

BUILDING BROCHURE

COLLEGE PARK PLACE

33688 King Rd. · Abbotsford, BC V2S 7P9 · Poplar



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1 FOR SALE
FROM \$399,000

1 SOLD · 12 MO
\$419,000–\$419,000



Unit Mix

1 Bedroom

8 units
804 – 852 sf
from \$240,000

2 Bedroom

45 units
900 – 1,127 sf
from \$290,000

For Sale in College Park Place & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$399,000	2 / 2	918 sf	\$435	402 33668 KING ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$419,000	2 / 2ba	910 sf	\$460	2025-10-21
\$435,000	2 / 2ba	1047 sf	\$415	2025-09-06
\$419,000	2 / 2ba	935 sf	\$448	2025-07-24
\$435,000	2 / 2ba	924 sf	\$471	2025-01-25

Value & Financing

Price Positioning

\$435 /sq ft

Active listings here average **\$435/sf** vs **\$484/sf** across Poplar.

10% below area average

Mortgage Snapshot

\$1,911 /mo

Entry price (from)	\$399,000
20% down payment	\$79,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1994	LEVELS 4	SUITES 98	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1167	MANAGEMENT Self Managed

Overview

- College Park Place - 33688 King Road Abbotsford, BC V2S 7P8, LMS1167 - Located on the corner of King Road in a sought after neighbourhood in the Poplar area of Abbotsford. College Park Place offers 98 homes built in 1994 that are professionally managed by Teamwork 604-854-1734. This is a central location where all your amenities are just minutes away including transit, restaurants, Fraser Valley University, elementary and secondary schools, Wal-Mart, recreation, coffee shops, parks, hospital and much more! Direct access to highways allows an easy commute to Surrey, Langley, downtown Vancouver and other surrounding destinations. Most homes feature open floor plans, cozy gas fireplaces, ensuite

laundry, skylights, laminate and tile flooring, private decks and beautiful garden and mountain views. College Park Place is a well managed four storey building that has recent updates including rainscreen and a new roof in 2008. Other features include a large amenity room, guest suite, exercise room and an on-site caretaker. College Park Place offers wheelchair access, elevators, secured underground and outside parking, visitor parking, bike storage and manicured gardens. All ages are welcomed here along with pets and rentals with restrictions. This is a multiple address complex including 33668 and 33688 King Road. College Park Place offers comfortable condo living suited for every lifestyle - Live here today!

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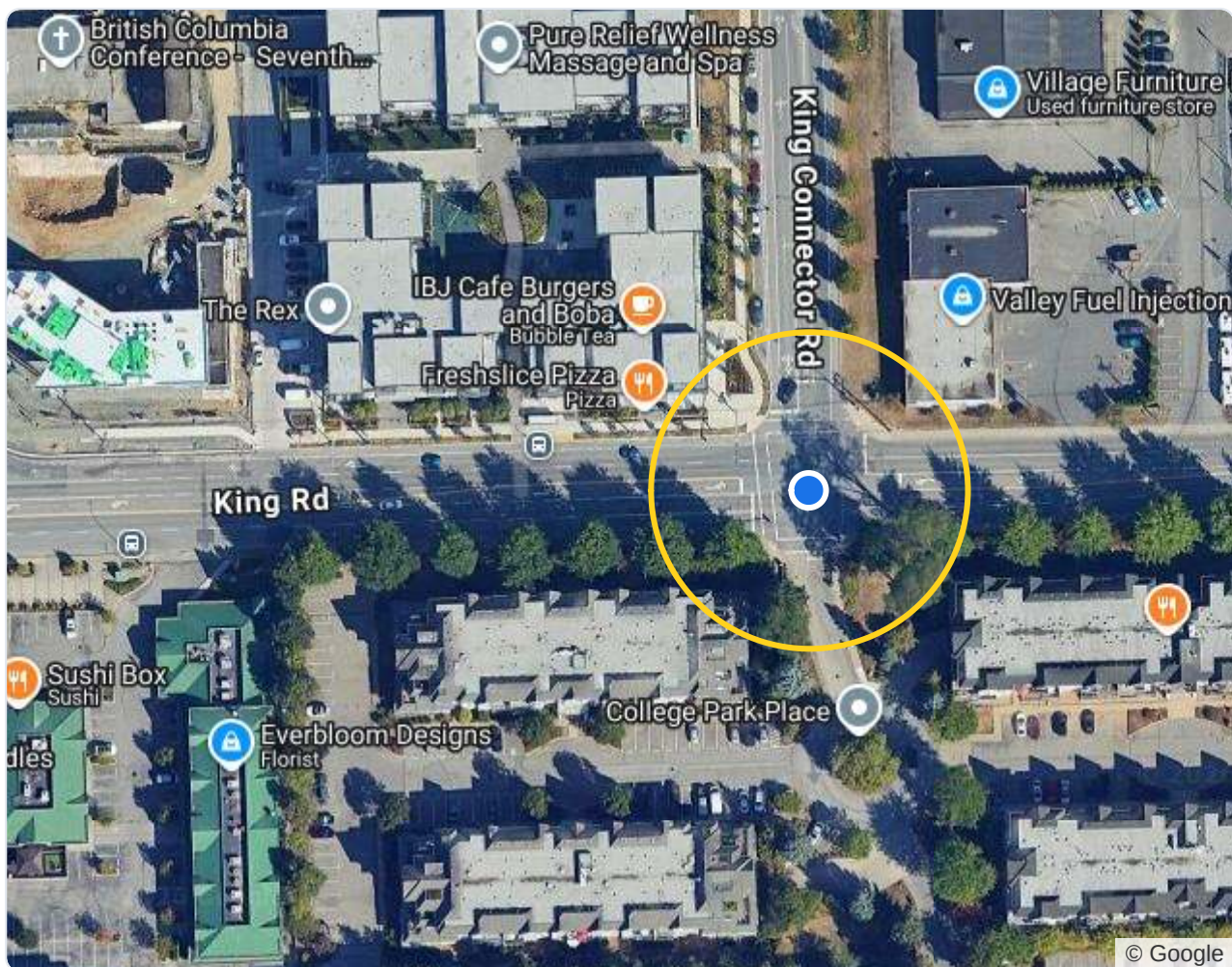
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ In Suite Laundry |
| ✓ Recreation Center | |

Maintenance Fees Include

- | | |
|----------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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