			D .						
and the second sec			Doc Livin	sented by: gston Pl	REC*		ex	` D`*	
			Phone: http://www.	Xp Realty 604-787-7028 homehuntersbc.			REALTY		
Active				nehuntersbc.com			Residential	Dotachod	
R3008672				URNS ROAD shine Coast				000 (LP)	
Board: V				ons & Area			φ 7 τ0,	(SP)	м
House/Single Family				ON 1V1	If a sure CCT/		Original Driver		_
		N.	Sold Date: Meas. Type:	Feet	If new, GST/ Bedrooms:	HST INC?:NO 2	Original Price: Approx. Year B	-	
ALL AN	augures		Frontage(feet):		Bathrooms:	1	Age:	65	
	1		Frontage(metre		Full Baths:	1	Zoning:	RS1	
	The state		Depth / Size:	102.3	Half Baths:	0	Gross Taxes:	\$2,654	4.05
		7-1	Lot Area (sq.ft.		Rear Yard Ex	•	For Tax Year:	2024	
			Lot Area (acres Flood Plain:): 0.12 No	P.I.D.: 0	10-620-915	Tax Inc. Utilitie Tour:	s?: NO	
	A starter	Star 1	View:	Yes: OCEAN	VEW		rour.		
	Contraction of the	THE PARTY AND INC		v: Hopkins La	nding				
			First Nation Res Services Connect		Wator				
				ed: Electricit Septic		oply: City/Mun	icipal		
Style of Home: 1 Storey				Total Parking: 3	Covered Parking	g: 0 Parking	Access: Front, R	ear	
Construction: Frame - Woo Exterior: Wood	d			Parking: Open Driveway Finish:	Concrete		-		
Foundation: Other				, ,	ansit: 1/4 BLOCK	/BUS Dist.	to School Bus: 1/4	I BLOCK/BL	US
Concrete Pilla Renovations:	ar Foundation	1	Reno. Year:	Title to Land: F Property Disc.: Y	reehold NonStra	ta	Land Lease Ex	piry Year:	
# of Fireplaces: 1 R.I. Fire	places:		Rain Screen:	Fixtures Leased:					
Fireplace Fuel: Wood Fuel/Heating: Electric			Metered Water:	Fixtures Rmvd:					
Outdoor Area: Balcony(s)			R.I. Plumbing: No	Tixtures Kinvu.	:				
Type of Roof: Asphalt				1	Wall/Wall/Mixed				
Legal: LOT 20, BLOCK 12, PLAN	AP7429, DISTR	ICT LOT 1402, 0	SROUP 1, NEW WESTMI	NSTER LAND DISTR					
Amenities: None									
Site Influences: Cul-de-Sac, G Features:	ireenbelt, Lar	ne Access, Ma	arina Nearby, Pave	d Road, Recreat	ion Nearby				
l'édules.									
Finished Floor (Main):	831	Floor	Туре	Dimensions	Floor Ty	ре	Dimensions	Bathroo	
Finished Floor (Above): Finished Floor (AbvMain2):	0 0	Main Main	Kitchen Dining Room	14'3 x9'4 10' x9'			X X	Floor Main	#Pc 4
Finished Floor (Below):	0	Main Main	Living Room Laundry	13'1 x8'9 8'9 x5'8			x		
Finished Floor (Basement): Finished Floor (Total):	0 831 sq. ft.	Main	Pantry	4'11 x8'7			x x		
Unfinished Floor:	0315q. it. 0	Main Main	Primary Bedroom Bedroom	12'2 x8'9 10'3 x9'2			x x		
Grand Total:	831 sq. ft.		Other	5'9 x8'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.			X X			x x		
Suite: None	•			x x			x x		
Basement: None				x			x		
Crawl/Bsmt. Height: # o	f Levels: 1	Manuf Type:		Registered	in MHR?:	PAD Rental:			
· · · · · · · · · · · · · · · · · · ·	f Rooms: 8	MHR#: ByLaw Restrie	tione	CSA/BCE:		Maint. Fee:			
		DyLaw Result							
Listing Broker(s): RE/MAX LI	FESTYLES REA	ALTY							
This listing is offered us de-	an Order fer	Conduct of			hunity in a second	t-ofter area 1	acatad in Haalda	c I andiac ·	thic
This listing is offered under 831 sq. ft. home features to	wo bedrooms	and one bat	hroom on a 5,200 s	sq. ft. lot with p	anoramic ocean	/iews. Just a q	uarter-block wal	k to the bea	ach,
where you can enjoy fishin community on BC's Sunshi									
community feel, it's perfect									
Luke.									

	Γ	Doc Livin e) Phone: http://www.I	sented by: gston Pl Kp Realty 604-787-7028 homehuntersbc.com			REALT	(p*
Active		33 BRACK	EN PARK W	AY		Residentia	Detached
R2951278 Board: V			quamish Ickendale			\$949	,000 (LP)
Manufactured with Land			ON 1TO				(SP) M
		Sold Date:			ST/HST inc?:	Original Price:	
	and the second	Meas. Type: Frontage(feet):	Feet 0.00	Bedrooms Bathrooms		Approx. Year B Age:	Built: 1971 54
AND ALL AND	M.E.C.	Frontage(metre		Full Baths		Age. Zoning:	S4 RMH2
Select the select of the selec		Depth / Size:		Half Baths		Gross Taxes:	\$3,960.0
		Lot Area (sq.ft.)		Rear Yard	•	For Tax Year:	2024
		Lot Area (acres)	•	P.I.D.:	003-093-492		es?: No
		Flood Plain: View:	Yes			Tour:	
			: Brackendale				
		First Nation Res		Notural Coo	Conitons Courses	Water	
		Services Connect Sewer Type: C	ed: Electricity City/Municipal		, Sanitary Sewer, Supply: City/Mun		
tyle of Home: Manufactured/Mobile			Total Parking: 6	Covered Par	king: 2 Parking	Access:	
onstruction: Frame - Wood, Manufact xterior: Aluminum, Wood	ired/Mobile		Parking: Garage Driveway Finish:	; Double			
oundation: Concrete Block			Dist. to Public Tra			to School Bus:	
enovations: Partly	R	eno. Year:	Title to Land: F Property Disc.: Y		trata	Land Lease Ex	kpiry Year:
of Fireplaces: 1 R.I. Fireplaces:	Ra	ain Screen:	Fixtures Leased: N				
ireplace Fuel: Wood uel/Heating: Forced Air, Natural Gas, V		etered Water: .I. Plumbing:	Fixtures Rmvd: N	lo :			
Outdoor Area: Balcony(s), Fenced Yard,		2					
ype of Roof: Metal egal: LOT 10,BLOCK 30, PLAN VAP14705, PAR	51/2 OF SF1/4 S			lixed v westminster	LAND DISTRICT MA		RFG #60458
		,,			,		
menities: Swirlpool/Hot Tub, Work	shan Detached						
• • •	•						
ite Influences: Recreation Nearby, Rural eatures: ClthWsh/Dryr/Frdg/Stve			e, Hot Tub Spa/S	wirlpool, Sto	rage Shed		
inished Fleer (Main): 1 600	Floor		Dimonsions	Floor	Time	Dimonsions	Dathraam
inished Floor (Main): 1,600 inished Floor (Above): 0		Гуре L iving Room	Dimensions 18' x11'6	Floor	Туре	Dimensions x	Bathroom Floor
inished Floor (AbvMain2): 0 inished Floor (Below): 0		Kitchen Dining Room	10' x10' 17'5 x11'6			X X	Main Main
inished Floor (Basement): 0	Main I	Primary Bedroom	12' x9'7			x	Main
inished Floor (Total): 1,600 sq. f		Bedroom Bedroom	11' x9'2 12'3 x8'			X X	
Infinished Floor: 0	Main I	Bedroom	11'5 x9'6 8'4 x5'			x	
irand Total: 1,600 sq. f		Storage Mud Room	18'3 x11'5			X X	
Ir Area (Det'd 2nd Res): sq. f	<u>.</u>		x x			x x	
uite: None asement: None			X X			x	
	Manuf Type: D	ouble Wide		n MHR?: Yes	PAD Rental:	~	
Crawl/Bsmt. Height: # of Levels: 1		21	CSA/BCE:	24705	Maint. Fee:		
of Kitchens: 1 # of Rooms: 9	ByLaw Restricti	ons:					
isting Broker(s): Macdonald Realty							
	lo ese this	noutry proceedes -		to orter the		oonosialk. fa. P	NTV onthe start
ocated in a peaceful Brackendale cul- or craftspeople seeking additional space	e for their creat	tive projects. The	standout featur	e is the large	garage and heat	ed workshop spa	
ituated on a fully fenced lot of nearly a ne Tantalus Mountain Range, and ple							
tuated on a fully fenced lot of nearly a ne Tantalus Mountain Range, and ple estaurants, and just a 45-minute drive one of Squamish's best options for de	ity of space for to Vancouver a	outdoor activitie and 35 minutes fr	s. Conveniently	ocated within	n walking distanc	e of schools, sho	ops, and

		Doc Livin	- (p Realty	REC*			(́p⁺
1		http://www.l	604-787-7028 nomehuntersbc. nehuntersbc.com			KEALT	-
Active		1488 BAI	SAM STRE	ET		Residential	Detached
R3005734 Board: V			mberton			\$1,200,	000 (LP)
House/Single Family			mberton 0N 2L0				(SP) 🚺
	Room	Sold Date:		If new, GST/	HST inc?:	Original Price:	\$1,200,000
		Meas. Type:	Feet	Bedrooms:	5	Approx. Year B	
CALL RADIO	2 3 1	Frontage(feet):		Bathrooms:	3	Age:	29
		Frontage(metre		Full Baths:	3	Zoning:	R1
		Depth / Size:	,	Half Baths:	0	Gross Taxes:	\$0.00
		Lot Area (sq.ft.)): 7,912.00	Rear Yard Ex	(p:	For Tax Year:	2024
		Lot Area (acres): 0.18	P.I.D.:)23-523-450	Tax Inc. Utilitie	s?: No
	The second	Flood Plain:				Tour:	
		View:	:				
AND THE REAL PROPERTY OF		Complex/Subdiv First Nation Res					
	3	Services Connect		ty, Sanitary Sewe	r, Water		
	The second		ity/Municipal		oply: City/Mun	icipal	
yle of Home: 2 Storey, Basement Entry			Total Parking: 4		g: 2 Parking	Access:	
onstruction: Frame - Wood kterior: Wood			Parking: Garage Driveway Finish:				
oundation: Concrete Perimeter			Dist. to Public Tr		Dist.	to School Bus:	
				Freehold NonStra	ita	Land Lease Ex	piry Year:
enovations: of Fireplaces: 1 R.I. Fireplaces:		Reno. Year: Rain Screen:	Property Disc.: I Fixtures Leased:				
ireplace Fuel: Wood		Metered Water:	Tixtures Leased.				
uel/Heating: Electric, Forced Air, Wood		R.I. Plumbing:	Fixtures Rmvd:	No :			
Dutdoor Area: Balcny(s) Patio(s) Dck(s), vpe of Roof: Metal	Fenced Yard	, Sundeck(s)	Floor Finish:	Mixed			
eqal: LOT 17, PLAN KAP57514, DISTRICT LOT 2	03, LILLOOET L	AND DISTRICT, EP KAP					
menities:							
ineniues.							
ite Influences: Central Location, Private N eatures: ClthWsh/Dryr/Frdg/Stve/		ng Nearby, Ski Hill	Nearby				
nished Floor (Main): 1,306	Floor	Туре	Dimensions	Floor Ty	ре	Dimensions	Bathrooms
nished Floor (Above): 0	Main	Kitchen	12'8 x12'10		pe	X	Floor #
inished Floor (AbvMain2): 0	Main	Dining Room	14'1 x16'0			x	Main
inished Floor (Below): 978 inished Floor (Basement): 0	Main Main	Living Room Primary Bedroom	14'11 x12'3 11'11 x10'3			x x	Main Below
inished Floor (Total): 2,284 sq. ft.	Main	Bedroom	9'11 x9'8			x	
	Main Below	Bedroom Foyer	10'1 x9'11 9'11 x6'10			X X	
Infinished Floor: 0	- ·	Kitchen	14'11 x9'1			x	
		Living Room	14'11 x11'10 5'1 x2'5	2		x x	
irand Total: 2,284 sq. ft.	Below	Laundrv		1		x	
rand Total: 2,284 sq. ft. Ir Area (Det'd 2nd Res): sq. ft.	Below Below Below	Laundry Bedroom	12'9 x10'0				
rand Total: 2,284 sq. ft. Ir Area (Det'd 2nd Res): sq. ft. uite: Unauthorized Suite	Below Below Below Below	Bedroom Bedroom	12'9 x10'0 12'2 x11'3			x x	
irand Total: 2,284 sq. ft. Ir Area (Det'd 2nd Res): sq. ft. uite: Unauthorized Suite	Below Below Below Below Below	Bedroom	12'9 x10'0 12'2 x11'3 6'10 x2'5	in MHR?:	PAD Rental:	x x	
rand Total: 2,284 sq. ft. Ir Area (Det'd 2nd Res): sq. ft. uite: Unauthorized Suite asement: Full, Fully Finished rawl/Bsmt. Height: # of Levels: 2	Below Below Below Below	Bedroom Bedroom	12'9 x10'0 12'2 x11'3	in MHR?:	PAD Rental: Maint. Fee:		
rand Total: 2,284 sq. ft. Ir Area (Det'd 2nd Res): sq. ft. uite: Unauthorized Suite asement: Full, Fully Finished rawl/Bsmt. Height: # of Levels: 2	Below Below Below Below Below Manuf Type:	Bedroom Bedroom Storage	12'9 x10'0 12'2 x11'3 6'10 x2'5 Registered	in MHR?:			
irand Total: 2,284 sq. ft. Ir Area (Det'd 2nd Res): sq. ft. uite: Unauthorized Suite asement: Full, Fully Finished irawl/Bsmt. Height: # of Levels: 2 ir of Kitchens: 2 # of Rooms: 13	Below Below Below Below Manuf Type: MHR#: ByLaw Restric	Bedroom Bedroom Storage	12'9 x10'0 12'2 x11'3 6'10 x2'5 Registered	in MHR?:			
rand Total: 2,284 sq. ft. r Area (Det'd 2nd Res): sq. ft. uite: Unauthorized Suite asement: Full, Fully Finished rawl/Bsmt. Height: # of Levels: 2	Below Below Below Below Manuf Type: MHR#: ByLaw Restric	Bedroom Bedroom Storage	12'9 x10'0 12'2 x11'3 6'10 x2'5 Registered CSA/BCE:	in MHR?:			

vibes with tons of natural light and views of Mt. Currie. The spacious kitchen features ample counter space, storage and seamlessly flows into a generous dining area and expansive deck—perfect for entertaining! The home also includes a fully self-contained 1 bed suite with its own private entrance, insuite laundry, and a covered deck—an ideal mortgage helper or private space for guests. Don't miss the opportunity to make this timeless Pemberton gem your own.

