				Micky Royal LeP	sented by: y Kandola age - Wolstencroft 604-530-0231					ROYAL LE	
				micky@the	realtorwithsoul.com						
ctive 2575186					45 STREET				Resi	dential Det	ached
oard: V				Poi	Ladner t Guichon					\$939,000) (LP) (SP) M
ouse/Sing		er v		Sold Date:	/4K 2L5	Frontage	e (feet):	68.00	Original	Price: \$98	
	Mar Cal		A PA	Meas. Type:	Feet	Bedroom	IS:	3	Approx.	Year Built:	1971
- All	A. AW	Ale al	(A A	Depth / Size:	99	Bathroon		2	Age:		50
	A COM			Lot Area (sq.fl	:.): 6,732.00	Full Bath		2	Zoning:		RS1
			N. Land	Flood Plain:		Half Bath	is:	0	Gross Ta For Tax		\$3,798.62 2020
				Rear Yard Exp Council Apprv						Utilities?:	
				If new, GST/H						08-496-0	
			「私」の一般						Tour:		
	and the second s			View:	No :						
				Complex / Sub							
				Contraction of the local division of the loc	ected: Electricity,	Natural	Gas				
	- And -	i.		Sewer Type:	City/Munic		Gus				
	e: Basement Entry				Total Parking: 2	- Covered F	Parking: 1	L Parking	g Access: F	ront	
nstruction: terior:	Log Wood				Parking: Carport;	Single					
undation:	Concrete Slab				Dist. to Public Trans			Dist. to	School Bu	s: close	
ain Screen: enovations:			Reno.` R I Pli	Year: umbing:	Title to Land: Fre	ehold No	nStrata				
of Fireplace	es: 2			replaces:	Property Disc.: Ye	s					
replace Fue	: Wood City/Municipal		Motoro	ed Water:	PAD Rental: Fixtures Leased: No						
uel/Heating:	• •	ral Gas	Metere		Fixtures Rmvd: No						
	: Balcny(s) Patio(s	s) Dck(s),	Fenced \	Yard	Floor Finish: Wa	all/Wall/N	lixed				
ype of Roof egal:		T I OT 96	GROUP 2	NEW WESTMINSTER	DISTRICT PLAN 37	963					
	201 90 91011110										
nenities:											
te Influence	es: Central Location	, Private S	Setting, R	Recreation Nearby, Sh	opping Nearby						
atures:											
oor	Туре		nsions	Floor Type	Dir	nensions	Floor	Ту	/pe		Dimensions
lain Iain	Living Room Dining Room		x 14' x 10'			x x					x x
lain	Kitchen		x 8'			x					x
lain Iain	Master Bedroom		x 12'			x					x
lain Iain	Bedroom Bedroom		x 10' x 9'			x x					x x
smt	Family Room	12'	x 18'			x					x
smt	Laundry		x 8' x			x x					x x
			x X			x x					x
nished Floo	r (Main): 1,1	52	# of Roo	ms: 8		Bath		# of Pieces	Ensuite?	Outb	ouildings
nished Floo	· /	0	# of Kitcl			1 2	Main Bsmt	4 4	No No	Barn:	
nished Floo nished Floo	r (Below): 8 r (Basement):	22 0	# of Leve Suite: No			3	DSINU	4	NO NO	Workshop/ Pool:	Shed:
nished Floo		74 sq. ft.	Crawl/Bs	mt. Height:		4			No	Garage Sz	
nfinished Fl	oor.	0		Basement: 0 Beds r ht: Fully Finished, Sepa	ot in Basement:3	5			No No	Grg Dr Ht:	
and Total:		74 sq. ft.				7			No		
	r(s): RE/MAX 2000 I	Doolty				8			No		
ting Droke		Lealty									
ting Broke											

RED Full Public

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 Real Estate Board of Greater Vancouver Board ("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'.

					Micky Royal LePa Phone:	sented by: Kandola Ige - Wolstencroft 604-530-0231 ealtorwithsoul.com				V	ROYAL L	oft Realty
Active R2570837				2170	-	AM ISLAND R	OAD				idential D	
Board: V						_adner ham Island				\$ ⁴	4,600,00	
louse with A	creage					4K 3N2						(SP) M
					Date:	Feet	Frontage Bedroon		712.50 4		•	4,800,000
					s. Type: th / Size:	2268.14	Bathroor		4	Approx. Age:	Year Built	24
						.): 1,421,362.00			3	Zoning:		24 CD273
				and a second	d Plain:	.). 1,421,302.00	Half Bat		1	Gross Ta		\$4,654.03
· · · },					r Yard Exp:			113.	-	For Tax		2020
Li I I I I I I					ncil Apprv?						Utilities?	
			1 Car		ew, GST/HS						12-977-	
				E III		51 IIIC:.				Tour:	12-977-	204
THE REAL						.				ioui.		
			1025	Viev		Yes: Moun	tain & Va	alley				
	A State of the second	Constant Series			plex / Subo							
and the property of the second	City Development of the second s					cted: Electricity,	Natural	Gas, Wa	ater			
		100	and the	Sew	er Type:	Septic						
yle of Home: onstruction:	2 Storey Frame - Wood					Total Parking: 10 Parking: Garage;				Access:		
terior:	Mixed, Wood					raiking. Galage,	Double, C	реп, ку		an.		
oundation:	Concrete Perim	eter				Dist. to Public Trans			Dist. to	School Bu	IS:	
ain Screen:			Reno. \									
						Title to Land: Fre		onstrata				
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enovations: of Fireplaces ireplace Fuel: /ater Supply: uel/Heating: utdoor Area:	City/Municipal Forced Air Patio(s) & Decl		R.I. Plu R.I. Fire	imbing: eplaces:		Property Disc.: No PAD Rental: Fixtures Leased: No Fixtures Rmvd: Ye			s related ec	quipment	and appl	iances
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