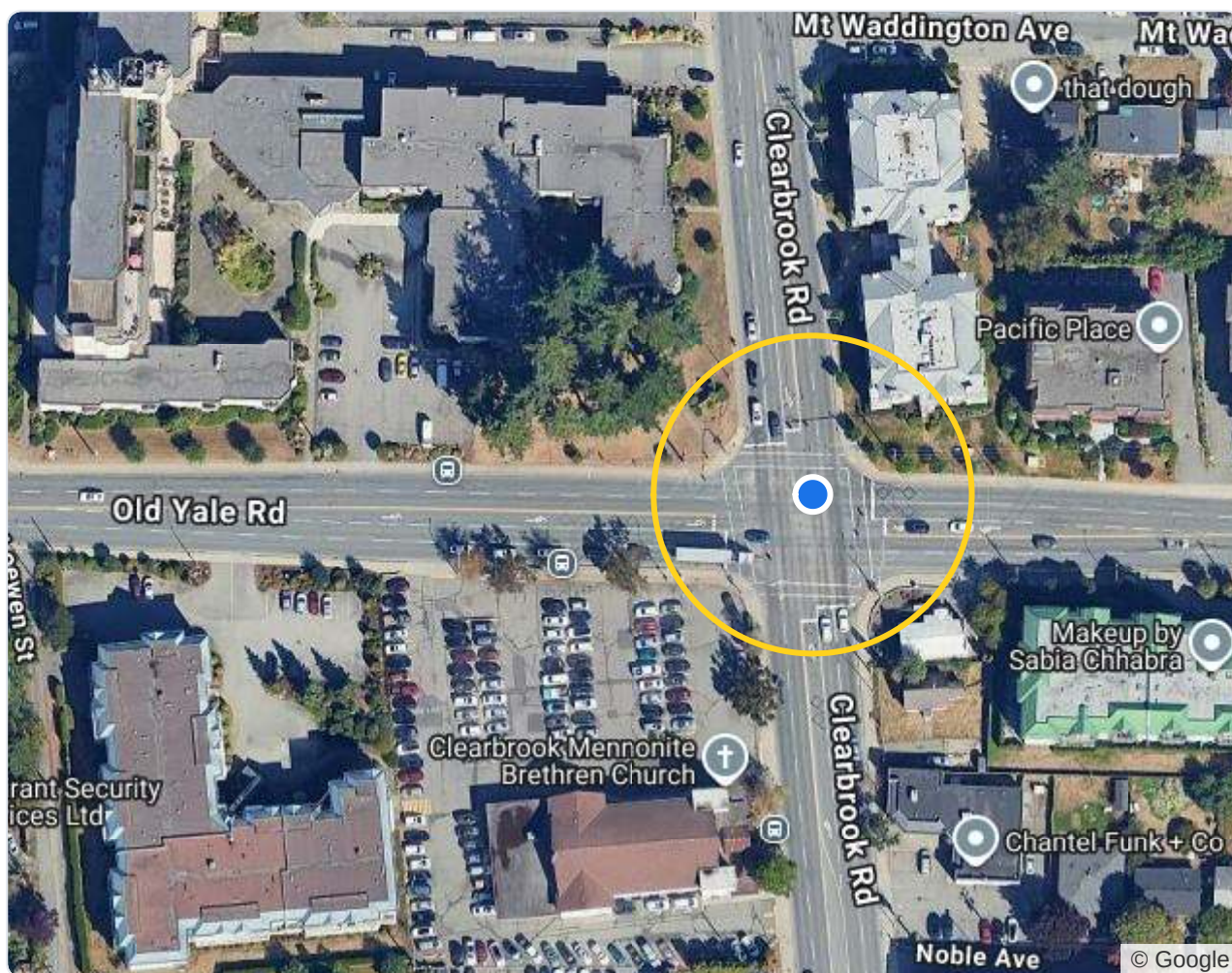
Amenities & Features

- ✓ Elevator
- ✓ Wheelchair Access
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location



Les Twarog

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