			Pres	ented by:				
			Doc Livin		DFC*			
A CONTRACTOR			DOC LIVIN	yston Pi				
				p Realty				
				604-787-7028			REALTY	r 📕
				omehuntersbc.	com			
				ehuntersbc.com				
ctive			12240 2	30 STREET	•		Residential	Detached
2959687				ble Ridge				
Board: V				t Central			\$1,255,	000 (LP)
louse/Single Family				2X 0P6				(SP) 🔽
MARCH 28			Sold Date:		If now	GST/HST inc?:	Original Price:	¢1 255 000
			Meas. Type:	Feet	Bedroon		Approx. Year B	
			· · ·	62.00	Bathroo		••	36
		5	Frontage(feet):				Age:	
			Frontage(metres		Full Bath		Zoning:	RS-1B
			Depth / Size:	0	Half Bat		Gross Taxes:	\$6,093.
			Lot Area (sq.ft.)			rd Exp: East	For Tax Year:	2024
			Lot Area (acres)	. 0.15	P.I.D.:	012-077-674	Tax Inc. Utilitie Tour:	56 INO
		and the second	Flood Plain:	No -			Tour.	
	and the second second		View:	No:				
193030			Complex/Subdiv					
and the states			Services Connecte		/. Natural G	as, Sanitary Sewer,	Water	
				ity/Municipal		er Supply: City/Mun		
yle of Home: 2 Storey				Total Parking: 4	Covered P		Access: Front	
onstruction: Frame - Wo	bod					Carport; Multiple, (
xterior: Vinyl				Driveway Finish:			J ,	
oundation: Concrete S	lab			Dist. to Public Tra			to School Bus: Clo	
enovations: Partly				Title to Land: F Property Disc.: Y		nStrata	Land Lease Ex	piry Year:
	ireplaces:			Fixtures Leased:				
ireplace Fuel: Electric			Metered Water:					
uel/Heating: Forced Air,	Natural Gas							
			R.I. Plumbing:	Fixtures Rmvd:	:			
			-					
ype of Roof: Asphalt	Deck(s)	DWNSHIP 12,	-	Floor Finish:	: 1ixed			
ype of Roof: Asphalt	Deck(s)	WNSHIP 12, I	-	Floor Finish:				
Dutdoor Area: Patio(s) & C Type of Roof: Asphalt Legal: LOT 16, PLAN NWP7920	Deck(s)	WNSHIP 12, I	-	Floor Finish:				
ype of Roof: Asphalt	Deck(s)	WNSHIP 12, I	-	Floor Finish:				
ype of Roof: Asphalt egal: LOT 16, PLAN NWP7924 menities: ite Influences: Central Loc	Deck(s) 68, SECTION 20, TO		NEW WESTMINSTER LAND	Floor Finish: N				
ype of Roof: Asphalt egal: LOT 16, PLAN NWP7924 menities: ite Influences: Central Loc	Deck(s) 68, SECTION 20, TO		NEW WESTMINSTER LAND	Floor Finish: N				
ype of Roof: Asphalt egal: LOT 16, PLAN NWP7920 menities: ite Influences: Central Loc eatures:	Deck(s) 68, SECTION 20, TO cation, Private Y	ard, Recrea	NEW WESTMINSTER LAND	Floor Finish: N DISTRICT ng Nearby	1ixed	Тире	Dimensions	Bathroom
ype of Roof: Asphalt egal: LOT 16, PLAN NWP7924 menities: ite Influences: Central Loc eatures: inished Floor (Main):	Deck(s) 68, SECTION 20, TO	floor	NEW WESTMINSTER LAND ation Nearby, Shoppi Type	Floor Finish: N DISTRICT ng Nearby Dimensions	filoor	Туре	Dimensions	Bathroom
ype of Roof: Asphalt egal: LOT 16, PLAN NWP7924 menities: ite Influences: Central Loc eatures: inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2):	Deck(s) 68, SECTION 20, TO cation, Private Y 1,535	ard, Recrea	NEW WESTMINSTER LAND	Floor Finish: N DISTRICT ng Nearby	floor Below Below	Type Living Room Dining Room	Dimensions 13'6 x 9'5 11'3 x 8'11	Bathroon Floor Main
ype of Roof: Asphalt egal: LOT 16, PLAN NWP792 menities: ite Influences: Central Loc eatures: inished Floor (Main): inished Floor (Abvve): inished Floor (AbvMain2): inished Floor (Below):	Deck(s) 68, SECTION 20, TO Cation, Private Y 1,535 0 0 1,111	Yard, Recrea Floor Main Main Main	NEW WESTMINSTER LAND ation Nearby, Shoppi Type Living Room Dining Room Family Room	Floor Finish: N DISTRICT ng Nearby Dimensions 17'4 x15'4 16'3 x8'7 15'6 x14'	filoo r Below	Living Room	13'6 x 9'5 11'3 x 8'11 7'7 x 7'5	Floor Main Below
ype of Roof: Asphalt egal: LOT 16, PLAN NWP792 menities: ite Influences: Central Loc eatures: inished Floor (Main): inished Floor (Abvve): inished Floor (AbvMain2): inished Floor (Below):	Deck(s) 68, SECTION 20, TO Cation, Private Y 1,535 0 0	floor Main Main Main Main Main	NEW WESTMINSTER LAND ation Nearby, Shoppi Type Living Room Dining Room Family Room Kitchen	Floor Finish: N DISTRICT ng Nearby Dimensions 17'4 x15'4 16'3 x8'7 15'6 x14' 12' x9'6	floor Below Below	Living Room Dining Room	13'6 x 9'5 11'3 x 8'11 7'7 x 7'5 x	Floor Main Below Main
ype of Roof: Asphalt egal: LOT 16, PLAN NWP792 menities: ite Influences: Central Loc eatures: inished Floor (Main): inished Floor (Abve): inished Floor (AbvMain2): inished Floor (Below): inished Floor (Basement):	Deck(s) 68, SECTION 20, TO Cation, Private Y 1,535 0 0 1,111	Yard, Recrea Floor Main Main Main	NEW WESTMINSTER LAND ation Nearby, Shoppi Type Living Room Dining Room Family Room	Floor Finish: N DISTRICT ng Nearby Dimensions 17'4 x15'4 16'3 x8'7 15'6 x14'	floor Below Below	Living Room Dining Room	13'6 x 9'5 11'3 x 8'11 7'7 x 7'5 x x	Floor Main Below
ype of Roof: Asphalt egal: LOT 16, PLAN NWP7924 menities: ite Influences: Central Loc eatures: inished Floor (Main): inished Floor (Above): inished Floor (Above): inished Floor (Below): inished Floor (Basement): inished Floor (Total):	Deck(s) 68, SECTION 20, TO Cation, Private Y 1,535 0 0 1,111 0 2,646 sq. ft. 0	floor Main Main Main Main Main Main Main Main	NEW WESTMINSTER LAND ation Nearby, Shoppi Type Living Room Dining Room Family Room Kitchen Eating Area Bedroom Bedroom	Floor Finish: N DISTRICT ng Nearby Dimensions 17'4 x15'4 16'3 x8'7 15'6 x14' 12' x9'6 9'4 x8'5 11'4 x9'3 12'1 x9'4	floor Below Below Below	Living Room Dining Room	13'6 x 9'5 11'3 x 8'11 7'7 x 7'5 x x x x x	Floor Main Below Main
ype of Roof: Asphalt egal: LOT 16, PLAN NWP7924 amenities: ite Influences: Central Loc eatures: inished Floor (Main): inished Floor (AbvMain2): inished Floor (AbvMain2): inished Floor (Below): inished Floor (Basement): inished Floor (Total):	Deck(s) 68, SECTION 20, TO cation, Private Y 1,535 0 1,111 0 2,646 sq. ft.	Floor Main Main Main Main Main Main Main Main	NEW WESTMINSTER LAND ation Nearby, Shoppi Type Living Room Dining Room Family Room Kitchen Eating Area Bedroom Bedroom Primary Bedroom	Floor Finish: N DISTRICT ng Nearby Dimensions 17'4 x15'4 16'3 x8'7 15'6 x14' 12' x9'6 9'4 x8'5 11'4 x9'3 12'1 x9'4 13' x12'10	floor Below Below Below	Living Room Dining Room	13'6 x 9'5 11'3 x 8'11 7'7 x 7'5 x x x x x x x x	Floor Main Below Main
ype of Roof: Asphalt egal: LOT 16, PLAN NWP7924 Amenities: Site Influences: Central Loc eatures: inished Floor (Main): inished Floor (Main): inished Floor (AbvMain2): inished Floor (AbvMain2): inished Floor (Below): inished Floor (Basement): inished Floor (Total): Jnfinished Floor: Grand Total:	Deck(s) 68, SECTION 20, TO Cation, Private Y 1,535 0 1,111 0 2,646 sq. ft. 2,646 sq. ft.	floor Main Main Main Main Main Main Main Main	NEW WESTMINSTER LAND ation Nearby, Shoppi Type Living Room Dining Room Family Room Kitchen Eating Area Bedroom Bedroom Primary Bedroom Walk-In Closet	Floor Finish: N DISTRICT ng Nearby Dimensions 17'4 x15'4 16'3 x8'7 15'6 x14' 12' x9'6 9'4 x8'5 11'4 x9'3 12'1 x9'4 13' x12'10 7'7 x3'11	floor Below Below Below	Living Room Dining Room	13'6 x 9'5 11'3 x 8'11 7'7 x 7'5 x x x x x x x x x	Floor Main Below Main
ype of Roof: Asphalt egal: LOT 16, PLAN NWP7924 menities: ite Influences: Central Loc eatures: inished Floor (Main): inished Floor (AbvMain2): inished Floor (AbvMain2): inished Floor (Below): inished Floor (Basement): inished Floor (Total): Infinished Floor: irand Total: Ir Area (Det'd 2nd Res):	Deck(s) 68, SECTION 20, TO Cation, Private Y 1,535 0 0 1,111 0 2,646 sq. ft. 0 2,646 sq. ft. sq. ft.	floor Main Main Main Main Main Main Main Main	NEW WESTMINSTER LAND ation Nearby, Shoppi Living Room Dining Room Family Room Kitchen Eating Area Bedroom Bedroom Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom	Floor Finish: N DISTRICT DISTRICT Dimensions 17'4 x15'4 16'3 x8'7 15'6 x14' 12' x9'6 9'4 x8'5 11'4 x9'3 12'1 x9'4 13' x12'10 7'7 x3'11 16'2 x11'7 136'8 x9'3	floor Below Below Below	Living Room Dining Room	13'6 x 9'5 11'3 x 8'11 7'7 x 7'5 x x x x x x x x	Floor Main Below Main
ype of Roof: Asphalt egal: LOT 16, PLAN NWP7924 menities: ite Influences: Central Loc eatures: inished Floor (Main): inished Floor (Main): inished Floor (AbvMain2): inished Floor (AbvMain2): inished Floor (Below): inished Floor (Basement): inished Floor (Total): nfinished Floor: rand Total: Ir Area (Det'd 2nd Res): uite: Unauthorized Suite	Deck(s) 68, SECTION 20, TO Cation, Private Y 1,535 0 0 1,111 0 2,646 sq. ft. 0 2,646 sq. ft. sq. ft.	Floor Main Main Main Main Main Main Main Main	NEW WESTMINSTER LAND ation Nearby, Shoppi Type Living Room Dining Room Family Room Kitchen Eating Area Bedroom Bedroom Bedroom Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	Floor Finish: N DISTRICT DISTRICT Dimensions 17'4 x15'4 16'3 x8'7 15'6 x14' 12' x9'6 9'4 x8'5 11'4 x9'3 12'1 x9'4 13' x12'10 7'7 x3'11 16'2 x11'7 136'8 x9'3 9'11 x9'2	floor Below Below Below	Living Room Dining Room	13'6 x 9'5 11'3 x 8'11 7'7 x 7'5 x x x x x x x x x x x x x x x	Floor Main Below Main
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			Pres Doc Livin e) Phone: http://www.l doc@hom	REALTY P*				
Active R2997513 Board: V House/Single Family			Ma Eas	RORA STRE ple Ridge st Central 2X 0J5	ET		Residential \$1,275,	Detached 000 (LP) (SP) M
Todise) single ranniy			Sold Date: Meas. Type: Frontage(feet): Frontage(metre Depth / Size: Lot Area (sq.ft.) Lot Area (acres) Flood Plain: View: Complex/Subdiv First Nation Res Services Connect	Feet 0.01 s): 0.00): 5,974.00): 0.14 No : /: serve:	ity, Electricity, Na	4 4 0 2: 08-620-725		\$1,275,000 uilt: 1988 37 HSE \$5,878.64 2024 s?: No Tour URL
Fireplace Fuel: Fuel/Heating: Forced Air Outdoor Area: Balcny(s) P Type of Roof: Asphalt Legal: LOT 13, PLAN NWP7589 Amenities:	ood erimeter ireplaces: atio(s) Dck(s) 98, SECTION 21, TC			Driveway Finish: Dist. to Public Tra Title to Land: Property Disc.: Fixtures Leased: Fixtures Rmvd: Floor Finish: STER LAND DISTRI	ansit: Freehold NonStrat No : : Mixed	i ge; Double Dist.	Access: Front to School Bus: Land Lease Ex	piry Year:
Site Influences: Central Loc Features: Finished Floor (Main): Finished Floor (Abve): Finished Floor (AbvMain2): Finished Floor (Basement): Finished Floor (Total): Unfinished Floor: Grand Total: Flr Area (Det'd 2nd Res): Suite: Unauthorized Suite Basement: None	ation, Private Y 1,350 1,050 0 2,400 sq. ft. 0 2,400 sq. ft. sq. ft.	Floor Main Main Main Main Main Above Above Above Above Above Above Above Above	Type Living Room Dining Room Kitchen Bedroom Den Foyer Kitchen Eating Area Living Room Dining Room Primary Bedroom Bedroom Bedroom	Dimensions 26'0 x12'0 11'4 x3'10 11'4 x1'16 14'0 x9'3 12'3 x9'5 7'1 x4'2 10'8 x8'7 10'8 x8'7 10'8 x8'7 10'8 x8'7 18'7 x16'8 14'5 x9'6	Floor Typ	e	Dimensions X X X X X X X X X X X X X X X X X X X	Bathrooms Floor # Main Above Above Above Above
Crawl/Bsmt. Height: #	of Levels: 2 of Rooms: 13 Page Westside	Manuf Type MHR#: ByLaw Rest	:	Registered CSA/BCE:	in MHR?:	PAD Rental: Maint. Fee:	~	1
Huge backyard for summ You bet. This bright, reno space, while the lower lev location makes school run	vated 2-level fa vel has a self-co	amily home ontained or	e in Maple Ridge has ne-bedroom suite. Al	it all. The main I on a large, flat	floor features thr lot with a double	ee spacious b	edrooms and ple	nty of living

		Doc Living ex Phone: http://www.h	sented by: gston Pl (p Realty 604-787-7028 nomehuntersbc.com	om		REALTY	p *
Active R2971724 Board: V		24640 1 Mar	. 10 AVENUE ble Ridge Albion			Residential \$1,299,	Detached 000 (LP) (SP) M
House with Acreage		Sold Date: Meas. Type: Frontage(feet): Frontage(metre: Depth / Size: Lot Area (sq.ft.) Lot Area (acres) Flood Plain: View: Complex/Subdiv First Nation Res Services Connector Sewer Type: S	s): 89,297.00 2.05 No Yes : Greenb r: erve: erve: ed: Electricity eptic	elt & Ravine 7, Septic, Water Water St	3 2 2 0 2xp: 008-777-934	Tour:	\$1,299,000 uilt: 1977 48 RS3 \$4,515.7 2024
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 2 # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Electric Fuel/Heating: Electric, Radiant Outdoor Area: Patio(s) & Deck(s) Type of Roof: Wood Legal: LOT U, PLAN NWP25329, PART NE1/4, Set Amenities: In Suite Laundry, Workshe Site Influences: Central Location, Recreati	F N F TION 10, TOWN	Reno. Year: Rain Screen: Aetered Water: R.I. Plumbing: SHIP 12, GROUP 1, NET		nsit: reehold NonStr o lo : lo : lardwood, Mixe	t, Open Dist. Tata	Access: Front to School Bus: Land Lease Ex	piry Year:
Features: Finished Floor (Main): 1,187 Finished Floor (Above): 893 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,080 sq. ft. Unfinished Floor: 0 Grand Total: 2,080 sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: None Basement:None	Main Main Main Main Above Above	Type Kitchen Dining Room Living Room Bedroom Primary Bedroom Bedroom Loft	Dimensions 18' x10'6 11'6 x8'6 32' x16'6 10' x12' 23' x11'6 10'3 x10'5 19'8 x13'1 x x x x x x x x	Floor T	уре	Dimensions X X X X X X X X X X X X X X X X X	Bathroom Floor Main Above
Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 7 Listing Broker(s): Royal LePage Elite West	Manuf Type: MHR#: ByLaw Restrict	ions:	Registered CSA/BCE:	n MHR?:	PAD Rental: Maint. Fee:		
Escape to tranquility in this 3-bed, 2-bat levels, the master bedroom features vau charming property – your perfect retrea potential.	Ited ceilings.	Outside, a 2400 so	ft workshop wi	th 400 amp ser	vice awaits. Enj	oy the peace and	privacy of t

		Presented by:					
		eXp Realty	REC*		REALTY	(p*	
1	http://	Phone: 604-787-7028 www.homehuntersbc. @homehuntersbc.con					
Active R2981114 Board: V	1115	5 E 33RD AVENU Vancouver East	JE		Residential \$1,395 ,	Detached 000 (LP)	
House/Single Family		Knight V5V 3B1				(SP) 🚺	M
1	Sold Date	2:	If new, GST/HS	Γ inc?: No	Original Price:	\$1,660,000	0
	Meas. Ty	•	Bedrooms:	5	Approx. Year Bu		
	Frontage(. ,	Bathrooms:	4	Age:	30	
	Depth / S	(metres): 9.14 Size: 102	Full Baths: Half Baths:	4 0	Zoning: Gross Taxes:	RS-1S \$6,888	
		(sq.ft.): 3,060.00	Rear Yard Exp:	U	For Tax Year:	2024	
	Contraction of the second s	(acres): 0.07	P.I.D.: 011	-098-171	Tax Inc. Utilitie	s?: No	
311	Flood Plai	in: No No:			Tour:		
	Complex/						
		on Reserve:	Natural Cas				
	Services C Sewer Typ		y, Natural Gas Water Supply	: City/Munio	cipal		
ityle of Home: 3 Storey		Total Parking: 2		2 Parking A	Access:		
Construction: Frame - Wood xterior: Mixed, Stucco		Parking: Garage Driveway Finish:	e; Double, Other				
oundation: Concrete Perimeter		Dist. to Public Tr		Dist. t	o School Bus:		
enovations:	Reno. Year:	Title to Land: I Property Disc.: I	Freehold NonStrata No		Land Lease Ex	piry Year:	
f of Fireplaces: R.I. Fireplaces:	Rain Screen: Metered Water	Fixtures Leased:					
Fireplace Fuel: Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing:		No :				
Outdoor Area: Patio(s)							
		Floor Finish					
Type of Roof: Other Legal: LOT 11, BLOCK 4, PLAN VAP2096, DIST	RICT LOT 391, GROUP 1, NEW WES	Floor Finish:	T, OF LOT 5, & DL 392				
Type of Roof: Other	RICT LOT 391, GROUP 1, NEW WES		T, OF LOT 5, & DL 392				
Type of Roof: Other Legal: LOT 11, BLOCK 4, PLAN VAP2096, DIST	RICT LOT 391, GROUP 1, NEW WES		T, OF LOT 5, & DL 392				
Type of Roof: Other egal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry	RICT LOT 391, GROUP 1, NEW WES		T, OF LOT 5, & DL 392				
Type of Roof: Other _egal: LOT 11, BLOCK 4, PLAN VAP2096, DIST	RICT LOT 391, GROUP 1, NEW WES		T, OF LOT 5, & DL 392				
ype of Roof: Other egal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry Site Influences: eatures: inished Floor (Main): 950	RICT LOT 391, GROUP 1, NEW WES		T, OF LOT 5, & DL 392		Dimensions	Bathroor	
ype of Roof: Other egal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry Site Influences: Teatures: Tinished Floor (Main): 950 Tinished Floor (Above): 200	Floor Type Main Living Roon	Dimensions 10' x13'			x	Floor	#P
ype of Roof: Other egal: LOT 11, BLOCK 4, PLAN VAP2096, DIST amenities: In Suite Laundry ite Influences: eatures: inished Floor (Main): 950 inished Floor (Above): 200 inished Floor (Above): 0 inished Floor (Below): 0	Floor Type Main Living Roon Main Kitchen Main Dining Roor	Dimensions n 10' x 13' 11' x 17' m 11' x 7'			x x x	Floor Above Main	#P
Type of Roof: Other egal: LOT 11, BLOCK 4, PLAN VAP2096, DIST amenities: In Suite Laundry site Influences:	Floor Type Main Living Roon Main Kitchen Main Dining Roor Main Bedroom Above Primary Bed	Dimensions n 10' x13' n 11' x17' m 11' x7' 10' x10' droom 12' x14'			x x	Floor Above	#P
Type of Roof: Other egal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry Site Influences: Features: Finished Floor (Main): 950 Finished Floor (Main): 200 Finished Floor (Above): 200 Finished Floor (Below): 0 Finished Floor (Basement): 850 Finished Floor (Total): 2,000 sq.	Floor Type Main Living Roon Main Kitchen Main Dining Roor Main Bedroom Above Primary Ber	Dimensions n 10' x 13' m 11' x 17' m 11' x 10' droom 12' x 10' 10' x 10'			x x x x x x	Floor Above Main Below	#P
Type of Roof: Other Legal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry Site Influences: Site Influences: Finished Floor (Main): 950 Finished Floor (Main): 200 Finished Floor (Above): 200 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Total): 2,000 sq. Jnfinished Floor: 0	Floor Type Main Living Roon Main Kitchen Main Dining Roor Main Bedroom Above Primary Bec Main Bedroom Bsmt Bedroom ft. Bsmt Bedroom	Dimensions n 10' x 13' m 11' x 17' m 11' x 7' droom 12' x 14' 10' x 10' 10' x 10' 10' x 10' 10' x 10'			X X X X X X X X	Floor Above Main Below	#Po
Type of Roof: Other egal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry Site Influences: Site Influences: Finished Floor (Main): 950 Finished Floor (Main): 200 Finished Floor (Above): 200 Finished Floor (AbovAsin2): 0 Finished Floor (Below): 0 Finished Floor (Total): 2,000 sq. Jnfinished Floor: 0 Grand Total: 0	Floor Type Main Living Roon Main Sitchen Main Dining Roor Main Bedroom Above Primary Bed Main Bedroom Bsmt Bedroom Bsmt Bedroom ft. Bsmt Living Roon ft. Bsmt Kitchen	Dimensions n 10' x13' n 11' x17' m 11' x7' 10' x10' droom 12' x14' 10' x10' 10' x10' 10' x10' 10' x10' n 12' x11' 7' x11'			X X X X X X X X X X X	Floor Above Main Below	#P
Fype of Roof: Other Legal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry Site Influences:	Floor Type Main Living Roon Main Dining Roor Main Dining Roor Main Bedroom ft. Above Primary Bed Main Bedroom Bsmt Bedroom ft. Bsmt Bedroom Bsmt Living Roon	Dimensions n 10' x13' n 11' x17' m 11' x7' 10' x10' droom 12' x14' 10' x10' 10' x10' 10' x10' 10' x10' n 12' x11' 7' x11'			x x x x x x x x x x x	Floor Above Main Below	#Po
Type of Roof: Other In Suite Laundry Amenities: In Suite Laundry Site Influences: Features: Finished Floor (Main): 950 Finished Floor (Main): 950 Finished Floor (Main): 200 Finished Floor (Above): 200 Finished Floor (Above): 200 Finished Floor (Below): 0 Finished Floor (Total): 2,000 sq. Sinished Floor: 0 Grand Total: 2,000 sq. Fir Area (Det'd 2nd Res): sq. Suite: Unauthorized Suite Basement: Full	Floor Type Main Living Roon Main Kitchen Main Dining Roor Main Bedroom Above Primary Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Living Roon Bsmt Living Roon Bsmt Kitchen Bsmt Recreation Manuf Type:	Dimensions n 10' x13' m 11' x17' m 11' x7' droom 12' x14' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 10' x11' Room 10' x12' x x Registered	Floor Type	PAD Rental:	x x x x x x x x x x x x x x x x x x	Floor Above Main Below	#P
Type of Roof: Other In Suite Laundry Amenities: In Suite Laundry Site Influences: Finished Floor (Main): 950 Finished Floor (Main): 200 Finished Floor (Above): 200 Finished Floor (Above): 200 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Total): 2,000 sq. Unfinished Floor: 0 Strand Total: 2,000 sq. Fir Area (Det'd 2nd Res): sq. Suite: Unauthorized Suite Basement: Full Crawl/Bsmt. Height: # of Levels: 3	Floor Type Main Living Roon Main Main Bedroom Main Bedroom Above Primary Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Living Roon Bsmt Living Roon Masmt Recreation Manuf Type: Manuf Type: MAR#: HR#:	Dimensions n 10' x13' m 11' x17' m 11' x7' droom 12' x14' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 10' x11' Room 10' x12' x x	Floor Type	PAD Rental: Maint. Fee:	x x x x x x x x x x x x x x x x x x	Floor Above Main Below	#P
Type of Roof: Other In Suite Laundry Amenities: In Suite Laundry Site Influences: Finished Floor (Main): 950 Finished Floor (Main): 200 Finished Floor (Above): 200 Finished Floor (Above): 200 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Total): 2,000 sq. Unfinished Floor: 0 Strand Total: 2,000 sq. Fir Area (Det'd 2nd Res): sq. Suite: Unauthorized Suite Basement: Full Crawl/Bsmt. Height: # of Levels: 3	Floor Type Main Living Roon Main Kitchen Main Dining Roor Main Bedroom Above Primary Bed Main Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Living Roon ft. Bsmt Kitchen Bsmt Recreation Manuf Type: MHR#:	Dimensions n 10' x13' m 11' x17' m 11' x7' droom 12' x14' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 10' x11' Room 10' x12' x x Registered	Floor Type		x x x x x x x x x x x x x x x x x x	Floor Above Main Below	#P
Type of Roof: Other egal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry Site Influences: Finished Floor (Main): Finished Floor (Main): 950 Finished Floor (Above): 200 Finished Floor (Above): 200 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Total): 2,000 sq. Jnfinished Floor (Total): 2,000 sq. Grand Total: 0 Sasement: Suite: Guite: Unauthorized Suite Basement: # of Levels: Crawl/Bsmt. Height: # of Rooms: # of Kitchens: 2	Floor Type Main Living Roon Main Main Bedroom Main Bedroom Above Primary Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Living Roon Bsmt Living Roon Masmt Recreation Manuf Type: Manuf Type: MAR#: HR#:	Dimensions n 10' x13' m 11' x17' m 11' x7' droom 12' x14' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 10' x11' Room 10' x12' x x Registered	Floor Type		x x x x x x x x x x x x x x x x x x	Floor Above Main Below	#P
Fype of Roof: Other Legal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry Site Influences: Site Influences: Finished Floor (Main): 950 Finished Floor (Main): 950 Finished Floor (Main): 200 Finished Floor (Above): 200 Finished Floor (Above): 200 Finished Floor (Below): 0 Finished Floor (Below): 0 Finished Floor (Total): 2,000 sq. Jnfinished Floor: 0 Grand Total: 2,000 sq. Fir Area (Det'd 2nd Res): sq. Suite: Unauthorized Suite Sasement: Full Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 2 # of Rooms: 11 Listing Broker(s): RE/MAX City Realty	Floor Type Main Living Roon Main Dining Roor Main Bedroom Above Primary Bed Main Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Kitchen Bsmt Kitchen Bsmt Recreation Manuf Type: MHR#: ByLaw Restrictions: ByLaw Restrictions:	Dimensions n 10' x13' m 11' x17' m 11' x7' droom 12' x14' 10' x10' 10' x10' n 12' x11' Room 10' x12' x x Registered CSA/BCE:	Floor Type	Maint. Fee:	X X X X X X X X X X X X	Floor Above Main Below Below	ms #Po 3 3
Type of Roof: Other Legal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry Site Influences: Site Influences: Finished Floor (Main): 950 Finished Floor (Main): 950 Finished Floor (Above): 200 Finished Floor (Above): 200 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Total): 2,000 sq. Finished Floor: 0 Grand Total: 2,000 sq. Fir Area (Det'd 2nd Res): sq. Suite: Unauthorized Suite Basement: Full Crawl/Bsmt. Height: # of Levels: 3	Floor Type Main Living Roon Main Dining Roor Main Dedroom Above Primary Bed Main Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Edroom Bsmt Kitchen Bsmt Kitchen Bsmt Recreation Manuf Type: MHR#: ByLaw Restrictions: ByLaw Restrictions	Dimensions n 10' x13' m 11' x17' m 11' x7' droom 12' x14' 10' x10' 10' x10' 10' x10' n 12' x11' Room 10' x12' x x Registered CSA/BCE:	Floor Type	Maint. Fee:	X X X X X X X X X X X X	Floor Above Main Below Below	#Po
Fype of Roof: Other Legal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry Site Influences: Finished Floor (Main): Finished Floor (Main): 950 Finished Floor (Main): 950 Finished Floor (Above): 200 Finished Floor (Above): 200 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Total): 2,000 sq. Jnfinished Floor: 0 Grand Total: 2,000 sq. Fir Area (Det'd 2nd Res): sq. Suite: Unauthorized Suite Basement: Full Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 2 # of Rooms: 11 Listing Broker(s): RE/MAX City Realty 3 B level home, 5 bedrooms, 4 baths, 2 3	Floor Type Main Living Roon Main Dining Roor Main Dedroom Above Primary Bed Main Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Edroom Bsmt Kitchen Bsmt Kitchen Bsmt Recreation Manuf Type: MHR#: ByLaw Restrictions: ByLaw Restrictions	Dimensions n 10' x13' m 11' x17' m 11' x7' droom 12' x14' 10' x10' 10' x10' 10' x10' n 12' x11' Room 10' x12' x x Registered CSA/BCE:	Floor Type	Maint. Fee:	X X X X X X X X X X X X	Floor Above Main Below Below	#P
Type of Roof: Other In Suite Laundry Amenities: In Suite Laundry Site Influences: Finished Floor (Main): 950 Finished Floor (Main): 950 Finished Floor (Main): 950 Finished Floor (Above): 200 Finished Floor (Above): 200 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Below): 0 Finished Floor (Total): 2,000 sq. Jnfinished Floor: 0 Grand Total: 2,000 sq. Fir Area (Det'd 2nd Res): sq. Suite: Unauthorized Suite Basement: Full Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 2 # of Rooms: 11 Listing Broker(s): RE/MAX City Realty Blevel home, 5 bedrooms, 4 baths, 2	Floor Type Main Living Roon Main Dining Roor Main Dedroom Above Primary Bed Main Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Edroom Bsmt Kitchen Bsmt Kitchen Bsmt Recreation Manuf Type: MHR#: ByLaw Restrictions: ByLaw Restrictions	Dimensions n 10' x13' m 11' x17' m 11' x7' droom 12' x14' 10' x10' 10' x10' 10' x10' n 12' x11' Room 10' x12' x x Registered CSA/BCE:	Floor Type	Maint. Fee:	X X X X X X X X X X X X	Floor Above Main Below Below	#P
Fype of Roof: Other Legal: LOT 11, BLOCK 4, PLAN VAP2096, DIST Amenities: In Suite Laundry Site Influences: Finished Floor (Main): 950 Finished Floor (Main): 950 Finished Floor (Main): 950 Finished Floor (Above): 200 Finished Floor (Above): 200 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Total): 2,000 sq. Jnfinished Floor: 0 Grand Total: 2,000 sq. Fir Area (Det'd 2nd Res): sq. Suite: Unauthorized Suite Basement: full Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 2 # of Rooms: 11 Listing Broker(s): RE/MAX City Realty 3 B level home, 5 bedrooms, 4 baths, 2 3	Floor Type Main Living Roon Main Dining Roor Main Dedroom Above Primary Bed Main Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Bedroom Bsmt Edroom Bsmt Kitchen Bsmt Kitchen Bsmt Recreation Manuf Type: MHR#: ByLaw Restrictions: ByLaw Restrictions	Dimensions n 10' x13' m 11' x17' m 11' x7' droom 12' x14' 10' x10' 10' x10' 10' x10' n 12' x11' Room 10' x12' x x Registered CSA/BCE:	Floor Type	Maint. Fee:	X X X X X X X X X X X X	Floor Above Main Below Below	#P

