

BUILDING BROCHURE

# CROWN POINT VILLAS - 34899 OLD CLAYBURN BUILDING

34899 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 - 34899 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 **\$486/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<br><b>1988</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>90</b>           | CONSTRUCTION<br><b>Frame - Wood</b>                 |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS2605</b> | MANAGEMENT<br><b>Campbell Strata Management Ltd</b> |

## Overview

Crown Point Villas 34899 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, a caretaker, electricity, gardening, heat, and hot water.

Features of Crown Point Villas include a club house, in suite laundry, recreation centre, storage, and a workshop. Crown Point Villas has a 55+ age restriction, allows one pet with restrictions, but

does not allow rentals. 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. »

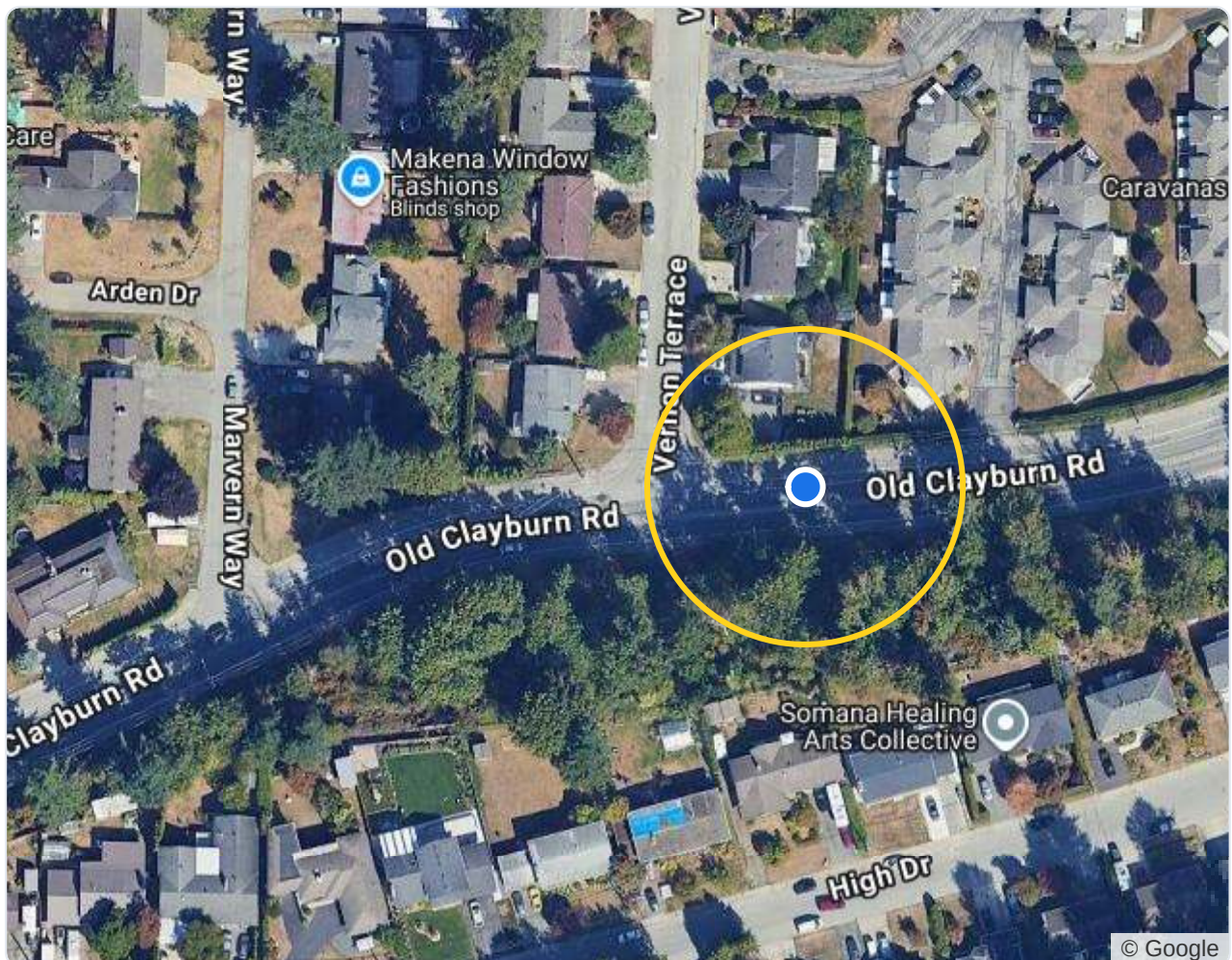
## Amenities & Features

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

## Maintenance Fees Include

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

## Location





## Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ [les@6717000.com](mailto:les@6717000.com) · [bccondos.net](http://bccondos.net)



Book a Viewing  
scan or call