



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2302385

Board: H
Apartment/Condo

25 5915 VEDDER ROAD

Sardis
Vedder S Watson-Promontory
V2R 1C3

Residential Attached

\$264,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$264,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1995
Depth / Size (ft.):	Bedrooms: 3	Age: 23
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: R4
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,110.19
Council Apprv?: No	Half Baths: 0	For Tax Year: 2017
Exposure: East	Maint. Fee: \$285.38	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-183-268
Mgmt. Co's Name: STRATATECH		Tour:
Mgmt. Co's Phone: 604-393-3846		
View: Yes: Mountains		
Complex / Subdiv: MELROSE PLACE		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Carport; Single**
Locker:
Dist. to Public Transit:
Units in Development: **40**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
Legal: **PL LMS2125 LT 25 LD 36 SEC 7 TWP 26. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 12'10			x			x
Main	Dining Room	10' x 10'			x			x
Main	Kitchen	9'2 x 9'2			x			x
Main	Master Bedroom	12'6 x 11'6			x			x
Main	Bedroom	12'4 x 10'			x			x
Main	Bedroom	12' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,252	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,252 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,252 sq. ft.				7				
					8				

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

Large unit in a fantastic location in the heart of Sardis! 1252 sq ft. 3 bedroom 2 bath townhome. Bright kitchen with breakfast bar. Open concept floor plan. Natural gas fireplace in living room. Master bedroom has two closets and 3 piece ensuite. Tons of storage. Easy walk to Garrison Village, shopping, restaurants and schools. 2 pets allowed, no size restriction! No rentals. Priced to Sell!



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Active
R2296651

Board: F
Townhouse

89 18199 70 AVENUE

Cloverdale
Cloverdale BC
V3S 2N9

Residential Attached

\$565,800 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$565,800**
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **2008**
Depth / Size (ft.): Bedrooms: **3** Age: **10**
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM-15**
Flood Plain: Full Baths: **2** Gross Taxes: **\$2,090.43**
Council Apprv?: **No** Half Baths: **1** For Tax Year: **2017**
Exposure: Maint. Fee: **\$228.26** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-951-197**
Mgmt. Co's Name: **Gateway Mngmt** Tour:
Mgmt. Co's Phone: **604-635-5000**
View: **No :**
Complex / Subdiv: **AUGUSTA**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Other, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport & Garage**
Locker: **N**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Gardening, Management**
Legal: **PL BCS3003 LT 89 LD 36 SEC 17 TWP 8. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 9'8			x			x
Main	Dining Room	10'8 x 8'6			x			x
Main	Kitchen	10'7 x 10'			x			x
Main	Family Room	11' x 9'11			x			x
Above	Master Bedroom	12'3 x 11'11			x			x
Above	Bedroom	11'1 x 8'11			x			x
Above	Bedroom	8' x 8'11			x			x
Below	Foyer	8'7 x 3'11			x			x
Below	Den	11'1 x 8'4			x			x
		x			x			

Finished Floor (Main):	674	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	694	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	268	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3	Above	4	Yes	Pool:
Finished Floor (Total):	1,636 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz: 12 x 20
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,636 sq. ft.	Basement: Fully Finished			6				
					7				
					8				

Listing Broker(s): **Royal LePage - Wolstencroft**

Royal LePage - Wolstencroft

Augusta in Provincetown. Great location within complex across from garden area. Three bedrooms up, den (with window and door) down. Kitchen with granite counters, large island & family room adjacent. Deluxe ensuite with large shower and double sinks. Powder room on main. South exposed patio & fenced yard off kitchen/family room.



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Active
R2296791

Board: F
1/2 Duplex

6295 SUNDANCE DRIVE

Cloverdale
Cloverdale BC
V3S 8A9

Residential Attached

\$575,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$0.00**

Original Price: **\$575,000**
Approx. Year Built: **1978**
Age: **40**
Zoning: **DR**
Gross Taxes: **\$2,147.10**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **001-717-600**
Tour:

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open, RV Parking Avail.**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Concrete, Laminate, Vinyl/Linoleum**

Maint Fee Inc:
Legal: **PL NWS1232 LT 1 LD 36 SEC 8 TWP 8 PART NE 1/4 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Club House, In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	16'6 x 10'10			x			x
Above	Living Room	17'11 x 13'1			x			x
Above	Master Bedroom	13'5 x 11'6			x			x
Above	Bedroom	11'9 x 9'1			x			x
Above	Bedroom	10'5 x 9'10			x			x
Bsmt	Great Room	17'1 x 15'3			x			x
Bsmt	Bedroom	12'6 x 14'4			x			x
Bsmt	Laundry	13' x 12'9			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,088	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	904	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,992 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions			5				Door Height:
Grand Total:	1,992 sq. ft.	Basement: Full, Partly Finished			6				
					7				
					8				

Listing Broker(s): **Royal LePage - Wolstencroft**

Royal LePage - Wolstencroft

INVESTORS/RENOVATORS ALERT! Bring your ideas, your hammer and get creative! There is great potential to make this home shine! Subject to court approval.