			Doc Livin	sented by: gston PF Kp Realty	REC*		ex	p ⁺
1			Phone: http://www.ł	604-787-7028 nomehuntersbc.c	om		REALIT	
Active			4620 W	RIVER ROAI	>		Residential	Detached
R2985537 Board: V				_adner t Guichon			\$1,395,	000 (LP)
House/Single Family				4K 1S4				(SP) M
	. 7		Sold Date:		-	GST/HST inc?:	Original Price:	
			Meas. Type: Frontage(feet):	Feet 0.00	Bedroo Bathroo		Approx. Year B Age:	ullt: 2019 6
		-	Frontage(metre		Full Bat		Zoning:	RD3
and the second			Depth / Size:	-)-	Half Ba		Gross Taxes:	\$6,257.0
-			Lot Area (sq.ft.)			ard Exp:	For Tax Year:	2024
			Lot Area (acres)): 0.15	P.I.D.:	004-941-667	Tax Inc. Utilitie Tour:	s?: No
	P T S		Flood Plain: View:	No :			TOUL.	
and the second			Complex/Subdiv					
			First Nation Res		Coultour	C		
			Services Connect Sewer Type: C	ed: Electricity City/Municipal		Sewer, Water er Supply: City/Mur	nicipal	
yle of Home: 2 Storey				Total Parking: 4			Access:	
onstruction: Frame - V						l., Garage; Double		
	her, Vinyl Perimeter, Other	r		Driveway Finish: Dist. to Public Tra	nsit:	Dist	. to School Bus:	
Other			Dana Vaaru	Title to Land: Fi		nStrata	Land Lease Ex	piry Year:
enovations: of Fireplaces: 0 R.I.	. Fireplaces: 0		Reno. Year: Rain Screen:	Property Disc.: N Fixtures Leased: N				
ireplace Fuel: None	d Electric Forme	al 81	Metered Water:	Fistures Deside	_			
uel/Heating: Baseboar Outdoor Area: Fenced Y		a Air	R.I. Plumbing:	Fixtures Rmvd:	:			
ype of Roof: Asphalt					aminate, T	ile, Carpet		
egal: LOT 13, BLOCK 6, PL	AN NWP716, DISTRIC	JI LOI 96, GRO	OP 2, NEW WESTMINST	ER LAND DISTRICT				
menities:								
ite Influences: Central L	ocation, Marina N	learby, Priva	ate Yard, Recreation	ı Nearby, Shoppi	ng Nearby			
ite Influences: Central L eatures:	ocation, Marina N	Nearby, Priva	ate Yard, Recreation	Nearby, Shoppi Dimensions	ng Nearby Floor	Туре	Dimensions	Bathrooms
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above):	1,302 0	Floor Above	Type Living Room	Dimensions 11'3 x9'10	Floor Below	Type Bedroom	13'1 x 10'1	Floor #
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2) inished Floor (Below):	1,302 0 0 1,222	Floor Above Above Above	Type Living Room Dining Room Kitchen	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8	Floor	Туре		Floor # Above Above
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2) inished Floor (Below): inished Floor (Basement)	1,302 0 : 0 1,222 : 0	Floor Above Above Above Above	Type Living Room Dining Room Kitchen Family Room	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8 12'6 x8'10	Floor Below	Type Bedroom	13'1 x 10'1 11'9 x 10'1 x x x	Floor # Above Above Below
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2) inished Floor (Below): inished Floor (Basement) inished Floor (Total):	1,302 0 1,222 2,524 sq. ft.	Floor Above Above Above Above Above Above	Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8 12'6 x8'10 13'9 x10'10 10'7 x10'0	Floor Below	Type Bedroom	13'1 x 10'1 11'9 x 10'1 x x x x x x	Floor # Above Above
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2) inished Floor (Below): inished Floor (Basement) inished Floor (Total): Infinished Floor:	1,302 0 1,222 2,524 sq. ft. 0	Floor Above Above Above Above Above Above	Type Living Room Dining Room Kitchen Family Room Primary Bedroom	Dimensions 11'3 x 9'10 9'10 x 9'9 12'6 x 10'8 12'6 x 8'10 13'9 x 10'10	Floor Below	Type Bedroom	13'1 x 10'1 11'9 x 10'1 x x x x	Floor # Above Above Below
inished Floor (Main): inished Floor (Main): inished Floor (Above): inished Floor (Above): inished Floor (Below): inished Floor (Below): inished Floor (Basement) inished Floor (Total): Jnfinished Floor: Grand Total:	1,302 0 1,222 2,524 sq. ft. 0 2,524 sq. ft.	Floor Above Above Above Above Above Above Below Below	Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom Foyer Recreation Room	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8 12'6 x8'10 13'9 x10'10 10'10 x9'9 13'2 x8'2 18'6 x12'0	Floor Below	Type Bedroom	13'1 x 10'1 11'9 x 10'1 x x x x x x x x x x	Floor # Above Above Below
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2) inished Floor (Below): inished Floor (Basement) inished Floor (Total): Infinished Floor: irand Total: Ir Area (Det'd 2nd Res):	1,302 0 1,222 2,524 sq. ft. 0	Floor Above Above Above Above Above Above Below Below Below Below	Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom Foyer Recreation Room Bedroom Living Room	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8 12'6 x8'10 13'9 x10'10 10'7 x10'0 10'10 x9'9 13'2 x8'2 18'6 x12'0 12'9 x9'8 13'1 x6'5	Floor Below	Type Bedroom	13'1 x 10'1 11'9 x 10'1 x x x x x x x x x x x x x x x x	Floor # Above Above Below
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2) inished Floor (Below): inished Floor (Basement) inished Floor (Total): Infinished Floor: irand Total: Ir Area (Det'd 2nd Res): uite: Legal Suite	1,302 0 1,222 2,524 sq. ft. 0 2,524 sq. ft.	Floor Above Above Above Above Above Above Below Below Below	Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom Foyer Recreation Room Bedroom	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8 12'6 x8'10 13'9 x10'10 10'7 x10'0 10'10 x9'9 13'2 x8'2 18'6 x12'0 12'9 x9'8	Floor Below	Type Bedroom	13'1 x 10'1 11'9 x 10'1 x x x x x x x x x x x x x x	Floor # Above Above Below
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2) inished Floor (Below): inished Floor (Basement) inished Floor (Total): Infinished Floor: irand Total: Ir Area (Det'd 2nd Res): uite: Legal Suite asement: None	1,302 0 1,222 2,524 sq. ft. 0 2,524 sq. ft. sq. ft.	Floor Above Above Above Above Above Above Below Below Below Below Below Below Below Below Below Below Below Below	Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom Foyer Recreation Room Bedroom Living Room Kitchen Dining Room	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8 12'6 x8'10 13'9 x10'10 10'7 x10'0 10'10 x9'9 13'2 x8'2 18'6 x12'0 12'9 x9'8 13'1 x6'5 9'5 x7'4	Floor Below Below	Type Bedroom	13'1 x 10'1 11'9 x 10'1 x x x x x x x x x x x x x x x x x x	Floor # Above Above Below
te Influences: Central L eatures: nished Floor (Main): nished Floor (Above): nished Floor (Above): nished Floor (Below): nished Floor (Basement) nished Floor (Total): nfinished Floor: rand Total: r Area (Det'd 2nd Res): uite: Legal Suite asement: None rawl/Bsmt. Height:	1,302 0 1,222 2,524 sq. ft. 0 2,524 sq. ft. sq. ft. # of Levels: 2	Floor Above Above Above Above Above Above Below Below Below Below Below Below Below Below Below Below Below Below Below Below	Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom Foyer Recreation Room Bedroom Living Room Kitchen Dining Room	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8 12'6 x8'10 13'9 x10'10 10'7 x10'0 10'10 x9'9 13'2 x8'2 18'6 x12'0 12'9 x9'8 13'1 x6'5 9'5 x7'4 9'5 x5'9	Floor Below Below	Type Bedroom Bedroom	13'1 x 10'1 11'9 x 10'1 x x x x x x x x x x x x x x x x x x	Floor # Above Above Below
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (AbvMain2) inished Floor (Below): inished Floor (Basement) inished Floor (Total): Infinished Floor: irand Total: Ir Area (Det'd 2nd Res): uite: Legal Suite	1,302 0 1,222 2,524 sq. ft. 0 2,524 sq. ft. sq. ft.	Floor Above Above Above Above Above Above Below Below Below Below Below Below Below Below Below Below Below Below	Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom Foyer Recreation Room Bedroom Living Room Kitchen Dining Room	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8 12'6 x8'10 13'9 x10'10 10'7 x10'0 10'10 x9'9 13'2 x8'2 18'6 x12'0 12'9 x9'8 13'1 x6'5 9'5 x7'4 9'5 x5'9 Registered i	Floor Below Below	Type Bedroom Bedroom	13'1 x 10'1 11'9 x 10'1 x x x x x x x x x x x x x x x x x x	Floor # Above Above Below
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (Abovain2)) inished Floor (Basement) inished Floor (Basement) inished Floor: rand Total: ir Area (Det'd 2nd Res): uite: Legal Suite asement: None rawl/Bsmt. Height: of Kitchens: 2	1,302 0 1,222 2,524 sq. ft. 0 2,524 sq. ft. sq. ft. # of Levels: 2 # of Rooms: 15	Floor Above Above Above Above Above Above Below Below Below Below Below Below Below Below Below Below Below Below Below Below	Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom Foyer Recreation Room Bedroom Living Room Kitchen Dining Room	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8 12'6 x8'10 13'9 x10'10 10'7 x10'0 10'10 x9'9 13'2 x8'2 18'6 x12'0 12'9 x9'8 13'1 x6'5 9'5 x7'4 9'5 x5'9 Registered i	Floor Below Below	Type Bedroom Bedroom	13'1 x 10'1 11'9 x 10'1 x x x x x x x x x x x x x x x x x x	Floor # Above Above Below
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (Above): inished Floor (Below): inished Floor (Basement) inished Floor (Total): nfinished Floor: rand Total: Ir Area (Det'd 2nd Res): uite: Legal Suite asement: None rawl/Bsmt. Height: of Kitchens: 2 isting Broker(s): RE/MA	1,302 0 1,222 2,524 sq. ft. 0 2,524 sq. ft. g, ft. # of Levels: 2 # of Rooms: 15 X Crest Realty	Floor Above Above Above Above Above Above Below	Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom Evereation Room Bedroom Living Room Kitchen Dining Room	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8 12'6 x8'10 13'9 x10'10 10'7 x10'0 10'10 x9'9 13'2 x8'2 18'6 x12'0 12'9 x9'8 13'1 x6'5 9'5 x7'4 9'5 x5'9 Registered i CSA/BCE:	Floor Below Below	Type Bedroom Bedroom	13'1 x 10'1 11'9 x 10'1 x x x x x x x x x x x x x x x x	Floor # Above Above Below Below
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (Abovain2) inished Floor (Below): inished Floor (Basement) inished Floor (Total): infinished Floor: rand Total: ir Area (Det'd 2nd Res): uite: Legal Suite asement: None rawl/Bsmt. Height: of Kitchens: 2 sting Broker(s): RE/MA	1,302 0 1,222 2,524 sq. ft. 0 2,524 sq. ft. 9 2,524 sq. ft. sq. ft. # of Levels: 2 # of Rooms: 15 X Crest Realty esigned floorplan	Floor Above Above Above Above Above Below	Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom Eover Recreation Room Bedroom Living Room Kitchen Dining Room	Dimensions 11'3 × 9'10 9'10 × 9'9 12'6 × 10'8 12'6 × 8'10 13'9 × 10'10 10'7 × 10'0 10'10 × 9'9 13'2 × 8'2 18'6 × 12'0 12'9 × 9'8 13'1 × 6'5 9'5 × 7'4 9'5 × 5'9 Registered i CSA/BCE: Built in 2019, tota	Floor Below Below	Type Bedroom Bedroom PAD Rental: Maint. Fee: bath home offers a	13'1 x 10'1 11'9 x 10'1 x x x x x x x x x x x x x x x	Floor # Above Above Below Below Below
ite Influences: Central L eatures: inished Floor (Main): inished Floor (Above): inished Floor (Abova): inished Floor (Below): inished Floor (Basement) inished Floor (Total): nfinished Floor: rand Total: Ir Area (Det'd 2nd Res): uite: Legal Suite asement: None rawl/Bsmt. Height: of Kitchens: 2 sting Broker(s): RE/MA	1,302 0 1,222 2,524 sq. ft. 0 2,524 sq. ft. 2,524 sq. ft. sq. ft. # of Levels: 2 # of Rooms: 15 X Crest Realty esigned floorplan leek kitchen w/ S	Floor Above Above Above Above Above Above Below	Type Living Room Dining Room Kitchen Family Room Primary Bedroom Bedroom Bedroom Foyer Recreation Room Bedroom Living Room Kitchen Dining Room Kitchen Dining Room	Dimensions 11'3 x9'10 9'10 x9'9 12'6 x10'8 12'6 x8'10 13'9 x10'10 10'7 x10'0 10'10 x9'9 13'2 x8'2 18'6 x12'0 12'9 x9'8 13'1 x6'5 9'5 x7'4 9'5 x5'9 Registered i CSA/BCE: Built in 2019, tota a breakfast nook cross the scenic l	Floor Below Below n MHR?: al 6 bed, 4 /family ro River, whe	Type Bedroom Bedroom PAD Rental: Maint. Fee: bath home offers a om. Enjoy the spaci re you can walk or l	13'1 x 10'1 11'9 x 10'1 x x x x x x x x x x x x x	Floor # Above Above Below Below Below L suite PLUS 1 a 6447sqft LO Just 10 minute

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and the second s		Doc Livin	gston Pf	REC*			~~ °
						ex	
			Kp Realty 604-787-7028			REALTY	
		http://www.l	homehuntersbc.c	om			
		doc@hon	nehuntersbc.com				
active 33012051			RIVER ROA	D		Residential	
Board: V			Ladner t Guichon			\$1,395,	000 (LP) 空
louse/Single Family			4K 1S4				(SP) M
		Sold Date:		If new, (GST/HST inc?:	Original Price:	\$1,395,000
	200	Meas. Type:	Feet	Bedroom	ns: 6	Approx. Year B	uilt: 2019
		Frontage(feet):	0.00	Bathroor	ns: 4	Age:	6
	7/1	Frontage(metre	s):	Full Bath		Zoning:	RD3
		Depth / Size:		Half Bat		Gross Taxes:	\$6,190.2
		Lot Area (sq.ft.)		Rear Ya		For Tax Year:	2024
		Lot Area (acres Flood Plain:): 0.14	P.I.D.:	011-908-831	. Tax Inc. Utilitie Tour:	s?: NO
		View:	Yes: Peek-a	-Boo River	View	rour.	
	a state	Complex/Subdiv					
		First Nation Res					
		Services Connect Sewer Type: C			ewer, Water er Supply: City/Mu	nicipal	
de efilieren 2 Chevren		Sewer Type:	City/Municipal			•	
yle of Home: 2 Storey Instruction: Frame - Wood			Total Parking: 4 Parking: Garage	Covered Pa Double	arking: Z Parkin	g Access: Front	
terior: Glass, Other, Vinyl			Driveway Finish:				
undation: Concrete Perimeter, Concr	rete Slab		Dist. to Public Tra Title to Land: F			t. to School Bus: Land Lease Ex	niny Year
enovations:		Reno. Year:	Property Disc.: N		loti dta		piry rear.
of Fireplaces: 0 R.I. Fireplaces: 0		Rain Screen:	Fixtures Leased: N	o :			
replace Fuel: None uel/Heating: Electric, Forced Air		Metered Water: R.I. Plumbing:	Fixtures Rmvd: Y	es :Anv ten	ant fixtures		
utdoor Area: Fenced Yard				• • •			
ype of Roof: Asphalt eqal: LOT 12, BLOCK 6, PLAN NWP716, DISTRIC	TLOTAC CROL			aminate, Ti	e, Carpet		
	JI LOI 90, GROU	JF 2, NEW WESTMINSI	ER LAND DISTRICT				
menities: In Suite Laundry							
te Influences: Central Location, Marina N		te Yard, Recreation	n Nearby, Shoppi	ng Nearby			
eatures: ClthWsh/Dryr/Frdg/Stve/	DW						
nished Floor (Main): 1,302	Floor	Туре	Dimensions	Floor	Туре	Dimensions	Bathrooms
nished Floor (Above): 0 nished Floor (AbvMain2): 0	Above Above	Living Room Dining Room	11'3 x9'10 9'10 x9'9	Below Below	Bedroom Bedroom	13'1 x 10'1 11'9 x 10'1	Floor # Main
nished Floor (Below): 1,222	Above	Kitchen	12'6 x10'8	BEIOW	Bediooni	X X	Main
nished Floor (Basement): 0	Above Above	Family Room Primary Bedroom	12'6 x8'10 13'9 x10'10			x x	Above Below
inished Floor (Total): 2,524 sq. ft.	Above	Bedroom	10'7 x10'0			x	Delow
nfinished Floor: 0 rand Total: 2,524 sq. ft.	Above Below	Bedroom Foyer	10'10 x9'9 13'2 x8'2			x x	
	Below	Recreation Room Bedroom				x	
Ir Area (Det'd 2nd Res): sq. ft.	Below	Living Room	13'1 x6'5			x x	
uite: Legal Suite asement: None	Below Below	Kitchen Dining Room	9'5 x7'4 9'5 x5'9			x x	
	Manuf Type:		Registered i	n MHR?:	PAD Rental:		
rawl/Bsmt. Height: # of Levels: 2	MHR#:		CSA/BCE:		Maint. Fee:		
of Kitchens: 2 # of Rooms: 15	ByLaw Restric	ctions:					
sting Broker(s): RE/MAX Crest Realty							
ting Broker(s): RE/MAX Crest Realty							

family-friendly Ladner, this home is located across the scenic River, where you can walk or bike along trails. Just steps to Ladner Village, local shops, restaurants, cafes, shopping, schools, Delta Hospital + parks. Close to Richmond, Vancouver, Surrey. Exceptional value—a rare find in today's market! Virtual staged. BC Assessed at \$1,784,000.

