

BUILDING BROCHURE

# SAGE AT AUGUSTON

4401 Blauson Blvd. · Abbotsford, BC V3G 0A4 · Abbotsford East



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**3** FOR SALE  
FROM \$604,900

**9** SOLD · 12 MO  
\$615,000-\$675,000



# Unit Mix

## 3 Bedroom

74 units  
1,200 – 2,276 sf  
**from \$479,000**

## 4 Bedroom

4 units  
2,086 – 2,324 sf  
**from \$595,000**

# For Sale in Sage At Auguston & Complex

3 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS             |
|------------------|--------------|---------|-------|----------------------------|
| <b>\$619,900</b> | 3 / 2        | 1232 sf | \$503 | 33 4401 BLAUSON BOULEVARD  |
| <b>\$619,900</b> | 3 / 2        | 1581 sf | \$392 | 109 4401 BLAUSON BOULEVARD |
| <b>\$604,900</b> | 3 / 2        | 1281 sf | \$472 | 2 4401 BLAUSON BOULEVARD   |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$615,000</b> | 3 / 2ba | 1271 sf | \$484 | 2026-06-30 |
| <b>\$615,000</b> | 3 / 2ba | 1239 sf | \$496 | 2026-06-18 |
| <b>\$638,000</b> | 3 / 2ba | 1284 sf | \$497 | 2026-06-07 |
| <b>\$640,000</b> | 3 / 2ba | 1404 sf | \$456 | 2026-03-07 |

# Value & Financing

## Price Positioning

**\$456** /sq ft

Active listings here average **\$456/sf** vs **\$473/sf** across Abbotsford East.

**4% below area average**

## Mortgage Snapshot

**\$2,897** /mo

Entry price (from) **\$604,900**

20% down payment **\$120,980**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                     |
|---------------------------|-----------------------------------------|-------------------------------|-----------------------------------------------------|
| YEAR BUILT<br><b>2007</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>120</b>          | CONSTRUCTION<br><b>Frame - Wood</b>                 |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS2034</b> | MANAGEMENT<br><b>Campbell Strata Management Ltd</b> |

## Overview

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Sage - 4401 Blauson Blvd Abbotsford, BC V3G 0A4, BCS2034 - Located in a sought after neighbourhood in East Abbotsford on Blauson Blvd and Lester Pearson Way. This is a location that is close to all your amenities including transit, restaurants, Wal-Mart, Save-On-Foods, recreation, parks, schools at all levels, community centre, medical services and much more! Direct access to highways allows an easy commute to surrounding destinations. Sage offers 120 luxury homes built in 2007 that are professionally managed by Baywest 604-853-7511. These three level townhomes were designed with a Canadian craftsmen style architecture that boast quality detail and finishing. Homes feature open concept floor plans, bay windows, insuite laundry, private backyards with patio areas and spacious decks that offer beautiful mountain views from most units. Other features include a large tandem garage with room for a workshop, additional parking on the driveway, gable brackets and white picket fences. Sage at Auguston is surrounded by more than 200 acres of greenspace where residents can take advantage of the numerous walking trails and lovely park areas. This is a family oriented community that has playground amenities for the kids and visitor parking throughout the complex and on the street. This complex welcomes all ages, is pet friendly and rentals are allowed with restrictions. Sage at Auguston is a private townhome community that offers living suited for the whole family - Live here today!

## Amenities & Features

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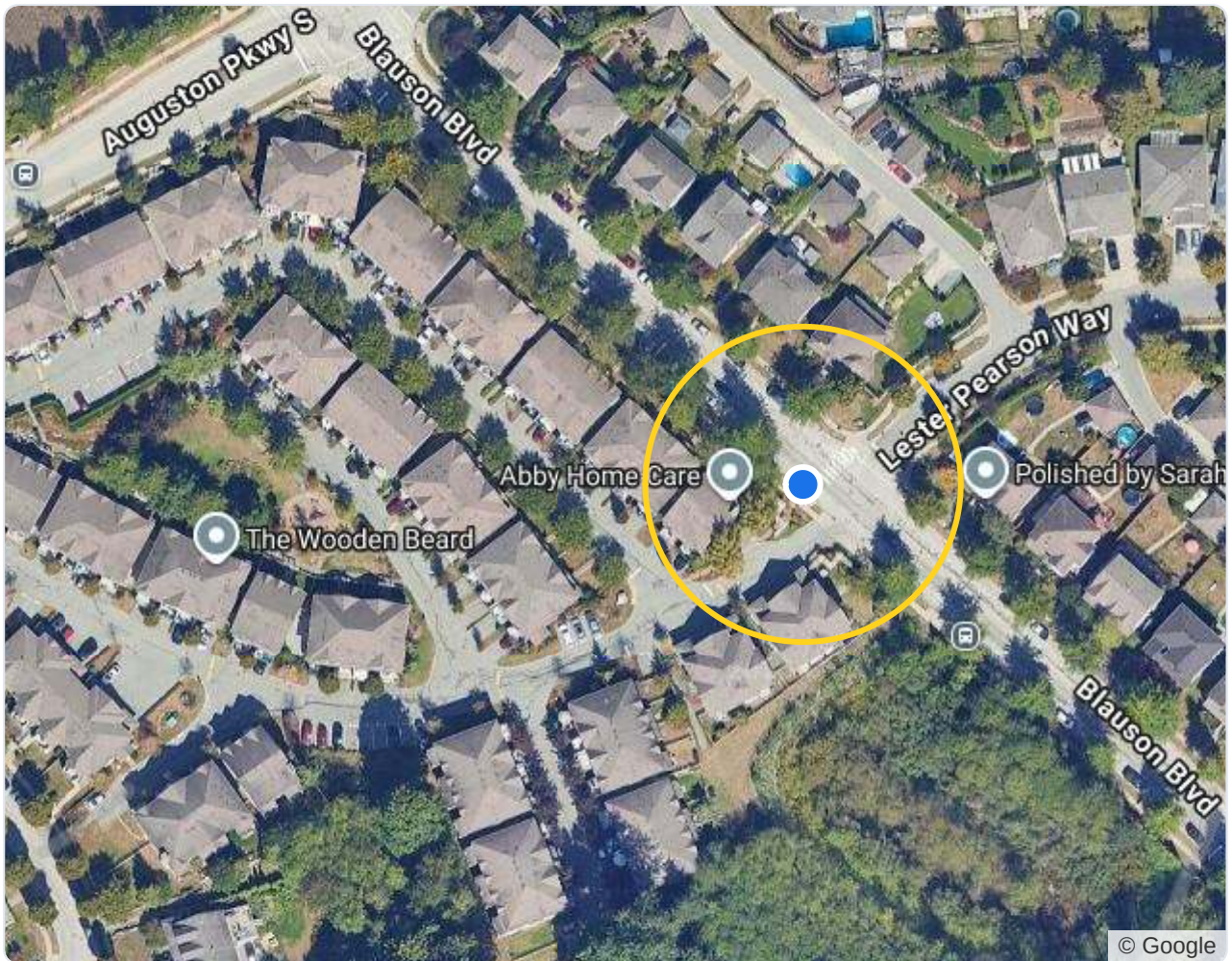
- ✓ Playground

## Maintenance Fees Include

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- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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