



Presented by:
P.A. 'Doc' Livingston PREC*

Sutton Grp-West Coast Realty

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Active R2176143 Board: F Apartment/Condo	214 10061 150 STREET North Surrey Guildford V3R 4A7	Residential Attached \$149,900 (LP) (SP)
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Sold Date:	Frontage (feet):	Original Price: \$149,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1982
Depth / Size (ft.):	Bedrooms: 2	Age: 35
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MR45
Flood Plain:	Full Baths: 1	Gross Taxes: \$969.48
Approval Req?: No	Half Baths: 0	For Tax Year: 2016
Exposure:	Maint. Fee: \$296.92	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 001-902-717
Mgmt. Co's Name: Ascent Real Estate Mgmt		Tour:
Mgmt. Co's Phone: 604-431-1800		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Water		

Style of Home: End Unit	Total Parking:	Covered Parking:	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		Locker: N
Exterior: Stucco			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 BLOCK	Total Units in Strata: 162
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 0	Property Disc.: Yes	
Fireplace Fuel:		Fixtures Leased: No :	
Fuel/Heating: Baseboard		Fixtures Rmvd: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**
Legal: **ST.LT. 136 LD.36 SEC.29 R.1 ST.PL.NW 1702**

Amenities: **Club House, Elevator**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'			x			x
Main	Kitchen	9' x 7'			x			x
Main	Dining Room	9' x 7'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Storage	4' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 880	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 880 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Not Allowed, Rentals Allowed, Smoking Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 880 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **SRS Panorama Realty (Surrey)**

Forest Manor: Unit facing the courtyard. Secure underground parking. Easy access to all transportation, shopping and parks. Court Order sale. Sold "as is". All offers must accompany Addendum "A". Please call for details. Accepted Offer-150k - Vancouver Court Date is 9:30 AM on Monday, July 17, 2017



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Active R2177196	10 13499 92 AVENUE	Residential Attached
Board: F	Surrey	\$499,900 (LP)
Townhouse	Queen Mary Park Surrey V3V 8B7	(SP) M



Sold Date:	Frontage (feet):	Original Price: \$499,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1995
Depth / Size (ft.):	Bedrooms: 3	Age: 22
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: MR15
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,096.86
Approval Req?:	Half Baths: 1	For Tax Year: 2017
Exposure:	Maint. Fee: \$298.17	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-432-446
Mgmt. Co's Name: Bayside Property Mgmt.		Tour:
Mgmt. Co's Phone: 604-432-7774		
View: No :		
Complex / Subdiv: CHATHAM LANE		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Vinyl, Wood			Locker: N
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 Block		Dist. to School Bus: 1 Block
Rain Screen:	Units in Development: 74		Total Units in Strata: 74
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: No		
Fireplace Fuel: Gas - Natural	Fixtures Leased: No :		
Fuel/Heating: Baseboard, Forced Air, Natural Gas	Fixtures Rmvd: No :		
Outdoor Area: Patio(s)	Floor Finish:		
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **SL.12,LD.ST.36,SEC.32,TWN.2,PL.LMS.2416**

Amenities: **Club House, Garden**

Site Influences: **Central Location, Private Yard**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'3			x			x
Main	Dining Room	8' x 12'6			x			x
Main	Kitchen	7'8 x 10'			x			x
Main	Eating Area	8'5 x 7'9			x			x
Main	Family Room	8' x 11'			x			x
Above	Master Bedroom	15'4 x 10'11			x			x
Above	Bedroom	11' x 8'10			x			x
Above	Bedroom	7'10 x 11'11			x			x
Above	Nook	4'11 x 6'4			x			x
		x			x			

Finished Floor (Main): 747	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 746	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): 1,493 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,493 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Royal LePage West Real Estate Services**

A GREAT BUY! A MUST SEE! CHATHAM LANE!!! Welcome to this exclusive community nestled in a very quiet neighbourhood. Walking distance to Queen Elizabeth Secondary, Betty Huff Elementary, King George Skytrain Station, All kinds of shopping and Surrey Memorial Hospital. This a very well maintained complex. Excellent location to call home. Hurry before it's gone!!! Call for showings.



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Active
R2176792
Board: F
Apartment/Condo

340 10838 CITY PARKWAY
North Surrey
Whalley
V3T 5X9

Residential Attached
\$244,900 (LP)
(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **WYNFORD**
Mgmt. Co's Phone: **604-261-0285**
View: **No :**
Complex / Subdiv: **ACCESS**
Services Connected: **Electricity, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$234.00**

Original Price: **\$244,900**
Approx. Year Built: **2005**
Age: **12**
Zoning: **MF**
Gross Taxes: **\$588.46**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **026-178-320**
Tour:

Style of Home: **Other**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Parking Access:
Locker: **Y**
Dist. to School Bus: **CLOSE**
Total Units in Strata:

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**
Legal: **PL LMS4634 LT 169 LD 36 SEC 15 RNG 2W**

Amenities: **Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	15' x 10'			x			x
Main	Living Room	10' x 10'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	7' x 6'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 622	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 622 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 622 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Hanna Realty Ltd.**

Court order sale, Great location!! 1 Bedroom condo just steps to Skytrain, SFU Surrey Campus, City Hall, Guildford Mall and Park. NO RENTAL RESTRICTIONS, LIVE IN OR RENT OUT, MOVE IN TODAY!! Building was affected by a fire in 2015. All units were completely re-built and costs were covered by insurance.