		Phone http://www	resented by: ngston P eXp Realty e: 604-787-7028 v.homehuntersbc.com	com		REALTY	p ∗
Active R2985915 Board: V House/Single Family		Vai Rer	NAIMO STRE ncouver East nfrew Heights V5N 5G6	ET		Residential \$1,550, 0	Detached DOO (LP) (SP) M
		Sold Date: Meas. Type: Frontage(feet Frontage(met Depth / Size:	Feet): 0.00 res): t.): 8,611.00 es): 0.20 : div: eserve:	Bedroo Bathroo Full Bat Half Ba Rear Ya P.I.D.:	oms: 3 ths: 3 ths: 0 ard Exp: East	Original Price: s Approx. Year Bu Age: Zoning: Gross Taxes: For Tax Year: Tax Inc. Utilities Tour:	\$1,550,000 uilt: 1954 71 R1 - 1 \$8,538.8 2024
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Brick, Mixed Foundation: Concrete Slab Renovations: # of Fireplaces: 2 # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Wood Fuel/Heating: Baseboard, Electric Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Other Legal: LOT A, BLOCK 10, PLAN VAP1224, DISTRIC Amenities: In Suite Laundry Site Influences: Recreation Nearby	CT LOT 195, NEV	Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:	Driveway Finish: Dist. to Public Tra Title to Land: I Property Disc.: I Fixtures Leased: I Fixtures Rmvd: Floor Finish: I	t; Multiple, Concrete ansit: A FEW ireehold No lo No : : : aminate, T	Garage; Single / BLOCKS Dist. onStrata	Access: Rear to School Bus: A F Land Lease Ex	
Features: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,652 Finished Floor (Above): 244 Finished Floor (AbovAin2): 0 Finished Floor (Below): 771 Finished Floor (Below): 771 Finished Floor (Basement): 0 Finished Floor (Total): 2,667 sq. ft. Unfinished Floor: 0 Grand Total: 2,667 sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: Unauthorized Suite Basement: Separate Entry	DW Floor Below Below Below Below Below Below Below Below Below Below Main Main Main Manuf Type:	Type Foyer Living Room Dining Room Kitchen Bedroom Dining Room Living Room Kitchen Other Living Room Dining Room Dining Room	Dimensions 6'2 x4'8 17'4 x13'3 9'6 x9'11 12'4 x9'11 12'1 x11'5 14'10 x10'0 14'10 x6'4 14'10 x10'4 10'8 x9'6 11'6 x23'5 16'1 x13'1 12'1 x10'6 12'1 x9'0 Registered	Floor Main Main Main Above Above	Type Bedroom Bedroom Walk-In Closet Primary Bedroom Loft Loft	Dimensions 7'7 x 12'5 9'1 x 12'1 15'6 x 9'7 6'4 x 4'3 11'8 x 12'11 10'3 x 6'2 10'3 x 8'6 x x x x x x x x	Bathrooms Floor # Below Main Main
Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 3 # of Rooms: 20 Listing Broker(s): Stilhavn Real Estate Serv	MHR#: ByLaw Restric		CSA/BCE:		Maint. Fee:		
Investors, Developers and Builders - Gre within the TOA (Transit Oriented Area) a Court Order sale for 2/3 share of proper for more details - Samantha.	at chance to It Tier 3 - 800	0 meters. Up to 8	stories or 3.0 FS	R. Great poi	tential to hold and/o	or build later. Lar	ge 8600 sqft

		Pres	sented by:				
		Doc Livin		RFC*			
			gston P				n *
		e	(p Realty				
			604-787-7028			REALTY	
		1 //	nomehuntersbc.				
-		doc@hon	hehuntersbc.com	<u>ו</u>			
Active		5231	1 AVENUE			Residential	Detached
R2955941			wwassen			\$1,600,	000 (LP)
Board: V			bble Hill				(SP) M
House/Single Family		V	4M 1B4				_
	C CAR	Sold Date:		If new, GST/H	ST inc?:	Original Price:	\$1,600,000
		Meas. Type:	Feet	Bedrooms:	3	Approx. Year B	uilt: 1976
		Frontage(feet):		Bathrooms:	2	Age:	49
	A Start	Frontage(metre	s): 20.42	Full Baths:	2	Zoning:	RS1
	de to	Depth / Size:	132	Half Baths:	0	Gross Taxes:	\$4,879.55
	Contraction of the second seco	Lot Area (sq.ft.)		Rear Yard Exp		For Tax Year:	2024
	1/4 - V	Lot Area (acres): 0.20	P.I.D.: 00	7-392-591		s?: No
		Flood Plain:				Tour:	
· · · · · · · · · · · · · · · · · · ·		View:	:				
		Complex/Subdiv					
		First Nation Res Services Connect		y, Natural Gas, Sar	itary Sower	Wator	
			city/Municipal		ly: City/Mun		
Style of Home: 1 Storey, Rancher/Bungal	OW		Total Parking: 6	Covered Parking:	, ,,	Access: Front	
Construction: Frame - Wood	000			arking Avail., Gara		Access. Front	
Exterior: Stucco			Driveway Finish:				
oundation: Concrete Slab			Dist. to Public Tra			to School Bus: 2 B	
Renovations: Partly		Reno. Year: 2010	Property Disc.: 1	Freehold NonStrata /es	1	Land Lease Ex	piry rear:
# of Fireplaces: 1 R.I. Fireplaces:		Rain Screen:	Fixtures Leased:				
Fireplace Fuel: Natural Gas		Metered Water:					
Fuel/Heating: Baseboard, Electric, Natur		R.I. Plumbing:	Fixtures Rmvd:	Yes :MIRROR IN H	ALLWAY, BIR	D BATH IN FROM	NT YARD
Outdoor Area: Fenced Yard, Patio(s) & D							
Type of Roof: Torch-On			Floor Finish:	Hardwood			
Legal: 007-392-591 LOT 107, PLAN NWP44363,							
Legal: 007-392-591 LOT 107, PLAN NWP44363, S							
Legal: 007-392-591 LOT 107, PLAN NWP44363, s	SECTION 3, TOV	VNSHIP 5, NEW WESTM	INSTER LAND DIST	RICT			
Legal: 007-392-591 LOT 107, PLAN NWP44363, Amenities: Site Influences: Golf Course Nearby, Privat	SECTION 3, TOV	vnship 5, new westm rivate Yard, Recrea	INSTER LAND DIST	RICT opping Nearby	orage Shed		
Amenities: Site Influences: Golf Course Nearby, Priva t Features: CithWsh/Dryr/Frdg/Stve /	SECTION 3, TOV te Setting, Pr /DW, Garage	vnship 5, new westm rivate Yard, Recrea Door Opener, Smo	INSTER LAND DIST tion Nearby, Sh ke Alarm, Sprin	RICT opping Nearby kler - Inground, St			
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Privat Features: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405	SECTION 3, TOV te Setting, Pr /DW, Garage	vnsHIP 5, NEW WESTM rivate Yard, Recrea Door Opener, Smo Type	INSTER LAND DIST tion Nearby, Sh ke Alarm, Sprin Dimensions	RICT opping Nearby		Dimensions	Bathrooms
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Privat Features: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Above): 0	SECTION 3, TOV te Setting, Pr /DW, Garage Floor Main	vnsHIP 5, NEW WESTM rivate Yard, Recrea Door Opener, Smo Type Living Room	INSTER LAND DIST tion Nearby, Sh ke Alarm, Sprin Dimensions 16'2 x 14'5	RICT opping Nearby kler - Inground, St		x	Floor #P
Amenities: Site Influences: Golf Course Nearby, Privation Features: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0	section 3, tov te Setting, Pr /DW, Garage Floor Main Main Main	viviship 5, New Westm rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen	INSTER LAND DIST tion Nearby, Sh ke Alarm, Sprin Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7	RICT opping Nearby kler - Inground, St			Floor #P Main
Amenities: Site Influences: Golf Course Nearby, Privation Features: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0	SECTION 3, TOV te Setting, Pi /DW, Garage Floor Main Main Main Main	rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom	tion Nearby, Sh ke Alarm, Sprin Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4	RICT opping Nearby kler - Inground, St		x x x x	Floor #P Main
Amenities: Site Influences: Golf Course Nearby, Privat Features: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Below): 0	SECTION 3, TOW te Setting, Pr /DW, Garage Floor Main Main Main Main Main	viviship 5, New Westm rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen	INSTER LAND DIST tion Nearby, Sh ke Alarm, Sprin Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7	RICT opping Nearby kler - Inground, St		x x x x x	Floor #Pe Main
Amenities: Site Influences: Golf Course Nearby, Privat Features: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,405 sq. ft.	section 3, tov te Setting, Pr /DW, Garage Floor Main Main Main Main Main Main Main Main	vnsHIP 5, NEW WESTM rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry	tion Nearby, Sh ke Alarm, Sprin Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9	RICT opping Nearby kler - Inground, St		x x x x x x x	Floor #Pe Main 4
Amenities: Site Influences: Golf Course Nearby, Privat Features: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,405 sq. ft. Unfinished Floor: 0	section 3, tov te Setting, Pr /DW, Garage Floor Main Main Main Main Main Main Main Main	vnsHIP 5, NEW WESTM rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom	tion Nearby, Sh ke Alarm, Sprin Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2	RICT opping Nearby kler - Inground, St		x x x x x x x x	Floor #Pe Main
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Privat Features: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,405 sq. ft. Unfinished Floor: 0	section 3, tov te Setting, Pr /DW, Garage Floor Main Main Main Main Main Main Main Main	vnsHIP 5, NEW WESTM rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry	tion Nearby, Sh ke Alarm, Sprint Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x	RICT opping Nearby kler - Inground, St		x x x x x x x	Floor #Pe Main
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Privat Features: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Total): 1,405 sq. ft. Unfinished Floor: 0 Grand Total: 1,405 sq. ft. Fir Area (Det'd 2nd Res): sq. ft.	section 3, tov te Setting, Pr /DW, Garage Floor Main Main Main Main Main Main Main Main	vnsHIP 5, NEW WESTM rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry	tion Nearby, Sh ke Alarm, Sprint Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x x	RICT opping Nearby kler - Inground, St		x x x x x x x x x x x x	Floor #Pe Main
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Privation of the second s	section 3, tov te Setting, Pr /DW, Garage Floor Main Main Main Main Main Main Main Main	vnsHIP 5, NEW WESTM rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry	tion Nearby, Sh ke Alarm, Sprint Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x	RICT opping Nearby kler - Inground, St		x x x x x x x x x x x	Floor #Pe Main
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Privation of the second	SECTION 3, TOV te Setting, Pi /DW, Garage Floor Main Main Main Main Main Main Main Main	vnsHIP 5, NEW WESTM rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry	tion Nearby, Sh ke Alarm, Sprint Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x x x x x	RICT opping Nearby kler - Inground, St Floor Type		x x x x x x x x x x x x x	Floor #Pe Main
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Privation of the second	section 3, tov te Setting, Pr /DW, Garage Floor Main Main Main Main Main Main Main Main	vnsHIP 5, NEW WESTM rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry	tion Nearby, Sh ke Alarm, Sprint Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x x x x	RICT opping Nearby kler - Inground, St Floor Type		x x x x x x x x x x x x x	Floor #Pe Main
Amenities: Site Influences: Golf Course Nearby, Privation Features: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Main): 1,405 Finished Floor (Main): 0 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Total): 1,405 sq. ft. Jnfinished Floor: 0 Grand Total: 1,405 sq. ft. Suite: None Basement: None Crawl/Bsmt. Height: # of Levels: 1	SECTION 3, TOV te Setting, Pr /DW, Garage Floor Main Main Main Main Main Main Main Main	rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry Walk-In Closet	tion Nearby, Sh ke Alarm, Sprint Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x x x x x x x x x x x	RICT opping Nearby kler - Inground, St Floor Type	PAD Rental:	x x x x x x x x x x x x x	Floor #P Main
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Privation Stream (CithWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Main): 1,405 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Total): 1,405 sq. ft. Unfinished Floor: 0 Grand Total: 1,405 sq. ft. Suite: None Basement: None Crawl/Bsmt. Height: # of Levels: 1	SECTION 3, TOV te Setting, Pi /DW, Garage Floor Main Main Main Main Main Main Main Main	rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry Walk-In Closet	tion Nearby, Sh ke Alarm, Sprint Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x x x x x x x x x x x	RICT opping Nearby kler - Inground, St Floor Type	PAD Rental:	x x x x x x x x x x x x x	Floor #Pe Main
Legal: 007-392-591 LOT 107, PLAN NWP44363, standard register in the second standard register is the second standard register in the second standard register is the second stand	SECTION 3, TOV	rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry Walk-In Closet	tion Nearby, Sh ke Alarm, Sprint Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x x Registered CSA/BCE:	RICT opping Nearby kler - Inground, St Floor Type	PAD Rental:	x x x x x x x x x x x x x	Floor #Pe Main
Legal: 007-392-591 LOT 107, PLAN NWP44363, standard register in the second structure in the second struc	SECTION 3, TOV	rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry Walk-In Closet	tion Nearby, Sh ke Alarm, Sprint Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x x Registered CSA/BCE:	RICT opping Nearby kler - Inground, St Floor Type	PAD Rental:	x x x x x x x x x x x x x	Floor #Pe Main
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Private Features: Site Influences: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Main): 1,405 Finished Floor (Main): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,405 sq. ft. Unfinished Floor: 0 Grand Total: 1,405 sq. ft. Suite: None sq. ft. Suite: None Sasement: None Crawl/Bsmt. Height: # of Levels: 1 # of Kitchens: 1 # of Rooms: 8 Listing Broker(s): Sutton Group Seafair Re	SECTION 3, TOV	rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry Walk-In Closet	tion Nearby, Sh ke Alarm, Sprint Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x Registered CSA/BCE:	RICT opping Nearby kler - Inground, St Floor Type in MHR?:	PAD Rental: Maint. Fee:	X X X X X X X X X X X X X X	Floor #Pe Main 4 Main 4
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Privation Finished Floor (Main): Finished Floor (Main): 1,405 Finished Floor (Main): 1,405 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Total): 1,405 sq. ft. Unfinished Floor: 0 Grand Total: 1,405 sq. ft. Suite: None Sasement: None Crawl/Bsmt. Height: # of Levels: 1 # of Kitchens: 1 # of Rooms: 8 Listing Broker(s): Sutton Group Seafair Re Beautiful updated rancher in Pebble Hill	SECTION 3, TOV te Setting, Pr /DW, Garage Floor Main Main Main Main Main Main Main Main	rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry Walk-In Closet	tion Nearby, Sh ke Alarm, Sprint Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x x x Registered CSA/BCE: stcoast	RICT opping Nearby kler - Inground, St Floor Type in MHR?: ect blend of comfo	PAD Rental: Maint. Fee: rt & outdoor	X X X X X X X X X X X X X X X X X X X	Floor #Po Main 4 Main 4
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Privation Features: Site Influences: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Main): 1,405 Finished Floor (Main): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Total): 1,405 sq. ft. Unfinished Floor: 0 Grand Total: 1,405 sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: None Basement: None Crawl/Bsmt. Height: # of Levels: 1 # of Kitchens: 1 # of Rooms: 8 Listing Broker(s): Sutton Group Seafair Regult in the privacy hedge underground sprinkler system. The rear	section 3, tov te Setting, Pr (DW, Garage Floor Main Main Main Main Main Main Main Main	rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry Walk-In Closet	INSTER LAND DIST tion Nearby, Sh ke Alarm, Sprinl Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x x Registered CSA/BCE: stcoast	RICT opping Nearby kler - Inground, St Floor Type in MHR?: fect blend of comfor rivate oasis featur lete w glass-cover	PAD Rental: Maint. Fee: rt & outdoor ing multiple : ed patio. per	x x x x x x x x x x x x x x x x x x z x z x z x z x z x z x z x z	Floor #Pu Main 4 Main 4
Image:	SECTION 3, TOV te Setting, Pr (DW, Garage Floor Main Main Main Main Main Main Main Main	rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry Walk-In Closet	INSTER LAND DIST tion Nearby, Sh ke Alarm, Sprinl Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x x Registered CSA/BCE: stcoast	RICT opping Nearby kler - Inground, St Floor Type in MHR?: ect blend of comfor rivate oasis featur lete w glass-cover ccept living / dinin	PAD Rental: Maint. Fee: rt & outdoor ing multiple ed patio, per g & updated	x x x x x x x x x x x x x x x x x x x	Floor #P Main 4 Main 4
Legal: 007-392-591 LOT 107, PLAN NWP44363, S Amenities: Site Influences: Golf Course Nearby, Privation Fieatures: ClthWsh/Dryr/Frdg/Stve/ Finished Floor (Main): 1,405 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Below): 0 Finished Floor (Total): 1,405 sq. ft. Unfinished Floor: 0 Grand Total: 1,405 sq. ft. Suite: None Sasement: None Crawl/Bsmt. Height: # of Levels: 1 # of Kitchens: 1 # of Rooms: 8 Listing Broker(s): Sutton Group Seafair Re Beautiful updated rancher in Pebble Hill 8,900 sq ft lot with mature privacy hedg	SECTION 3, TOV te Setting, Pr (DW, Garage Floor Main Main Main Main Main Main Main Main	rivate Yard, Recrea Door Opener, Smo Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Laundry Walk-In Closet	INSTER LAND DIST tion Nearby, Sh ke Alarm, Sprinl Dimensions 16'2 x14'5 14'4 x12'5 8'9 x8'7 12'2 x11'4 11'6 x9'6 11'7 x10'2 11'8 x7'9 7'7 x5'2 x x x x Registered CSA/BCE: stcoast	RICT opping Nearby kler - Inground, St Floor Type in MHR?: ect blend of comfor rivate oasis featur lete w glass-cover ccept living / dinin	PAD Rental: Maint. Fee: rt & outdoor ing multiple ed patio, per g & updated	x x x x x x x x x x x x x x x x x x x	Floor #P Main 4 Main 4

		Doc Livin Phone http://www	esented by: Igston Pl exp Realty : 604-787-7028 .homehuntersbc.com	com		REALTY	p *
Active R2996278 Board: V House/Single Family		Pender I	5 PENINSUL shine Coast Harbour Egmont /0N 2H1	A ROAD		Residential \$1,648,	Detached 000 (LP) (SP) M
		Lot Area (acre: Flood Plain: View: Complex/Subd First Nation Re Services Connect	es): Irregular .): 54,014.40 s): 1.24 No Yes:Water iv: Medeira Par eserve:	fron Home. k ı, Septic, Water	4 3 3 0	Original Price: Approx. Year B Age: Zoning: Gross Taxes: For Tax Year: Tax Inc. Utilitie Tour: Virtual	uilt: 2006 19 R2 \$9,328.68 2024 s?: No
Style of Home: 2 Storey, Basem Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perime Renovations: # of Fireplaces: 1 R.I. Fireplac Fireplace Fuel: Propane Gas Fuel/Heating: Electric, Forced J Outdoor Area: Balcny(s) Patio(Type of Roof: Asphalt Legal: LOT 10, BLOCK 8, PLAN VAP1	eter ces: 0 Air s) Dck(s)	5	Title to Land: F Property Disc.: Y Fixtures Leased: N Fixtures Rmvd: Floor Finish: N	nsit: 40 Kilomete reehold NonStrat 'es lo :Foreclosure :Foreclosure Vall/Wall/Mixed	rs Dist. a	Access: Front to School Bus: 9.7 Land Lease Ex	
Amenities: None Site Influences: Marina Nearby, Features:	Private Setting, Pr	ivate Yard, Shopping N	Nearby, Waterfro	nt Property			
Finished Floor (Above): Finished Floor (AbvMain2):	666 Floor 0 Main 0 Main	Type Kitchen Dining Room	Dimensions 13'2 x13'2 17' x8'4 18'10 x16'		Iroom Iroom	Dimensions 14'1 x 9'3 12'6 x 12'6 7'1 x 7'11	Bathrooms Floor #Po Main 3

Finished Floor (Total): Unfinished Floor: Grand Total:	3,290 sq. ft. <u>0</u> 3,290 sq. ft.	Main Main Main	Primary Bedroom Walk-In Closet Other Bedroom Laundry Other	14'3 x12'9 10'9 x7'8 14'3 x7'8 10'10 x9'8 7'3 x7'2 8'4 x6'10			x x x x x	
Flr Area (Det'd 2nd Res): Suite: None Basement: Full, Fully Finis	sq. ft.	Below Below Below	Foyer Recreation Room Flex Room	16' x8' 18'10 x16' 24'4 x19'10			x x x	
	# of Levels: 2 # of Rooms: 17	Manuf Type: MHR#: ByLaw Restrie		Registered CSA/BCE:	in MHR?:	PAD Rental: Maint. Fee:		

Listing Broker(s): RE/MAX LIFESTYLES REALTY

Opportunity knocks to own an oceanfront property in the tranquil, forested neighborhood of Madeira Park on the Sunshine Coast, just 36 km from the ferry to Greater Vancouver. Built-in 2006, this two-story home offers a fully finished walk-out basement and direct beach access to the serene Garrans Bay. The property also includes adjacent foreshore, dock, ramp, and power rights through a Crown Tenure lease, which will be transferred to the purchaser upon issuance of a court order and a letter of endorsement from the Tenure Administration Team. The well-constructed dock is equipped with water hookups and a 200-amp electrical service, making it ideal for mooring seacrafts. The R-2 zoning allows for the potential of building a second single-detached dwelling. Showings by appointment only. tks

		Pro	sented by:					
		Doc Livin e: Phone: http://www.		com		REALTY	'n,	
Active R3002763			Ladner	LACE		Residential \$1,670,	Detached 000 (LP)	
Board: V House/Single Family			r Elementary 4K 2R2				(SP) 🚺	М
		Sold Date: Meas. Type: Frontage(feet): Frontage(metre Depth / Size:		If new, GST/HS Bedrooms: Bathrooms: Full Baths: Half Baths:	5T inc?: 4 4 3 1	Original Price: Approx. Year Bu Age: Zoning: Gross Taxes:		
		Lot Area (sq.ft. Lot Area (acres Flood Plain: View: Complex/Subdi First Nation Res Services Connect): 0.27 : v: serve:	Rear Yard Exp:	6-637-744	For Tax Year: Tax Inc. Utilitie: Tour:	2024 s?:	
			City/Municipal		y: City/Muni	•		
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Stucco Foundation: Concrete Perimeter Renovations: # of Fireplaces: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Natural Gas		Reno. Year: Rain Screen: Metered Water:	Total Parking: 4 Parking: Garage Driveway Finish: Dist. to Public Tra Title to Land: F Property Disc.: N Fixtures Leased: I	ansit: reehold NonStrata Io	Dist. 1	Access: Front to School Bus: Clo Land Lease Ex		
Fuel/Heating: Baseboard, Forced Air Outdoor Area: Balcony(s), Fenced Yard Type of Roof: Other		R.I. Plumbing:	Fixtures Rmvd: Floor Finish:	: .aminate, Tile, Carp	pet			
Amenities: Pool; Indoor, Sauna/Stear Site Influences: Central Location, Cul-de-S Features:		ard						
Finished Floor (Main):3,317Finished Floor (Above):2,073Finished Floor (AbvMain2):0Finished Floor (Below):0Finished Floor (Basement):0Finished Floor (Total):5,390 sq. ft.Unfinished Floor:0Grand Total:5,390 sq. ft.Fir Area (Det'd 2nd Res):sq. ft.	Above	Type Living Room Dining Room Primary Bedroom Bedroom Gym Foyer Laundry Other Living Room Dining Room Kitchen	9'9 x12'1 9'4 x14'4 10'10 x15'6 8'6 x16'4 45'6 x27'2 16'6 x15'8 17'3 x11'3 8'4 x12'1	Floor Type Above Bedr		Dimensions 19'3 x 20'0 x x x x x x x x x x x x x	Bathroor Floor Main Main Above Above	ms #Po
Suite: Legal Suite Basement: None	Above Above	Eating Area Primary Bedroom				x x		
Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 14	Manuf Type: MHR#: ByLaw Restrie	ctions:	Registered CSA/BCE:	in MHR?:	PAD Rental: Maint. Fee:			
Listing Broker(s): Oakwyn Realty Ltd.								
Discover this custom-built Spanish-style + 4 bathrooms, offering ample space for + sauna. The interior boasts spacious, p main floor provides excellent rental inco and shopping. Call your realtor for a priv	r family living rimary bedro ome potentia	g + entertaining. E ooms rooms and a l l. Nestled on a quie	njoy amenities a arge backyard p	at home, including a perfect for relaxing	an indoor sw or entertaini	imming pool, pri ing guests. A leg	ivate gym a al suite on t	rea, the

		Droo	sented by:					
		Doc Livin e) Phone: http://www.f	•	com		REALT	(p*	
Active R3011988 Board: V		Suns	ANADE ROA hine Coast ats Island	AD.		Residentia \$1,690	, 000 (LP)	_
House/Single Family	1		ON 1G2				(SP)	_
		First Nation Res Services Connect	s): 24.99 166 16,159.00 10.37 No Yes : South Y: Eastbourne serve: ed: Communi	P.I.D.: West Ocean V Estates ty, Electricity,	2 3 3 0 Exp: Northeast 010-211-756 Fiews	Tax Inc. Utilitie Tour:	uilt: 2009 16 CR1 \$5,82 2024	
tyle of Home: 2 Storey w/Bsmt., Carria		21	Total Parking: 4	Water S Covered Park	upply: Cistern, C	ommunity Access: Rear		
Construction: Brick, Concrete, Frame - Exterior: Brick, Metal, Wood Foundation: Concrete Perimeter Renovations: # # of Fireplaces: 1 R.I. Fireplaces: 2 Fireplace Fuel: Wood Fuel/Heating: Baseboard, Electric, Wood Dutdoor Area: Patio(s) & Deck(s) Type of Roof: Metal, Other, Tar & Grav Legal: LOT 2, BLOCK 10, PLAN VAP9467, DISTR Amenities: Storage, Workshop Deta Site Influences: Waterfront Property Features: Free Stand F/P or Wdsto	id el LICT LOT 1593, GF ched	Reno. Year: Rain Screen: Metered Water: No R.I. Plumbing:		Other nsit: reehold NonSt lo lo : : Concrete, Hard	Dist. rata	to School Bus: Git Land Lease E		
Finished Floor (Main): 1,578 Finished Floor (Above): 1,291 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,869 sq. 1 Jnfinished Floor: 1,578 Grand Total: 4,447 sq. 1 Flr Area (Det'd 2nd Res): sq. 1 Suite: 3asement: Part	Above Above Abv Main 2 Abv Main 2	Type Living Room Dining Room Kitchen Family Room Foyer Primary Bedroom Bedroom Flex Room Workshop	Dimensions 23' x16' 18' x18' 17'7 x16' 18' x16' 10'10 x9' 18' x17' 18' x17' 23' x22'10 23'7 x13' x x x x x		уре	Dimensions X X X X X X X X X X X X X X X X X	Bathroo Floor Main Above Above	oms #P
	Manuf Type:		Registered	in MHR?:	PAD Rental:	~		
Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 9	MHR#: ByLaw Restrie	ctions:	CSA/BCE:		Maint. Fee:			
isting Broker(s): Royal LePage Sussex		Royal LePag	e Elite West					
COURT ORDERED SALE. Rarely availal Bath home has the bonus of a detache beautiful sundeck off the upper area w items that need to be completed still o	d COACH HOU ith incredible	ISE with carport, w views. The Baseme	orkshop, garage	and a studio s	tyle open living	space with a 3 p	oc bathroon	n and

		Dro	sented by:					
Sec.		Doc Livin	gston Pl	KEC*				
						ex		
			Xp Realty			REALTY		
			604-787-7028 homehuntersbc.c	~~~				
			nehuntersbc.com					
Active						Decidential	Dotochod	
2993378			ERTON DR	VE		Residential		
Board: V			ichmond oadmoor			\$1,849,	000 (LP)	_
louse/Single Family			7A 4G4				(SP)	м
		Sold Date:	-	If new, GST/HS	T inc?:	Original Price:	¢1 800 00	חח
	the second	Meas. Type:	Feet	Bedrooms:	5	Approx. Year B		
	-	Frontage(feet):		Bathrooms:	4	••	51	
		. . ,		Full Baths:	3	Age:	RES	
		Frontage(metre	•		-	Zoning:	-	7 61
		Depth / Size: Lot Area (sq.ft.	118	Half Baths: Rear Yard Exp:	1	Gross Taxes: For Tax Year:	\$6,32 2024	7.65
	Lit Fill	· · ·	, ,		8-675-076		-	
	A starting	Lot Area (acres Flood Plain:	. U.10	F.I.D.: UU	-0/3-0/0	Tax Inc. Ounue	5:. INU	
		View:						
	A CARLE	Complex/Subdi	•					
	and the second second	First Nation Res						
	A THE REAL PROPERTY.	Services Connect		ty, Natural Gas, Wa	ater			
		Sewer Type: 0	City/Municipal	Water Supply	: City/Muni	icipal		
yle of Home: 2 Storey			Total Parking: 6	Covered Parking:	2 Parking	Access: Front		
onstruction: Frame - Wood			Parking: Garage	; Double				
xterior: Mixed, Stucco oundation: Concrete Perimeter			Driveway Finish: Dist. to Public Tra		Dict	to School Bus: CLO)CE	
				reehold NonStrata	DISL.	Land Lease Ex		
enovations: Partly		Reno. Year:	Property Disc.: Y				r /	
of Fireplaces: 2 R.I. Fireplaces:		Rain Screen:	Fixtures Leased:	lo :				
ireplace Fuel: Natural Gas uel/Heating: Baseboard, Natural Gas		Metered Water: R.I. Plumbing:	Fixtures Rmvd:					
Outdoor Area: Balcny(s) Patio(s) Dck(s)		K.I. Humbing.						
ype of Roof: Other								
<u></u>			Floor Finish:					
egal: LOT 283, BLOCK 4N, PLAN NWP43663, SI	CTION 32, RAN	GE 6W, NEW WESTMINS		r				
<u></u>	CTION 32, RAN	GE 6W, NEW WESTMINS		г				
egal: LOT 283, BLOCK 4N, PLAN NWP43663, SI	CTION 32, RAN	GE 6W, NEW WESTMINS		т				
egal: LOT 283, BLOCK 4N, PLAN NWP43663, SI			STER LAND DISTRIC					
egal: LOT 283, BLOCK 4N, PLAN NWP43663, Si menities: ite Influences: Central Location, Golf Co	ırse Nearby,	Private Yard, Recre	STER LAND DISTRIC					
egal: LOT 283, BLOCK 4N, PLAN NWP43663, SI	ırse Nearby,	Private Yard, Recre	STER LAND DISTRIC					
egal: LOT 283, BLOCK 4N, PLAN NWP43663, Si menities: ite Influences: Central Location, Golf Con eatures: CithWsh/Dryr/Frdg/Stve	ırse Nearby, /DW, Firepla	Private Yard, Recre ce Insert	STER LAND DISTRIC	hopping Nearby		Dimensions	Bathroo	oms
egal: LOT 283, BLOCK 4N, PLAN NWP43663, Si menities: ite Influences: Central Location, Golf Con eatures: ClthWsh/Dryr/Frdg/Stve inished Floor (Main): 1,184	ırse Nearby,	Private Yard, Recre ce Insert Type	STER LAND DISTRIC			Dimensions	Bathroo	
egal: LOT 283, BLOCK 4N, PLAN NWP43663, Si menities: ite Influences: Central Location, Golf Con eatures: ClthWsh/Dryr/Frdg/Stve nished Floor (Main): 1,184 nished Floor (Above): 1,281 nished Floor (AbvMain2): 0	Irse Nearby, /DW, Firepla Floor Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room	Eation Nearby, S Dimensions 17'0 x16'0 11'3 x9'0	hopping Nearby		x x	Floor Main	
menities: ite Influences: Central Location, Golf Con eatures: ClthWsh/Dryr/Frdg/Stve inished Floor (Main): 1,184 inished Floor (Above): 1,281 inished Floor (AbvMain2): 0 inished Floor (Below): 0	Irse Nearby, /DW, Firepla Floor Main Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen	Dimensions 17'0 x 16'0 13'0 x 10'4	hopping Nearby		X X X	Floor Main Above	oms #F
inished Floor (Main): 1,184 inished Floor (Above): 1,281 inished Floor (Above): 0 inished Floor (Bain): 0 inished Floor (Balance): 0 inished Floor (Balance): 0 inished Floor (Balance): 0 inished Floor (Balance): 0	Irse Nearby, /DW, Firepla Floor Main Main Main Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room	Eation Nearby, S Dimensions 17'0 x16'0 11'3 x9'0	hopping Nearby		x x	Floor Main	#F
menities: ite Influences: Central Location, Golf Con- eatures: ClthWsh/Dryr/Frdg/Stve inished Floor (Main): 1,184 inished Floor (Above): 1,281 inished Floor (AbvMain2): 0 inished Floor (Below): 0 inished Floor (Basement): 0 inished Floor (Total): 2,465 sq. ft	Irse Nearby, /DW, Firepla Floor Main Main Main Main Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer	Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'4 13'0 x10'0 13'0 x10'0 13'0 x9'2 11'0 x10'4	hopping Nearby		x x x x x x	Floor Main Above Above	
menities: ite Influences: Central Location, Golf Con eatures: ClthWsh/Dryr/Frdg/Stve inished Floor (Main): 1,184 inished Floor (Above): 1,281 inished Floor (AbvMain2): 0 inished Floor (Below): 0 inished Floor (Basement): 0 inished Floor (Total): 2,465 sq. ft nfinished Floor: 0	Floor Main Main Main Main Main Main Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer Storage	Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'4 13'0 x10'0 13'0 x10'4 13'0 x10'4 13'0 x10'4 11'0 x10'4 11'0 x6'3	hopping Nearby		x x x x x x x x	Floor Main Above Above	
menities: ite Influences: Central Location, Golf Con eatures: ClthWsh/Dryr/Frdg/Stve inished Floor (Main): 1,184 inished Floor (Above): 1,281 inished Floor (AbvMain2): 0 inished Floor (Below): 0 inished Floor (Basement): 0 inished Floor (Total): 2,465 sq. ft nfinished Floor: 0	Floor Main Main Main Main Main Main Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer	Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'4 13'0 x10'0 13'0 x10'4 13'0 x10'4 13'0 x10'4 11'0 x10'4 11'0 x6'3	hopping Nearby		x x x x x x	Floor Main Above Above	#F
regal: LOT 283, BLOCK 4N, PLAN NWP43663, SI menities: ite Influences: Central Location, Golf Con eatures: ClthWsh/Dryr/Frdg/Stve inished Floor (Main): 1,184 inished Floor (Main): 1,281 inished Floor (AbvPain2): 0 inished Floor (Basement): 0 inished Floor (Basement): 0 inished Floor (Total): 2,465 sq. ft infinished Floor: 0 irand Total: 2,465 sq. ft	Floor Main Main Main Main Main Main Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer Storage Primary Bedroom Bedroom Bedroom	Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'4 13'0 x10'4 11'0 x10'4 11'0 x10'4 11'0 x13'0 12'0 x9'2 11'0 x13'0 12'0 x9'2 11'0 x13'0	hopping Nearby		x x x x x x x x x x x	Floor Main Above Above	
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regal: LOT 283, BLOCK 4N, PLAN NWP43663, SI menities: ite Influences: Central Location, Golf Con eatures: ClthWsh/Dryr/Frdg/Stve inished Floor (Main): 1,184 inished Floor (Above): 1,281 inished Floor (Above): 1,281 inished Floor (AbovMain2): 0 inished Floor (AbovMain2): 0 inished Floor (Below): 0 inished Floor (Basement): 0 inished Floor (Total): 2,465 sq. ft nfinished Floor: 0 rand Total: 2,465 sq. ft ur Area (Det'd 2nd Res): sq. ft uite:	Floor Main Main Main Main Main Main Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer Storage Primary Bedroom Bedroom Bedroom	Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'4 13'0 x10'4 11'0 x10'4 11'0 x10'4 11'0 x13'0 12'0 x9'2 11'0 x13'0 12'0 x9'2 11'0 x13'0	hopping Nearby		x x x x x x x x x x x	Floor Main Above Above	
agal: LOT 283, BLOCK 4N, PLAN NWP43663, SI menities: te Influences: Central Location, Golf Concentration teatures: ClthWsh/Dryr/Frdg/Stve nished Floor (Main): 1,184 nished Floor (Above): 1,281 nished Floor (Above): 0 nished Floor (Below): 0 nished Floor (Total): 2,465 sq. ft nfinished Floor: 0 r Area (Det'd 2nd Res): sq. ft	Floor Main Main Main Main Main Main Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer Storage Primary Bedroom Bedroom Bedroom Bedroom	Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'0 13'0 x10'0 13'0 x9'2 11'0 x10'4 11'0 x6'3 15'0 x13'0 12'0 x9'2 11'0 x13'0 12'0 x13'0 12'0 x14'0 x x	hopping Nearby Floor Type	PAD Rental:	x x x x x x x x x x x x x	Floor Main Above Above	
agal: LOT 283, BLOCK 4N, PLAN NWP43663, SI menities: te Influences: Central Location, Golf Concentration te Influences: ClthWsh/Dryr/Frdg/Stve nished Floor (Main): 1,184 nished Floor (Main): 1,281 nished Floor (Above): 1,281 nished Floor (Above): 0 nished Floor (Below): 0 nished Floor (Total): 2,465 sq. ft nfinished Floor: 0 rand Total: 2,465 sq. ft r Area (Det'd 2nd Res): sq. ft uite: asement:None	Floor Main Main Main Main Main Main Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer Storage Primary Bedroom Bedroom Bedroom Bedroom	Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'4 13'0 x10'4 13'0 x10'4 11'0 x6'3 15'0 x13'0 15'0 x13'0 15'0 x12'0 15'0 x14'0 x	hopping Nearby Floor Type	PAD Rental: Maint. Fee:	x x x x x x x x x x x x x	Floor Main Above Above	
rawl/Bsmt. Height: # of Levels: 2	Floor Main Main Main Main Main Main Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer Storage Primary Bedroom Bedroom Bedroom	Eation Nearby, SI Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'0 13'0 x10'0 13'0 x9'2 11'0 x10'4 11'0 x6'3 15'0 x13'0 12'0 x9'2 11'0 x10'0 12'0 x9'2 11'0 x10'0 15'0 x14'0 x x Registered	hopping Nearby Floor Type		x x x x x x x x x x x x x	Floor Main Above Above	
regal: LOT 283, BLOCK 4N, PLAN NWP43663, SI menities: ite Influences: Central Location, Golf Con eatures: ClthWsh/Dryr/Frdg/Stve inished Floor (Main): 1,184 inished Floor (Above): 1,281 inished Floor (Above): 1,281 inished Floor (Above): 0 inished Floor (AbovMain2): 0 inished Floor (Below): 0 inished Floor (Below): 0 inished Floor (Total): 2,465 sq. ft Infinished Floor: 0 irand Total: 2,465 sq. ft ulte: asement:None rawl/Bsmt. Height: # of Levels: 2	Floor Main Main Main Main Main Main Main Main	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer Storage Primary Bedroom Bedroom Bedroom	Eation Nearby, SI Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'0 13'0 x10'0 13'0 x9'2 11'0 x10'4 11'0 x6'3 15'0 x13'0 12'0 x9'2 11'0 x10'0 12'0 x9'2 11'0 x10'0 15'0 x14'0 x x Registered	hopping Nearby Floor Type		x x x x x x x x x x x x x	Floor Main Above Above	
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egal: LOT 283, BLOCK 4N, PLAN NWP43663, SI menities: ite Influences: Central Location, Golf Con eatures: ClthWsh/Dryr/Frdg/Stve inished Floor (Main): 1,184 inished Floor (Above): 1,281 inished Floor (Above): 1,281 inished Floor (Above): 1,281 inished Floor (Above): 0 inished Floor (Above): 0 inished Floor (Below): 0 inished Floor (Basement): 0 inished Floor (Total): 2,465 sq. ft Infinished Floor: 0 inished Floor: 0 2,465 sq. ft uite: asement:None irawl/Bsmt. Height: # of Levels: 2 f of Kitchens: 1 # of Rooms: 11 isting Broker(s): RE/MAX Crest Realty COURT ORDER SALE! PRICED AT \$250K	Floor Main Main Main Main Main Main Main Above Above Above Above Above Above Above Above	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Storage Primary Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	Eation Nearby, So Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'0 13'0 x10'0 13'0 x9'2 11'0 x10'4 11'0 x6'3 15'0 x13'0 12'0 x9'2 11'0 x10'0 15'0 x13'0 12'0 x9'2 11'0 x10'0 15'0 x14'0 x x Registered CSA/BCE: East Realty his functional 5-	hopping Nearby Floor Type in MHR?: bedroom, 4-bathro	Maint. Fee:	x x x x x x x x x x x x x x x x x x x	Floor Main Above Above Above	#F
regal: LOT 283, BLOCK 4N, PLAN NWP43663, SI menities: ite Influences: Central Location, Golf Core eatures: ClthWsh/Dryr/Frdg/Stve inished Floor (Main): 1,184 inished Floor (Main): 1,281 inished Floor (Above): 1,281 inished Floor (Above): 1,281 inished Floor (Above): 0 inished Floor (Below): 0 inished Floor (Basement): 0 inished Floor (Total): 2,465 sq. ft infinished Floor: 0 irand Total: 2,465 sq. ft uite: asement:None rawl/Bsmt. Height: # of Levels: 2 of Kitchens: 1 # of Rooms: 11 isting Broker(s): RE/MAX Crest Realty COURT ORDER SALE! PRICED AT \$250K q. ft. lot in most sought-after "Shangri ioods the space through new double-g	Floor Main Main Main Main Main Main Main Above Above Above Above Manuf Type: MHR#: ByLaw Restr	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer Storage Primary Bedroom Be	Eation Nearby, Solution Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'4 13'0 x10'4 13'0 x10'4 13'0 x10'4 11'0 x6'3 15'0 x13'0 12'0 x9'2 11'0 x10'4 11'0 x6'3 15'0 x13'0 12'0 x9'2 11'0 x10'1 15'0 x14'0 x x Registered CSA/BCE: Est Realty his functional 5- puilt by German pathrooms with	bedroom, 4-bathropulder, with cherry	Maint. Fee: oom residenc / tree and lu ded security	x x x x x x x x x x x x x x x x x x x	Floor Main Above Above Above Above	#F
agal: LOT 283, BLOCK 4N, PLAN NWP43663, SI menities: ite Influences: Central Location, Golf Concetures: cIthWsh/Dryr/Frdg/Stve inished Floor (Main): inished Floor (Main): inished Floor (Above): inished Floor (Abovain2): inished Floor (Basement): 0 inished Floor (Total): 2,465 sq. ft inished Floor: 0 rand Total: r Area (Det'd 2nd Res): sq. ft uite: asement:None rawl/Bsmt. Height: # of Levels: 2 of Kitchens: 1 # of Rooms: 11 sting Broker(s): RE/MAX Crest Realty OURT ORDER SALE! PRICED AT \$250k q. ft. lot in most sought-	Floor Main Main Main Main Main Main Above Above Above Above Above Above Babove Above Above Above Babove Abov	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer Storage Primary Bedroom Com Bedroom Com Bedroom Com Bedro	Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'4 13'0 x10'4 13'0 x10'4 13'0 x10'4 11'0 x10'4 11'0 x10'4 11'0 x10'4 11'0 x10'0 15'0 x13'0 15'0 x13'0 15'0 x14'0 x Registered CSA/BCE: est Realty his functional 5- pathrooms with pathrooms with	Floor Type Floor Type in MHR?: bedroom, 4-bathro builder, with cherny new fixtures, upgra within walking dist	Maint. Fee: oom residenc / tree and lu ded security	x x x x x x x x x x x x x x x x x x x	Floor Main Above Above Above Above	#I
agal: LOT 283, BLOCK 4N, PLAN NWP43663, SI menities: te Influences: Central Location, Golf Coreatures: ClthWsh/Dryr/Frdg/Stve nished Floor (Main): 1,184 nished Floor (Main): 1,281 nished Floor (Above): 1,281 nished Floor (Above): 0 nished Floor (Below): 0 nished Floor (Below): 0 nished Floor (Total): 2,465 sq. ft rand Total: 0 r Area (Det'd 2nd Res): sq. ft uite: asement: None rawl/Bsmt. Height: # of Levels: 2 of Kitchens: 1 # of Rooms: 11 sting Broker(s): RE/MAX Crest Realty OURT ORDER SALE! PRICED AT \$250K QURT ORDER SALE! PRICED AT \$250K oods the space through new double-g	Floor Main Main Main Main Main Main Above Above Above Above Above Above Babove Above Above Above Babove Abov	Private Yard, Recre ce Insert Type Living Room Dining Room Kitchen Eating Area Bedroom Foyer Storage Primary Bedroom Com Bedroom Com Bedroom Com Bedro	Dimensions 17'0 x16'0 11'3 x9'0 13'0 x10'4 13'0 x10'4 13'0 x10'4 13'0 x10'4 11'0 x10'4 11'0 x10'4 11'0 x10'4 11'0 x10'0 15'0 x13'0 15'0 x13'0 15'0 x14'0 x Registered CSA/BCE: est Realty his functional 5- pathrooms with pathrooms with	Floor Type Floor Type in MHR?: bedroom, 4-bathro builder, with cherny new fixtures, upgra within walking dist	Maint. Fee: oom residenc / tree and lu ded security	x x x x x x x x x x x x x x x x x x x	Floor Main Above Above Above Above	#I

RED Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

		Pres	sented by:				
	D	POC Livin e) Phone: http://www.l		com		REALT	<pre>p+</pre>
Active R2998749 Board: V		532 E 18 North	BTH STREE Vancouver pulevard			Residentia \$1,850	, 000 (LP)
House/Single Family			7L 2Y3				(SP) M
		Sold Date: Meas. Type: Frontage(feet): Frontage(metre Depth / Size: Lot Area (sq.ft.) Lot Area (acres) Flood Plain: View: Complex/Subdiv First Nation Res Services Connect	s): 14.63 126): 6,048.00): 0.14 No : : :: ::	If new, GST Bedrooms: Bathrooms: Full Baths: Half Baths: Rear Yard I P.I.D.:	3 2 2 0	Original Price: Approx. Year B Age: Zoning: Gross Taxes: For Tax Year: Tax Inc. Utilitie Tour: Virtual	uilt: 1919 106 RS1 \$6,442.34 2024 ss?: Tour URL
			city/Municipal		upply: City/Muni		
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Mixed, Wood Foundation: Concrete Perimeter Renovations: Completely # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Hot Water Outdoor Area:	Rai Me	in Screen: tered Water:	Total Parking: Parking: Open Driveway Finish: Dist. to Public Tr Title to Land: I Property Disc.: I Fixtures Leased: Fixtures Rmvd:	ansit: 2 Blocks F reehold NonSt No	Dist.	Access: Lane to School Bus: 3 E Land Lease Ex	
Legal: LOT 2, PLAN BCP30624, DISTRICT LOT 556 Amenities: Garden, Storage Site Influences: Lane Access, Private Settir				Nearby			
Finished Floor (Main): 1,001 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,008 Finished Floor (Basement): 0 Finished Floor (Total): 2,009 sq. ft. Jnfinished Floor: 0 Grand Total: 2,009 sq. ft. Flr Area (Det'd 2nd Res): 148 sq. ft. Suite: Basement: Full	Floor Ty Main Li Main D Main Ki Main Pr Below B Below B Below B Below La Below La Below La Selow Si	/pe iving Room ining Room itchen rimary Bedroom oyer edroom edroom ecreation Room aundry torage ffice	Dimensions 14'3 x13'3 16'2 x12'3 14'9 x10'6 12'1 x12' 6'3 x3'7 12'9 x12'7 12'8 x11'7		уре	Dimensions X X X X X X X X X X X X X X X X X	Bathrooms Floor #F Main Below
Crawl/Bsmt. Height: # of Levels: 2	Manuf Type: MHR#: ByLaw Restrictio	ns:	Registered CSA/BCE:	in MHR?:	PAD Rental: Maint. Fee:		1
Listing Broker(s): Royal LePage Sussex Beautifully renovated home on a quiet st stylish, updated kitchen and modern bat flooring gives the home a cozy feel. Fren private, landscaped backyard. A detache combines comfort, flexibility and locatio	hs enhanced by ch sliding doors d office offers t	y pot lighting thu s create a smoot the perfect work	roughout. The th transition fro -from-home se	modern design om the large 'Co tup or creative	affords easy dail untry Kitchen' to studio. With eas	y living and war the spacious o	m hardwood utdoor deck and

		Doc Livin	sented by: gston Pl Kp Realty 604-787-7028 homehuntersbc.com	com		REALTY	p ∗
Active R2967009 Board: V House/Single Family		Vanc Vie	9TH AVENU couver East ctoria VE 5P 1H8	E		Residential \$1,900,	Detached 000 (LP) (SP) M
Trodse/ single Pariniy		Sold Date: Meas. Type: Frontage(feet): Frontage(metre Depth / Size: Lot Area (sq.ft.) Lot Area (acres Flood Plain: View: Complex/Subdiv First Nation Res Services Connect	Feet 40.00 (s): 12.19 141 (c): 5,640.00 (c): 0.13 No : (c): (c): (c): (c): (c): (c): (c): (c)	If new, GST/H Bedrooms: Bathrooms: Full Baths: Half Baths: Rear Yard Exp P.I.D.: 0 :	5 3 0 2: South 14-412-390	Original Price: Approx. Year Br Age: Zoning: Gross Taxes: For Tax Year: Tax Inc. Utilitie Tour:	\$2,200,000 uilt: 1961 64 R1-1 \$8,366.85 2024
Style of Home: Rancher/Bungalow w/Bsn Construction: Frame - Wood Exterior: Stucco Foundation: Concrete Perimeter Renovations: # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Forced Air Outdoor Area: Fenced Yard Type of Roof: Asphalt Legal: LOT 44, BLOCK 10, PLAN VAP1694, DISTRU		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:	Property Disc.: N Fixtures Leased: N Fixtures Rmvd: Floor Finish: (Covered Parking ; Single insit: ireehold NonStrat lo io :	Dist.	-	piry Year:
Amenities: None Site Influences: Features: Finished Floor (Main): 1,190 Finished Floor (Above): 0 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Below): 0 Finished Floor (Basement): 1,071 Finished Floor (Total): 2,261 sq. ft. Unfinished Floor: 0 Grand Total: 0 Flr Area (Det'd 2nd Res): sq. ft. Suite: Basement: Basement: Full	Floor Main Main Main Main Main Main Main Bsmt Bsmt Bsmt Bsmt Bsmt	Type Foyer Living Room Dining Room Kitchen Eating Area Bedroom Bedroom Bedroom Recreation Room Storage Bedroom Bedroom Kitchen	Dimensions 5'9 x5' 13'9 x16' 10'3 x9' 10'3 x8'4 10'3 x6' 11'9 x8'8 14' x11'3 24'7 x13' 10' x5'2 11'1 x12'4 12'3 x11'9 12'3 x11'9	Floor Typ	e	Dimensions X X X X X X X X X X X X X X X X X X	Bathrooms Floor #P Main Bsmt Bsmt
Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 2 # of Rooms: 13 Listing Broker(s): Royal LePage - Wolstenc	Manuf Type: MHR#: ByLaw Restrie roft	ctions:	Registered CSA/BCE:	in MHR?:	PAD Rental: Maint. Fee:		
40 x 141 Ft Lot (5,640 square feet) in Pr and detached Double Garage. Street Pa				on Quiet street. I	Raised Ranche	er with basement	t. Lane access

Sold Date: If new, GST/HST inc?: Original Price: \$1,920,000 Sold Date: If new, GST/HST inc?: Original Price: \$1,920,000 Sold Date: Meas. Type: Feet Bedrooms: 4 Approx. Year Built: 1961 Frontage(feet): 87.00 Bathrooms: 2 Age: 64 Frontage(metres): 26.52 Full Baths: 0 Gross Taxes: \$5,322 Depth /5 Ize: Half Baths: 0 Gross Taxes: \$5,322 Lot Area (acres): 0.41 P.I.D.: 009-416-145 Tax Inc. Utilities?: No Style of Home: 11/2 Storey Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Service Construction: Front 2 Corerde Parking: Corerde Parking: Datk to School Bus: Style of Home: 11/2 Storey Construction: Construction: Freehold NonStrata Datk to School Bus: Land Lease Expiry Year: Style of Home: Exprice Rein Streen: Freibaloc No: Freehold NonStrata Land Lease Expiry Year: Style of Home: Streplaces: Rain Screen: <								
Active Baoard: V Board: V House/Single Family 3937 WESTRIDGE AVENUE West Varcouver Byindge V7V 3/h6 Residential Datached \$1,920,000 (P) (SP) Sold Date: Forbage/final for the source of the		De	eX Phone: http://www.h	p Realty 604-787-7028 100000000000000000000000000000000000	com		REALTY	p *
R2000521 Sold Date: If new, GST/HST Inc?: Original Price: \$1,920,000 (P) House/Single Family Sold Date: If new, GST/HST Inc?: Original Price: \$1,920,000 (P) Meas. Type: Feet Bedrooms: 4 Approx. Year Built 1961 Meas. Type: Feet Bedrooms: 4 Approx. Year Built 1961 Frontage(refer): 85.00 Date: If new, GST/HST Inc?: Original Price: \$1,920,000 (P) Frontage(refer): 65.01 Date: If new, GST/HST Inc?: Original Price: \$1,920,000 (P) Frontage(refer): 85.00 Bathmonns: 2 Appr. 64 Frontage(refer): 70.01 (P) Finite Family Correlex/Staburi Finite Family Finite Family 65.02 (P) Up and Price No Correlex/Staburi No : Tour: Tour: Tour: Frontage(refer): No : Correlex/Staburi Freehold Nostrata Data Printing: Finite Printing: Data Printing: Data P	• • • • •		_					
Band: V Band: V Band: V Band: V Band: V Starting CPP CPP House/Single Family Sold Date: Mass. Type: Feet Befcrooms: 4 Approx. Year Built: 1961. 64 Forotage(ref:e): 87.00 Bathrooms: 2 Age: 64 Forotage(ref:e): 87.00 Gross Taxes: \$5,322.00 Lot Area (arcs): 0.41 P.I.D:: 009-416-145 Tax. Inc. Utilities?: No Tour: Tour: Sover Trye: Complex/Subdiv: First Nation Reserve: Early Complex/Subdiv: First Nation Reserve: Dat. to School Bas: Lot School Bas: X X X X X Property Disc:: Foor Main		3		-	NUE			
House/Single Family V73 3/6 CP1 Sold Date: If new, GST/HST inc?: Original Price: \$1,920,000 Meas. Type: Feet Bedrooms: 4 Approx. Year Built: 1961 Meas. Type: Feet Prontage(news): 26.5 Full Baths: 2 Zonig: SFD Depth / Size: Half Baths: 2 Zonig: SFD Gross Taxes: \$5,222 Depth / Size: Half Baths: 0 Gross Taxes: \$5,222 Depth / Size: Half Baths: 0 Gross Taxes: \$5,222 Complex/Subdiv: Fist Nation Reserve: Sever Type: Chroud Reserve: Bedrooms: PLD: 009-416-145 Tax Inc. Utilities?: No Complex/Subdiv: Fist Nation Reserve: Sever Type: Chroud Nation: Dist. to School Bus: Land Aceass: Front Sever Type: Chroud Nation: Concrete Parimeter Dist. to School Bus: Land Lease Expiry Year: Forter Marking: None Res. Yang Marka Construct Proof Phinkh: Land Lease Expiry Year: Forter Marking: Parking Aceess: Forter Marka Construct Forder Air Natural Gas Aphalt P							\$1,920,0	
Meas. Type: Feet: Bedrooms: 4 Approx. Year Built: 1961. Frontage(metrus): 25.02 Full Baths: 2 Zoning: 57D Depth / Size: Lot Area (arcs): 17,860.00 Rear Yard Exp. Northwest: 57D 2024 Lot Area (arcs): 0.41 Phil: No PLD: 009-416-145 Tax Inc. Utilities?: No View: No No Concrete Parking: Concrete Parking: Parking Access: Fontage(metrus): 26.04 Parking: Covered Parking: Parking Access: Fontage(metrus): No View: No				, .				(SP) M
Meas. Type: Feet: Bedrooms: 4 Approx.Year Bull: 1961. Frontage(metrs): 26.52 Full Bath: 2 Zoning: SFD Depth / Size: Lot Area (acres): 0.41 Fortage(metrs): 26.52 Full Bath: 2 Zoning: SFD Lot Area (acres): 0.41 Fortage(metrs): 26.52 Full Bath: 0 Gross Taxes: S522 Lot Area (acres): 0.41 Fortage(metrs): 7.60.00 Rear Yard Exp: Northwest For Ta Year: 7.022 Style of Home: 11/2 Storey Concrete Service: Total Parking: Covered Parking: Parking Access: Front Style of Home: 11/2 Storey Total Parking: Covered Parking: Parking Access: Front Foundation: Concrete Perimeter Dist. to Fable Transti: Dist. to School Bus: Tuble Transti: Land Leave Expiry Year: FleqUetation: Rein Screen Four Finish: Land Leave Expiry Year: Four Finish: Land Leave Expiry Year: Four Finish: FleqUetation: Storeed Arx, Natural Gas R.I. Plumbing: Four Finish: Land Leave Expiry Year: Four Finish:	The second s	100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100	Sold Date:		If new, G	ST/HST inc?:	Original Price:	\$1,920,000
Finitage(freet): 87.00 Bathrooms: 2 Age: 64 Finitage(freet): 22.6.52 Full Baths: 2 Zoning:: SFD Lot Area (sq.ft): 17,860.00 Lot Area (sq.ft): 17,860.00 Rear Yard Esp: Northwest For Tax Year: 202 Lot Area (sq.ft): 17,860.00 Lot Area (sq.ft): 17,860.00 Rear Yard Esp: Northwest For Tax Year: 202 Steed Home: 11/2 Storey Complex/Subdiv: Finitage(free): Rear Yard Esp: Northwest For Tax Year: 202 Steed Home: 11/2 Storey Concrete Perlinet Covered Parking: Parking Access: Fort Parking Access: Fort Steed Home: 11/2 Storey Bathrooms: Covered Parking: Parking Access: Fort Steed Home: 11/2 Storey Rain Screen: Rain Screen: Tidle Parking: Covered Parking: Parking Access: Fort Steed Home: Note Rain Screen: Rain Screen: Tidle to Land: Freehold NonStrata Land Lease Expliny Yea: Type of Root: Asphat Rain Trup Room 24 x 134 Below Year: Propert Dinthons: Xear:		A STATE OF A		Feet			-	
Frontage(metres): 26.52 Full Baths:: 2 Zoning:: SFD Depth / Size:: Lot Area (gar.ft): 17,860.00 Rer Yard Exp: Northwest For Tax Year:: 2024 Lot Area (gar.ft): 17,860.00 Rer Yard Exp: Northwest For Tax Year:: 2024 Set of Home: 11/2 Storey No Tour: View: No Set of Home: 11/2 Storey Elstrict(N, Natural Gas, Water Supply: City/Municipal Water Supply: City/Municipal Set of Home: 11/2 Storey Elstrict(N, Natural Gas, Water Supply: Dowered Parking: Parking Access: Front Set of Home: 11/2 Storey For Tax Inc. Utilities?: No Dowered Parking:	Stand and a stand of the stand							
Depth / Size: Half Baths: 0 Gross Taxes: 95,322 Lot Area (acres): 0.41 P.I.D.: 009-416-145 Tax Inc. Ublitties?: No Flood Plain: No : Complex/Subdiv: First Tax Inc. Ublitties?: No Stele of Home: 1.1/2 Storey Services Connected: Electricity, Natural Gas, Water Sever Ype: City/Municipal Stele of Home: 1.1/2 Storey Complex/Subdiv: Firstme: Mood Water Supply: City/Municipal Dist. to School Bus: Stele of Home: 1.1/2 Storey Covered Parking: Covered Parking: Parking Access: Front Stele of Home: 1.1/2 Storey Covered Parking: Covered Parking: Dist. to School Bus: Concrete Perimeter Event Type: City Parking Mone, Open Dist. to School Bus: Land Lease Expiry Year: FieldHeades:1 R.1. Fireplaces:1 Rain Screen: Fictures Leased: No : Electricity, Natural Gas, Mater Stele of Home: Other Mater Supply: City/Municityal Dist. to School Bus: Land Lease Expiry Year: FieldHeades:1 R.1. Fireplaces:1 Rain Screen: Fietures: Rind: Dist. to School Bus:		A LOUGH AND A L			Full Baths	2	5	SFD
Lot Area (acres): 0.41 P.I.D.: 009-416-145 Tax Inc. Utilities?: No Flood Plain: No Tour: Wer: No: Complex/Subdiv: Strike of Home: 11/2 Storey Concrete Paring: Covered Paring: Strike of Home: 11/2 Storey Concrete Paring: Dirkeway Finish: Oraddation: Concrete Paring Access: Reno. Year: Property Disc:: No Tide to Land: Freehold MonStrata Land Lease Expiry Year: Tide to Band: Food Finish: Land Lease Expiry Year: Strike of Home: Applating Food Finish: Land Lease Expiry Year: Strike of Home: Applating Food Finish: Land Lease Expiry Year: Tighted Fior (Main): 2,016 Main Main Mono Strike Mone: 3,573stp. tr. Main Main		A CONTRACTOR OF			Half Baths	: O	Gross Taxes:	\$5,322.2
Flood Plain: No Tour: View: No: Complex/Subdiv: Syle of Home: 11/2 Storey First Nation Reserve: Swer Type: City/Municipal Water Supply: City/Municipal Syle of Home: 11/2 Storey Water Supply: City/Municipal Swer Type: City/Municipal Water Supply: Dist. to School Bus: Concrete Perimeter Inter to Land: Freebold NonStrata Land Lease Expiry Year: Freeplace Fuel: Other Metered Water: Floor Finish: Land Lease Expiry Year: View of Koo: Asphalt Floor Floor Finish: Each Floor (Main): Steres: Finished Floor (Main): 1,557 Main Main Den 1372 X 137 Main Finished Floor (Main): 3,573 ar, ht Main Main Flooren			Lot Area (sq.ft.)	: 17,860.00	Rear Yard	Exp: Northwest	For Tax Year:	2024
Werk: No: Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Services Connected: Electricity, Natural Gas, Water Service of Home: 11/2 Storey Construction: Frame - Wood Service of Image: Covered Parking: Concrete Perimeter Dist. to School Bus: Trippace Fuel: Other Public Transt: Dist. to School Bus: Trippace Fuel: Other Meter dWate: Freehold NonStrata Land Lease Expiry Year: Valuedor Aras: Sundeck(s) Dist. to School Bus: Land Lease Expiry Year: Freehold NonStrata Land Lease Expiry Year: Valuedor Aras: Sundeck(s) Reno. Year: Freehold NonStrata Land Lease Expiry Year: Statutors: Reno. Year: Freehold NonStrata Land Lease Expiry Year: Water Sundeck(s) No: Hotins: Tore Freehold NonStrata Land Lease Expiry Year: Statutors: No: No: Statures Leased: No: No: No: No: Statutors: No: No: No: No: No: No:		and the second s	• • •		P.I.D.:	009-416-145		s?: No
Complex/Subdiv: Parking Kubdiv: Style of Home: 11/2 Storey Construction: Frame - Wood Sterior: Wood Construction: Frame - Wood Sterior: Wood Construction: Frame - Wood Sterior: Wood Construction: Frame - Wood Construction: Frame - Wood Construction: Frame - Wood Construction: Concrete Perimeter Construction: Parking: Kone, Open Construction: Reno. Year: Property Disc:: No Freplace:: Reno. Year: Property Disc:: No Strope of Root: Asphat Freplace: Strope of Root: Strope of Root: Asphat Floor Finish: Floor Minish Legal: Of & Blow Of & Blow One Strinshed Floor (Main): 1,557 Strinshed Floor (Main): 3,573 sq. ft. Main Below String Roone String Roone 13/2 X13 Main		and the state of the state					Tour:	
First Nation Reserve: Sweer Type: City/Municipal Water Supply: City/Municipal Sweer Type: City/Municipal Parking: Parking Access: Front Sweer Type: City/Municipal Dist. to School Bus: Title to Land: Freehold NonStrata Land Lease Expiry Year: Enovations: R.I. Flepalces:: Rain Screen: Fixtures Leased: No : Hean Lease Expiry Year: Sweer Type: Order Areas No Hours Hander Water: Fixtures Leased: No : Water Supplex City: Suddex (s) Floor Finish: Eagal: Eafor Finish: ergal: Lot of Assister Sumdex (s) No Hean Living Room 24'x 13'x Below Workshop 23'8 x 11's Main Miniched Floor (Main): 2,016 Main Main Scheroom 13'2 x 13'x Below X Main Minished Floor (Main): 3,								
Services Connected: Electricity, Natural Gas, Water Sever Type: City/Municipal Water Supply: City/Municipal Sever Type: Covered Parking: Parking Kone, Open Sever Type: Covered Parking: Dist. to Public Transit: Dist. to Severe Type: Ger Type: Reno. Year: Property Disc:: No Severe Type: City Freehold NonStrata Land Lease Expiry Year: Freeplace Fuel: Other Matered Water: Fitures Rawd: No : Severe Type: Floor Finish: Equily the to and: Fitures Severe Type: Dimensions Site Influences: None Main Dining Room 24' X 13' A Below Workshop 23'' B X 11' S X Sinshed Floor (Main): 0 Main Main Severe Type: Severe Type: X X <td></td> <td></td> <td>• •</td> <td></td> <td></td> <td></td> <td></td> <td></td>			• •					
Byle of Home: 11/2 Storey Construction: Tatal Parking: Covered Parking: Parking Access: Parking Access: Front Construction: Frame - Wood Schron: Wood Dist. to Public Transit: Dist. to School Bus: Land Lease Expiny Year: Convertions: Reno. Year: Reno. Year: Property Disc.: No Dist. to School Bus: Land Lease Expiny Year: View Year: Rein Screen: Rein Screen: Property Disc.: No Dist. to School Bus: Land Lease Expiny Year: View Year: Rein Screen: Rein Screen: Fitures Lease(No 1: Land Lease Expiny Year: View Year: Rein Screen: Metered Water: Fitures Lease(No 1: Land Lease Expiny Year: Legil: Lot 6, BLOCK 13, PLAN VAP10229, DISTRICT LOT SS9, GROUP 1, NEW WESTMINSTER LAND DISTRICT State Screen: Fitures Lease(No 1: Tinished Floor (Main): 0 Main Living Room 24 x 13'4 Below Workshop 238 x 11'5 Fidoin Tinished Floor (Main): 1,557 Main Fidoin Main Year X X X Tinished Floor (Total): 3,573 sq. ft. Below Edif com X X <td< td=""><td></td><td>the second second second second second</td><td></td><td></td><td>, Natural Gas</td><td>, Water</td><td></td><td></td></td<>		the second second second second second			, Natural Gas	, Water		
Construction: Frame - Wood Sector: Wood Concrete Perimeter Wood Concrete Perimeter Free Concrete Perimeter Free Free Free Concrete Perimeter Free Free Concrete Perimeter Free Free Free Concrete Perimeter Free Free Free Free Free Free Free Free			Sewer Type: C	ity/Municipal	Water	Supply: City/Muni	cipal	
Amenities: None Site Influences: reatures: Site Influences: reatures: Site Influences: reatures: Site Influences: reatures: Site Influences: Site	Construction: Frame - Wood Exterior: Wood Coundation: Concrete Perimeter Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Other Fuel/Heating: Forced Air, Natural Gas Dutdoor Area: Sundeck(s) Fype of Roof: Asphalt	Rain Mete R.I.	o. Year: Screen: red Water: Plumbing:	Parking: None, (Driveway Finish: Dist. to Public Tra Title to Land: F Property Disc.: N Fixtures Leased: N Fixtures Rmvd: N Floor Finish:	Dpen nsit: reehold NonS lo lo : lo :	Dist. 1	to School Bus:	piry Year:
Finished Floor (Basement): 1,557 Main Family Room 21'2 x20'3 Main Family Room 21'2 x20'3 Main Bedroom 14'9 x8'1 Unfinished Floor: 0 Grand Total: 3,573 sq. ft. Below Utility 16'2 x9'8 Below Utility 16'8 x12'8 Below Laundry 16'8 x12'8 Below Storage 9'8 x 6'11 Suite: None Below Bedroom 12'3 x11'10 Basement: Full x x Crawl/Bsmt. Height: # of Levels: 2 Main Type: Registered in MHR?: PAD Rental: MR##: CSA/BCE: Maint. Fee: ByLaw Restrictions: Listing Broker(s): RE/MAX Select Properties Storage Storage	Site Influences: Features: Finished Floor (Main): 2,016 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0	Main Liv Main Dir	ing Room iing Room	24' x13'4 19'11 x12'4			23'8 x 11'5 x	Main
Inished Floor (10tal): 3,573 sq. ft. Jnfinished Floor: 0 Grand Total: 3,573 sq. ft. Below Julity 10 finished Floor: 0 3,573 sq. ft. Main Below Utility 10 finished Floor: 0 3,573 sq. ft. Below Below Utility 16'2 x9'8 x Below Laundry 16'8 x12'8 x Below Storage 9'8 x 6'11 x Below Below Below Workshop 24'2 x12'11 x Manuf Type: Registered in MHR?: Maint. Fee: ByLaw Restrictions: Listing Broker(s): RE/MAX Select Properties This big post and beam h	()	Main Kit	chen	14'10 x9'7			x	(nail)
Jinfinished Floor: 0 3,573 sq. ft. Main Bedroom 12'4 x10'5 x Grand Total: 3,573 sq. ft. Below Utility 16'2 x9'8 x Gir Area (Det'd 2nd Res): sq. ft. Below Laundry 16'8 x12'8 x Below Storage 9'8 x6'11 x x Below Below Bedroom 13'9 x7'11 x Below Bedroom 12'3 x11'10 x Below Below Bedroom 12'3 x11'10 x Below Below Below Registered in MHR?: PAD Rental: Crawl/Bsmt. Height: # of Rooms: 14 Manuf Type: Registered in MHR?: Maint. Fee: ByLaw Restrictions: ByLaw Restrictions: Itsiting Broker(s): RE/MAX Select Properties ByLaw Restrictions:	inished Floor (Total): 3,573 sq. ft							
Below Laundry 16'8 x12'8 x Below Storage 9'8 x6'11 x Below Bedroom 13'9 x7'11 x Below Bedroom 12'3 x11'10 x Below Below Bedroom 12'3 x11'10 x Below Bedroom 12'3 x11'10 x Below Workshop 24'2 x12'11 x x Crawl/Bsmt. Height: # of Levels: 2 Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions: ByLaw Restrictions: isting Broker(s): RE/MAX Select Properties This big post and beam home has 3500 sq ft of potential for your renovation ideas! Great neighborhood and convenient location! Enjoy the soothing		Main Be	droom	12'4 x10'5			x	
ir Area (Det'd 2nd Res): sq. ft. Below Below Bedroom 13'9 x7'11 Buite: None Below Bedroom 12'3 x11'10 x Below Bedroom CSA/BCE: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions: isting Broker(s): RE/MAX Select Properties ByLaw Restrictions:	Grand Total: 3,573 sq. ft							
Below Bedroom 12'3 x 11'10 x Basement: Full Below Bedroom 12'3 x 11'10 x Crawl/Bsmt. Height: # of Levels: 2 Manuf Type: Registered in MHR?: PAD Rental: Crawl/Bsmt. Height: # of Rooms: 14 Manuf Type: Registered in MHR?: PAD Rental: Manuf Type: By Law Restrictions: By Law Restrictions: Maint. Fee: isting Broker(s): RE/MAX Select Properties By Law Restrictions:	Ir Area (Det'd 2nd Res): sq. ft							
Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 14 Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions: ByLaw Restrictions: Inis big post and beam home has 3500 sq ft of potential for your renovation ideas! Great neighborhood and convenient location! Enjoy the soothin	Guite: None							
Crawl/Bsmt. Height: # of Levels: 2 MHR#: CSA/BCE: Maint. Fee: # of Kitchens: 1 # of Rooms: 14 ByLaw Restrictions: isting Broker(s): RE/MAX Select Properties This big post and beam home has 3500 sq ft of potential for your renovation ideas! Great neighborhood and convenient location! Enjoy the soothin	Basement: Full	Below Wo	orkshop	24'2 x12'11				
<pre># of Kitchens: 1 # of Rooms: 14 ByLaw Restrictions: isting Broker(s): RE/MAX Select Properties</pre>	Crawl/Remt Haight: # of Lovale: 7				n MHR?:			
isting Broker(s): RE/MAX Select Properties				CSA/BCE:		Maint. Fee:		
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Active			3328 TENNY	SON CRES	CENT		Residential	Detached	
R3014755 Board: V				Vancouver			\$1,925,	000 (LP)	
House/Single Family			,	nn Valley 7K 2A8				(SP)	Μ
		10	Sold Date:		If new, GST/HS	T inc?:No	Original Price:	\$1 925 00	nn
There is a second secon	1	100	Meas. Type:	Feet	Bedrooms:	5	Approx. Year B		
	Carlos a	The Co	Frontage(feet):		Bathrooms:	3	Age:	48	
Contraction of			Frontage(metre		Full Baths:	3	Zoning:	RS3	
Contraction of the			Depth / Size:	125	Half Baths:	0	Gross Taxes:	\$7,83	1.00
			Lot Area (sq.ft.)		Rear Yard Exp:		For Tax Year:	2024	
			Lot Area (acres) Flood Plain:): 0.18 No	P.I.D.: 007	-959-338	Tax Inc. Utilitie Tour:	s?: No	
			View:	No :			rour.		
ANNE ANNE			Complex/Subdiv						
	1	1 start	First Nation Res	serve:					
			Services Connect Sewer Type: C	ed: Electricity City/Municipal	, Natural Gas, Sani	tary Sewer, : City/Muni		ater	
tyle of Home: Basement Ent	PV		<u>, , , , , , , , , , , , , , , , , , , </u>	Total Parking: 5	Covered Parking:	••	Access: Front		
Construction: Frame - Wood				Parking: Garage	; Double, RV Parkiı		Access. Front		
xterior: Wood oundation: Concrete Peri				Driveway Finish:		- Dist	ta Cabaal Duar E b		
oundation: Concrete Peri	meter				nsit: two blocks reehold NonStrata		to School Bus: 5 b Land Lease Ex		
Renovations: Partly			Reno. Year:	Property Disc.: N					
# of Fireplaces: 2 R.I. Firep Fireplace Fuel: Other	places:			Fixtures Leased:	lo :				
			Metered Water:						
Fuel/Heating: Forced Air, Na	tural Gas		Metered Water: R.I. Plumbing: No	Fixtures Rmvd:	lo :				
Dutdoor Area: Fenced Yard,			R.I. Plumbing: No			ll/Wall/Miv	ad		
	Sundeck(s)		R.I. Plumbing: No		lo: 'inyl/Linoleum, Wa	ll/Wall/Mixe	ed		
Outdoor Area: Fenced Yard, Type of Roof: Asphalt	Sundeck(s)		R.I. Plumbing: No			ll/Wall/Mixe	ed		
Dutdoor Area: Fenced Yard, Type of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14	Sundeck(s)		R.I. Plumbing: No			ll/Wall/Mixe	ed		
Outdoor Area: Fenced Yard, Type of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities:	Sundeck(s)		R.I. Plumbing: No			ll/Wall/Mixe	ed		
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences:	Sundeck(s)		R.I. Plumbing: No			ll/Wall/Mixe	ed		
Dutdoor Area: Fenced Yard, Type of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14	Sundeck(s)		R.I. Plumbing: No			ll/Wall/Mixe	ed		
Outdoor Area: Fenced Yard, Type of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main):	Sundeck(s) 014 NWD 1,540	Floor	R.I. Plumbing: No	Floor Finish:		ll/Wall/Mixe	Dimensions	Bathroo	
Dutdoor Area: Fenced Yard, Type of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Teatures: Tinished Floor (Main): Tinished Floor (Above):	Sundeck(s) 014 NWD	Floor Main	R.I. Plumbing: No Type Kitchen	Floor Finish: N Dimensions 12' x16'	'inyl/Linoleum, Wa	ll/Wall/Mixe	Dimensions	Floor	#P
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main): Finished Floor (Above): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below):	Sundeck(s) 014 NWD 1,540 0 0 1,108	Floor Main Main Main	R.I. Plumbing: No Type Kitchen Living Room Flex Room	Floor Finish: N Dimensions 12' ×16' 18' ×12' 4' ×16'	'inyl/Linoleum, Wa	ll/Wall/Mixe	Dimensions X X X	Floor Main Main	#P
Dutdoor Area: Fenced Yard, Type of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main): Finished Floor (AbvMain2): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Basement):	Sundeck(s) 014 NWD 1,540 0 1,108 0	Floor Main Main	R.I. Plumbing: No Type Kitchen Living Room	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16'	'inyl/Linoleum, Wa	ll/Wall/Mix	Dimensions X X	Floor Main	#P
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main): Finished Floor (Above): Finished Floor (AbvMain2): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total):	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft.	Floor Main Main Main Main Main Main	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16' 12' x13' 10' x10' 10' x10'	'inyl/Linoleum, Wa	ll/Wall/Mixe	Dimensions X X X X X X X	Floor Main Main	#P
Dutdoor Area: Fenced Yard, ype of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: eatures: Finished Floor (Main): Finished Floor (Main): Finished Floor (AbvMain2): Finished Floor (Basement): Finished Floor (Total): Jnfinished Floor:	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. 0	Floor Main Main Main Main Main	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16' 12' x13' 10' x10'	'inyl/Linoleum, Wa	ll/Wall/Mixe	Dimensions X X X X X X	Floor Main Main	#P
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main): Finished Floor (Main): Finished Floor (Above): Finished Floor (Above): Finished Floor (Above): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Jnfinished Floor: Grand Total:	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. 2,648 sq. ft.	Floor Main Main Main Main Main Below Below	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Recreation Room	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16' 12' x13' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 12' x18'	'inyl/Linoleum, Wa	ll/Wall/Mixe	Dimensions X X X X X X X X X X X X X	Floor Main Main	#P
Dutdoor Area: Fenced Yard, Frye of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main): Finished Floor (AbvMain2): Finished Floor (AbvMain2): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Jnfinished Floor: Grand Total: Fir Area (Det'd 2nd Res):	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. 0	Floor Main Main Main Main Main Below Below	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16' 12' x13' 10' x10' 10' x10' 10' x10' 10' x10' 12' x18' 10' x10' x 10' x 10	'inyl/Linoleum, Wa	ll/Wall/Mix	Dimensions X X X X X X X X X X X X X X X X	Floor Main Main	oms #P
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main): Finished Floor (Main): Finished Floor (Above): Finished Floor (Above): Finished Floor (Above): Finished Floor (Basement): Finished Floor (Total): Finished Floor: Finished Fl	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. 0 2,648 sq. ft. sq. ft.	Floor Main Main Main Main Below Below Below	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Recreation Room	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16' 12' x13' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 12' x18' 10' x10' x x x x	'inyl/Linoleum, Wa	ll/Wall/Mixe	Dimensions X X X X X X X X X X X X X X X X X X	Floor Main Main	#P
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt Asphalt Asphalt Amenities: Site Influences: Finished Floor (Main): Finished Floor (Main): Finished Floor (AbvWain2): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Finished Floor: Finished	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. 0 2,648 sq. ft. sq. ft.	Floor Main Main Main Main Below Below Below Main	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Recreation Room	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16' 12' x13' 10' x10' 10' x10' 10' x10' 12' x18' 10' x10' 12' x18' 10' x10' x x x x	Floor Type		Dimensions X X X X X X X X X X X X X X X X	Floor Main Main	#P
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt Asphalt Asphalt Amenities: Site Influences: Finished Floor (Main): Finished Floor (Main): Finished Floor (AbvMain2): Finished Floor (AbvMain2): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Jofinished Floor: Finished Floo	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. 0 2,648 sq. ft. sq. ft.	Floor Main Main Main Main Below Below Below	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Recreation Room	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16' 12' x13' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 12' x18' 10' x10' x x x x	Floor Type	II/Wall/Mixo PAD Rental: Maint. Fee:	Dimensions X X X X X X X X X X X X X X X X X X	Floor Main Main	#P
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt Fype of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main): Finished Floor (Main): Fi	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. 0 2,648 sq. ft. sq. ft.	Floor Main Main Main Main Below Below Below Below Main	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Bedroom Recreation Room Foyer	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16' 12' x13' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 12' x18' 10' x10' x x x x x Registered	Floor Type	PAD Rental:	Dimensions X X X X X X X X X X X X X X X X X X	Floor Main Main	#P
Dutdoor Area: Fenced Yard, Frye of Roof: Asphalt Arge of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main): Finished Floor (Main): Finished Floor (AbvMain2): Finished Floor (AbvMain2): Finished Floor (Basement): Finished Floor (Basement): Finished Floor (Total): Jnfinished Floor: Grand Total: Fir Area (Det'd 2nd Res): Suite: None Basement: Partly Finished, Se Entry Crawl/Bsmt. Height: # of # of Kitchens: 1 # of	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. sq. ft. sq. ft. parate Levels: 2 Rooms: 10	Floor Main Main Main Main Below Below Below Below Main Manuf Type: MHR#: ByLaw Restrie	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Bedroom Recreation Room Foyer	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16' 12' x13' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 12' x18' 10' x10' x x x x x Registered	Floor Type	PAD Rental:	Dimensions X X X X X X X X X X X X X X X X X X	Floor Main Main	#P
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt (egal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main): Finished Floor (Main): Finished Floor (AbvWain2): Finished Floor (AbvMain2): Finished Floor (Basement): Finished Floor (Total): Jnfinished Floor: Fir Area (Det'd 2nd Res): Suite: None Basement: Partly Finished, Se Entry Crawl/Bsmt. Height: # of # of Kitchens: 1 # of	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. sq. ft. sq. ft. parate Levels: 2 Rooms: 10	Floor Main Main Main Main Below Below Below Below Main Manuf Type: MHR#: ByLaw Restrie	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Bedroom Recreation Room Foyer	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16' 12' x13' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 12' x18' 10' x10' x x x x x Registered	Floor Type	PAD Rental:	Dimensions X X X X X X X X X X X X X X X X X X	Floor Main Main	#F
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main): Finished Floor (Main): Finished Floor (AbvMain2): Finished Floor (AbvMain2): Finished Floor (Below): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Jnfinished Floor: Grand Total: Fir Area (Det'd 2nd Res): Suite: None Basement: Partly Finished, Se Entry Crawl/Bsmt. Height: # of	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. sq. ft. sq. ft. parate Levels: 2 Rooms: 10	Floor Main Main Main Main Below Below Below Below Main Manuf Type: MHR#: ByLaw Restrie	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Bedroom Recreation Room Foyer	Floor Finish: N Dimensions 12' x16' 18' x12' 4' x16' 12' x13' 10' x10' 10' x10' 10' x10' 10' x10' 10' x10' 12' x18' 10' x10' x x x x x Registered	Floor Type	PAD Rental:	Dimensions X X X X X X X X X X X X X X X X X X	Floor Main Main	#P
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt Legal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Features: Finished Floor (Main): Finished Floor (Main): Finished Floor (AbvMain2): Finished Floor (AbvMain2): Finished Floor (Below): Finished Floor (Below): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Jnfinished Floor: Grand Total: Fir Area (Det'd 2nd Res): Suite: None Basement: Partly Finished, Sec Entry Crawl/Bsmt. Height: # of # of Kitchens: 1 # of Listing Broker(s): RE/MAX Sal	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. 9 2,648 sq. ft. sq. ft. sq. ft. parate Levels: 2 Rooms: 10 pre Realty Gr maintained a	Floor Main Main Main Main Below Below Below Below Main Manuf Type: MHR#: ByLaw Restri	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Recreation Room Foyer ctions: rounds. One time c	Floor Finish: N Dimensions 12' ×16' 18' ×12' 4' ×16' 12' ×13' 10' ×10' 10'	Floor Type	PAD Rental: Maint. Fee:	Dimensions X X X X X X X X X X X X X X X X X X	Floor Main Main Below	#P
Dutdoor Area: Fenced Yard, Fype of Roof: Asphalt Egal: LT 13 LD 37 DL 2003 PL 14 Amenities: Site Influences: Finished Floor (Main): Finished Floor (Main): Finished Floor (AbvMain2): Finished Floor (AbvMain2): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Jnfinished Floor: Grand Total: Fir Area (Det'd 2nd Res): Suite: None Basement: Partly Finished, Se Entry Crawl/Bsmt. Height: # of # of Kitchens: 1 # of Amenities: Amenities: Fir Area (Det's): RE/MAX Sale	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. 9 2,648 sq. ft. sq. ft. sq. ft. parate Levels: 2 Rooms: 10 pre Realty Gr maintained a	Floor Main Main Main Main Below Below Below Below Main Manuf Type: MHR#: ByLaw Restri	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Recreation Room Foyer ctions: rounds. One time c	Floor Finish: N Dimensions 12' ×16' 18' ×12' 4' ×16' 12' ×13' 10' ×10' 10'	Floor Type	PAD Rental: Maint. Fee:	Dimensions X X X X X X X X X X X X X X X X X X	Floor Main Main Below	#P
Dutdoor Area: Fenced Yard, Asphalt Sype of Roof: Asphalt egal: LT 13 LD 37 DL 2003 PL 14 amenities: iite Influences: iate Influences: iate Influences: iate Influences: iate Influences: inished Floor (Main): inished Floor (AbvWain2): inished Floor (AbvMain2): inished Floor (Below): inished Floor (Basement): inished Floor (Total): Infinished Floor: Grand Total: I'r Area (Det'd 2nd Res): inished, See isasement: Partly Finished, See Entry Grawl/Bsmt. Height: # of isting Broker(s): RE/MAX Sal	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. 9 2,648 sq. ft. sq. ft. sq. ft. parate Levels: 2 Rooms: 10 pre Realty Gr maintained a	Floor Main Main Main Main Below Below Below Below Main Manuf Type: MHR#: ByLaw Restri	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Recreation Room Foyer ctions: rounds. One time c	Floor Finish: N Dimensions 12' ×16' 18' ×12' 4' ×16' 12' ×13' 10' ×10' 10'	Floor Type	PAD Rental: Maint. Fee:	Dimensions X X X X X X X X X X X X X X X X X X	Floor Main Main Below	#F
butdoor Area: Fenced Yard, ype of Roof: Asphalt egal: LT 13 LD 37 DL 2003 PL 14 menities: ite Influences: eatures: inished Floor (Main): inished Floor (Main): inished Floor (AbvWain2): inished Floor (AbvWain2): inished Floor (Below): inished Floor (Below): inished Floor (Basement): inished Floor (Total): Infinished Floor: Grand Total: Ir Area (Det'd 2nd Res): uite: None asement: Partly Finished, Se Entry irawl/Bsmt. Height: # of isting Broker(s): RE/MAX Sal	Sundeck(s) 014 NWD 1,540 0 1,108 0 2,648 sq. ft. 9 2,648 sq. ft. sq. ft. sq. ft. parate Levels: 2 Rooms: 10 pre Realty Gr maintained a	Floor Main Main Main Main Below Below Below Below Main Manuf Type: MHR#: ByLaw Restri	R.I. Plumbing: No Type Kitchen Living Room Flex Room Primary Bedroom Bedroom Bedroom Bedroom Recreation Room Foyer ctions: rounds. One time c	Floor Finish: N Dimensions 12' ×16' 18' ×12' 4' ×16' 12' ×13' 10' ×10' 10'	Floor Type	PAD Rental: Maint. Fee:	Dimensions X X X X X X X X X X X X X X X X X X	Floor Main Main Below	#F

	Do	eX Phone: http://www.h	ented by: gston P (p Realty 604-787-7028 nomehuntersbc.com	com		REALTY	p *
Active R2995187 Board: V		11885 2 Map	264 STREET Die Ridge ers Corners			Residential \$1,999,	Detached 000 (LP) (SP) M
House with Acreage	Fi Fi C C C C C C C C C C C C C	old Date: leas. Type: rontage(feet): rontage(metres epth / Size: ot Area (sq.ft.) ot Area (acres) lood Plain: iew: omplex/Subdiv irst Nation Res ervices Connecte ewer Type:	2170 : 0.00 : 16.00 No : : : :	Bedrooms Bathroom Full Baths Half Baths Rear Yard P.I.D.: y, Natural Gas Water	s: 0 . 0 Exp: 013-302-604 , Septic, Water Supply: City/Muni	Original Price: Approx. Year Bi Age: Zoning: Gross Taxes: For Tax Year: Tax Inc. Utilitie Tour: icipal	\$1,999,000 uilt: 1992 33 R3 \$9,835.00 2024
Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Natural Gas Outdoor Area: Patio(s) & Deck(s) Type of Roof: Asphalt Legal: PART E1/2 OF E1/2 OF E1/2 OF NE1/4, S Amenities: Site Influences:	Rain S Meter R.I. P	Year: Screen: ed Water: lumbing:		reehold NonS No : : Mixed, Carpet	trata	to School Bus: Land Lease Ex	piry Year:
Features: Finished Floor (Main): 2,698 Finished Floor (Above): 576 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 3,274 sq. ft Unfinished Floor: 1,000 Grand Total: 4,274 sq. ft Flr Area (Det'd 2nd Res): sq. ft Suite: None Basement: Full, Partly Finished	Main Bedi Main Bedi :.		Dimensions 0' x0' 0' x0' 0' x0' x x x x x x x x x x x x x x x x x x	Floor	Туре	Dimensions x x x x x x x x x x x x x x x x x x x	Bathrooms Floor #P
Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 4 Listing Broker(s): Royal LePage Elite Wes	Manuf Type: MHR#: ByLaw Restrictions:		Registered CSA/BCE:	in MHR?:	PAD Rental: Maint. Fee:		
Court Ordered Sale! Discover ultimate and endless potential. Plenty of room f create your dream property, this is you	privacy on this 16-a or all your toys, hol	bbies, and futi	ire plans. Whet	her you're loo	king for a serene		

		Pres	ented by:				
- The second sec	I	Doc Living	gston Pl	REC*		ex	D *
1		Phone:	p Realty 604-787-7028 Iomehuntersbc.c	com		REALTY	
Active		doc@hom 26521 LOUG	ehuntersbc.com			Residential	Detached
R2996372 Board: V House with Acreage		Map Tho	ole Ridge rnhill MR W 1K2				000 (LP) (SP) M
	Æ,	Sold Date:		If new, GST/HS	T inc?: No	Original Price:	\$2,248,000
	The state	Meas. Type:	Feet	Bedrooms:	1	Approx. Year Bu	
	A Jos	Frontage(feet): Frontage(metres	524.93	Bathrooms: Full Baths:	1 1	Age: Zoning:	43 RS-3
		Depth / Size:	5). 100.00	Half Baths:	0	Gross Taxes:	\$7,088.66
	Cint. 1	Lot Area (sq.ft.)	376,358.40		-	For Tax Year:	2022
A STATE OF THE STA	秋 下海	Lot Area (acres)			2-877-433	Tax Inc. Utilitie	s?: No
/	A CONTRACTOR	Flood Plain:	No			Tour: Virtual	Tour URL
8		View:		River, Langley.			
		Complex/Subdiv First Nation Res					
		Services Connecte		/, Septic			
		Sewer Type: Sewer Type:	eptic	Water Suppl	y: Well - Dril	lled, Well - Shall	ow
Style of Home: 1 Storey, Rancher/Bungal Construction: Frame - Wood Exterior: Wood	ow		Total Parking: 10 Parking: Garage Driveway Finish:		1 Parking	Access: Front	
Foundation: Concrete Perimeter			Dist. to Public Tra		Dist.	to School Bus: 5K	
Renovations:	r		Title to Land: F Property Disc.: N	reehold NonStrata		Land Lease Ex	piry Year:
# of Fireplaces: 1 R.I. Fireplaces: 0				lo lo :Foreclosure			
Fireplace Fuel: Wood		letered Water: No					
Fuel/Heating: Electric Outdoor Area: Patio(s) & Deck(s)	R	R.I. Plumbing: No	Fixtures Rmvd: Y	es :Foreclosure			
Type of Roof: Asphalt			Floor Finish:	Vall/Wall/Mixed			
Legal: PARCEL F, DISTRICT LOT 434, GROUP 1, M THIRDLY: PT ON HIGHWAY PL 4697	IEW WESTMINST	ER LAND DISTRICT, (R	EF PL 3042); EXC: I	FIRSTLY PCL "G" (EXPL	PL 9867); SECO	NDLY: PT DEDICATE	D RD ON PL86354;
Amenities: Barn, Garden, Storage, WI	neelchair Acce	ss, Workshop Deta	ached				
Site Influences: Cleared, Gated Complex, F Features: Smoke Alarm, Windows -		rivate Yard, Treed					
Finished Floor (Main): 1,104	Floor	Туре	Dimensions	Floor Type		Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Foyer	3' x3'4			x	Floor #Po
Finished Floor (AbvMain2): 0 Finished Floor (Below): 0		Living Room Dining Room	20'6 x12'2 8'6 x8'			x x	Main 4
Finished Floor (Basement): 0		Kitchen	12'2 x10'9			x	
Finished Floor (Total): 1,104 sq. ft.		Other Laundry	10' x8'1 10' x5'5			X X	
Unfinished Floor: 0	Main	Dressing Room	7'7 x5'7			x	
Grand Total: 1,104 sq. ft.	Main	Primary Bedroom	12'9 x12' x			x x	
Flr Area (Det'd 2nd Res): sq. ft. Suite: None			x x			x x	
Basement: Crawl			x x			X X	
	Manuf Type:		Registered	in MHR?:	PAD Rental:		
Crawl/Bsmt. Height: 3' # of Levels: 1	MHR#:		CSA/BCE:		Maint. Fee:		
# of Kitchens: 1 # of Rooms: 8	ByLaw Restrict	ions:					
Listing Broker(s): RE/MAX LIFESTYLES RE	ALTY						
The Count Ordered Forest		waa half af the			nana David		
The Court-Ordered Foreclosure property zoned RS-3, plus an approx. 4500 sq. ft.	lot zoned M2	across Lougheed of	on the south sid	e. The property in	cludes a remo	odeled one-story	bungalow of
1,100 sq. ft. a two-level shop measuring	<mark>, 5200 sq. ft.</mark> , a	and a 1700 sq. ft. l	barn. Laser drav	wings are provided	. A private d	ouble-gated pav	ed driveway
winds up to the property. 12 doc. Packa	ges are availa	DIE.					

		Doc Livin ex Phone: http://www.ł	sented by: gston Pl (p Realty 604-787-7028 nomehuntersbc.com	com		REALTY	(p *
Active R3009293 Board: V House/Single Family		7753 HAZE Burn Burr				Residential \$2,289,	Detached 000 (LP) (SP) M
		Sold Date: Meas. Type: Frontage(feet): Frontage(metre Depth / Size: Lot Area (sq.ft.) Lot Area (acres) Flood Plain: View: Complex/Subdiv First Nation Res	Feet 0.00 s): 7,226.00): 0.17 Yes: PANOR /:	Bedroor Bathroo Full Bat Half Bat Rear Ya P.I.D.:	ms: 4 ns: 3 hs: 1	Original Price: Approx. Year B Age: Zoning: Gross Taxes: For Tax Year: Tax Inc. Utilitie Tour:	uilt: 1983 42 R1 \$6,557.0 2024
Style of Home: 3 Storey		Services Connect Sewer Type: C		•	as, Sanitary Sewer er Supply: City/Muni Parking: Parking	•	
Construction: Frame - Wood, Log Exterior: Mixed Foundation: Concrete Perimeter Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Electric, Wood Fuel/Heating: Baseboard Outdoor Area: Sundeck(s) Type of Roof: Asphalt Legal: LOT 423 DISTRICT LOT 87 GROUP 1 NEW V		Reno. Year: 2022 Rain Screen: Metered Water: R.I. Plumbing:	Parking: Garage Driveway Finish: Dist. to Public Tra Title to Land: F Property Disc.: N Fixtures Leased: N Fixtures Rmvd: N Floor Finish: N	; Double nsit: reehold No lo lo :	Dist.	to School Bus: Land Lease Ex	piry Year:
Amenities: None Site Influences: Central Location, Recreatio Features:	on Nearby						
	Floor Main Main Main Main Main Above Above Above Above	Type Living Room Foyer Dining Room Kitchen Nook Family Room Bedroom Bedroom Bedroom Bedroom	Dimensions 15'3 x29'9 12'1 x14'5 15'3 x11'7 19'3 x11'7 8'3 x13'3 15'10 x11'1 11'2 x11'4 13'1 x12'11 10'10 x11'8 12'2 x11'4 12'4 x10'2 19'1 x12'10	Floor Bsmt Bsmt Bsmt Bsmt	Type Bedroom Den Recreation Room Flex Room	21'1 x 14'7 x x x x x x x x x x	Bathrooms Floor # Main Above Above Below
Basement: Full	Bsmt Bsmt Manuf Type: MHR#:	Living Room Flex Room	Registered CSA/BCE:	in MHR?:	PAD Rental: Maint. Fee:	x x	
	ByLaw Restric y Ltd. rea, this hon a large island lrooms, whil	ne offers a spaciou d, and the convenie e the basement inc	s and functional nce of a bedroo cludes a separat	m on the m e one-bedro	e main level features ain floor—ideal for g pom suite with its ov	juests or multig vn entrance. Enj	enerational joy views of tl

	Γ	Doc Living eX Phone: (http://www.h	ented by: JSTON PR p Realty 504-787-7028 omehuntersbc.com			REALTY	p ∗
Active R2986056 Board: V House/Single Family		Vanco Fra	OTH AVENU ouver East aser VE W 1L1	E		Residential \$2,395,	Detached 000 (LP) (SP) M
Style of Home: 2 Storey w/Bsmt., Lanewa Construction: Frame - Wood Exterior: m Mixed, Stone Foundation: Concrete Perimeter Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Electric, Natural Gas Fuel/Heating: Radiant Outdoor Area: Patio(s) Type of Roof: Metal Legal: LOT 10, BLOCK 12, PLAN VAP1378, DISTR	R R R R	eno. Year: ain Screen: etered Water: I. Plumbing:	131 4,327.95 0.10 Yes: CITY VI erve: d: Sanitary S ty/Municipal Total Parking: 2 Parking: Carport Driveway Finish: Dist. to Public Trans Fitle to Land: Fr Property Disc.: Ne Extures Leased: N Fixtures Rmvd: Floor Finish: H	EWS Water Sup Covered Parking & Garage nsit: reehold NonStra o o : : ardwood, Tile	6 5 1 p: South 08-244-740 pply: City/Mun g: 1 Parking Dist. ta	Original Price: Approx. Year Bi Age: Zoning: Gross Taxes: For Tax Year: Tax Inc. Utilitie Tour: Virtual icipal Access: to School Bus: Land Lease Ex	uilt: 2016 9 R1-1 \$10,197.20 2024 5?: Tour URL
Amenities: In Suite Laundry, Swirlpool Site Influences: Finished Floor (Main): 936 Finished Floor (Main): 970 Finished Floor (Above): 970 Finished Floor (Above): 970 Finished Floor (Above): 936 Finished Floor (Below): 936 Finished Floor (Below): 936 Finished Floor (Total): 0 Finished Floor (Total): 2,842 sq. ft. Unfinished Floor: 0 Grand Total: 0 Flr Area (Det'd 2nd Res): 508 sq. ft. Suite: Basement: Fully Finished Finished	/Dryr/Frdg/St Floor Main Main Main Main Above Above Above Below Below Below Below Main	ve/DW, Heat Reco Type Living Room Dining Room Kitchen Family Room Bedroom Bedroom Living Room Bedroom Recreation Room Living Room Bedroom		ty System, Sprir Floor Tyj		d, Vacuum - Buil Dimensions X X X X X X X X X X X X X X X X X X X	t In Bathrooms Floor #P Main Above Above Above Below
Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 13 Listing Broker(s): FaithWilson Christies Int Estate Welcome to this stunning modern home contemporary finishes and lush tropical you'll enjoy a bright living space. The lan just moments away from the amenities is home truly offers the best of both comfo	, perfectly pos landscaping. V neway suite pr along Victoria	al FaithWilson (Estate itioned on a quiet Vith an abundance ovides a fantastic Street, and with e	e of natural light opportunity for	ational Real edroom, 5-bathı t streaming in fr additional renta	om both the so al income to he	outh and north-failed with your mo	acing skylights, rtgage. Located

		Pre	sented by:					
eXp Realty Phone: 604-787-7028 http://www.homehuntersbc.com doc@homehuntersbc.com						REALTY *		
Active R2988806 Board: V		Co Coqu	TUS AVENU oquitlam uitlam East	JE		Residential \$2,588, (Detached DOO (LP) (SP)	м
House/Single Family		Sold Date: Meas. Type: Frontage(feet): Frontage(metre Depth / Size: Lot Area (sq.ft.) Lot Area (acres Flood Plain: View: Complex/Subdiv First Nation Res Services Connect	s): 16.52): 8,949.00): 0.21 Yes : City an V: serve:	Bedroor Bathroo Full Batl Half Bat Rear Ya P.I.D.: d Mountai	ms: 7 hs: 6 hs: 1 rd Exp: 001-852-574	Tour:	\$2,388,00 iilt: 2020 5 RS-1 \$7,19: 2023 \$?: No	00
tyle of Home: 3 Storey Construction: Concrete, Concrete Block, Atterior: Mixed, Vinyl, Wood Concrete Block Concrete Block Renovations: to of Fireplaces: R.I. Fireplaces: ireplace Fuel: Forced Air, Heat Pump, Ra Dutdoor Area: Balcny(s) Patio(s) Dck(s), Type of Roof: Asphalt egal: LOT 17 DISTRICT LOT 305 GROUP 1 NEW	idiant Fenced Yard	Reno. Year: Rain Screen: Metered Water: R.I. Plumbing: , Patio(s) &	Total Parking: 6 Parking: Add. Pa Driveway Finish: Dist. to Public Tra Title to Land: F Property Disc.: N Fixtures Leased: N Fixtures Rmvd: N Floor Finish:	n king Avail nsit: Near reehold Nor lo lo :	., Garage; Double Dist.	Access: Front, Re to School Bus: Nea Land Lease Ex	r	
Amenities: Site Influences: Features: Air Conditioning, ClthWsh Finished Floor (Main): 1,933 Finished Floor (AbvvBain2): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 1,933 Finished Floor (Total): 5,469 sq. ft Jnfinished Floor: 0 Grand Total: 5,469 sq. ft Fir Area (Det'd 2nd Res): sq. ft Suite: Legal Suite, Unauthorized Suite Basement:Full, Fully Finished	Floor Main Main Main Main Main Main Main	Stve/DW, Dishwasl Type Bedroom Living Room Dining Room Family Room Kitchen Kitchen Bedroom Primary Bedroom Walk-In Closet Bedroom Walk-In Closet Bedroom Walk-In Closet	Dimensions 11'1 x9'10 20'10 x15'7 18'2 x9'10 18'3 x18'11 14'8 x18'11 7'5 x18'11 13'8 x12'4	Below	Type Bedroom Recreation Room Living Room Kitchen Bedroom Kitchen Living Room Bedroom	Dimensions 11'0 x 16'0 20'10 x 15'7 11'4 x 13'8 10'0 x 15'10 11'1 x 9'10 10'0 x 16'10 11'4 x 13'8 15'0 x 9'5 x x x x x x x	Main	oms #F
Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 4 # of Rooms: 21	Manuf Type: MHR#: ByLaw Restric	tions:	Registered i CSA/BCE:	n MHR?:	PAD Rental: Maint. Fee:			
isting Broker(s): Royal LePage Global For Discover unparalleled luxury at 2748 Cu poasts an oversized island, wok kitchen formal dining room, spacious den, putti radiant heating, a surveillance system, deck provides stunning views, Priced co and Saturdays 1pm-3pm by appointmen	Iltus Ave, Coo , gas stoves, ng green, mo custom lightin mpetitively, f	uitlam. This 8-bed and premium appli vie theatre and 2 n ng, glass railings, b	ances. Each bed nortgage helpers puilt-in speakers	s breathtak room featu s with a sep , control4 h	res a private ensuito arate entrances. Mo ome automation an	e. Additional high odern upgrades e d EV charging. T	nlights incluencompass ncompass he expansi	ude a ive