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Active
R2296953
Board: F
Apartment/Condo

210 5020 221A STREET

Langley
Murrayville
V2Y 0V5

Residential Attached

\$506,500 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$499,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2017
Depth / Size (ft.):	Bedrooms: 2	Age: 1
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,079.96
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$232.83	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 029-991-293
Mgmt. Co's Name: Metropolitan		Tour:
Mgmt. Co's Phone: 778-574-1880		
View: Yes: Landscaped courtyard		
Complex / Subdiv: Murrayville House		
Services Connected: Electricity		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1 BLK**
Units in Development: **92**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**
Dist. to School Bus: **.77 KM**
Total Units in Strata: **92**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, Snow removal**
Legal: **PL EPS3408 LT 42 LD 36 SEC 6 TWP 11. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Garage Door Opener, Microwave, Security - RI, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 11'6			x			x
Main	Dining Room	9'2 x 9'			x			x
Main	Master Bedroom	11'3 x 10'6			x			x
Main	Bedroom	9'6 x 9'			x			x
Main	Kitchen	9'2 x 8'8			x			x
Main	Den	9'2 x 6'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	944	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	944 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: No Restrictions, Rentals Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	944 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **TRG Residential Downtown Rlty**

Murrayville House is a boutique collection of 92 move in ready 1 and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. OPEN 12-5PM DAILY (EXCEPT FRIDAYS CLOSED).



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Active
R2296963
Board: F
Apartment/Condo

220 5020 221A STREET

Langley
Murrayville
V2Y 0V5

Residential Attached

\$446,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$446,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2017
Depth / Size (ft.):	Bedrooms: 2	Age: 1
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,917.20
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$209.01	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 029-991-153
Mgmt. Co's Name: Metropolitan		Tour:
Mgmt. Co's Phone: 778-574-1880		
View: Yes: Landscaped courtyard		
Complex / Subdiv: Murrayville House		
Services Connected: Electricity		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1 BLK**
Units in Development: **92**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**
Dist. to School Bus: **.77 KM**
Total Units in Strata: **92**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, Snow removal**
Legal: **PL EPS3408 LT 28 LD 36 SEC 6 TWP 11. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Garage Door Opener, Microwave, Security - RI, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'4			x			x
Main	Dining Room	8' x 9'			x			x
Main	Master Bedroom	14'6 x 10'4			x			x
Main	Bedroom	11' x 8'10			x			x
Main	Kitchen	9' x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	848	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	848 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: No Restrictions, Rentals Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	848 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **TRG Residential Downtown Rlty**

Murrayville House is a boutique collection of 92 NEW move in ready 1 and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. OPEN 12-5PM DAILY (EXCEPT FRIDAYS CLOSED).



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Active
R2297042
Board: F
Apartment/Condo

206 5020 221A STREET

Langley
Murrayville
V2Y 0V5

Residential Attached

\$334,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$334,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2017
Depth / Size (ft.):	Bedrooms: 1	Age: 1
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,607.56
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$153.45	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-991-251
Mgmt. Co's Name: Metropolitan		Tour:
Mgmt. Co's Phone: 778-574-1880		
View: :		
Complex / Subdiv: Murrayville House		
Services Connected: Electricity, Water		

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Stone**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1 BLK**
Units in Development: **92**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, Recreation Facility, Snow removal**
Legal: **PL EPS3408 LT 38 LD 36 SEC 6 TWP 11. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security - RI, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'3 x 12'2			x			x
Main	Dining Room	9' x 8'			x			x
Main	Master Bedroom	10'6 x 11'4			x			x
Main	Kitchen	9' x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	624	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	624 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: No Restrictions, Rentals Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	624 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **TRG Residential Downtown Rlty**

Murrayville House is a boutique collection of 92 move in ready 1 and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. OPEN 12-5PM DAILY (EXCEPT FRIDAYS CLOSED).



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Active
R2297047

Board: F
Apartment/Condo

214 5020 221A STREET

Langley
Murrayville
V2Y 0V5

Residential Attached

\$539,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$539,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2017
Depth / Size (ft.):	Bedrooms: 2	Age: 1
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,100.81
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$248.70	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-991-331
Mgmt. Co's Name: Metropolitan		Tour:
Mgmt. Co's Phone: 778-574-1880		
View: Yes: Landscaped Courtyard		
Complex / Subdiv: Murrayville House		
Services Connected: Electricity, Water		

Style of Home: Inside Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Hardi Plank, Stone			Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLK		Dist. to School Bus: .77 KM
Rain Screen: Full	Units in Development: 92		Total Units in Strata: 92
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: Yes		
Fireplace Fuel: Electric	Fixtures Leased: No		
Fuel/Heating: Electric	Fixtures Rmvd: No		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			
Maint Fee Inc: Garbage Pickup, Gardening, Hot Water, Management, Other, Recreation Facility, Snow removal			
Legal: PL EPS3408 LT 46 LD 36 SEC 6 TWP 11. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.			
Amenities: Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center			
Site Influences: Central Location, Greenbelt, Recreation Nearby, Shopping Nearby			
Features: ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security - RI, Smoke Alarm, Sprinkler - Fire			

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 13'			x			x
Main	Dining Room	9' x 8'			x			x
Main	Master Bedroom	11'3 x 11'5			x			x
Main	Bedroom	10'8 x 9'6			x			x
Main	Den	8'4 x 4'4			x			x
Main	Kitchen	9' x 8'6			x			x
Main	Foyer	3' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 996	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 996 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 996 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **TRG Residential Downtown Rlty**

Murrayville House is a boutique collection of 92 move in ready 1 and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water features, tranquil seating areas and private walkways. OPEN 12-5PM DAILY (EXCEPT FRIDAYS CLOSED).



Presented by:
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Active
R2298082
Board: F
Apartment/Condo

204 5020 221A STREET

Langley
Murrayville
V2Y 0V5

Residential Attached

\$534,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$534,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2017
Depth / Size (ft.):	Bedrooms: 2	Age: 1
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,134.21
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$0.00	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 029-991-234
Mgmt. Co's Name: Metropolitan		Tour:
Mgmt. Co's Phone: 778-574-1880		
View: :		
Complex / Subdiv: Murrayville House		
Services Connected: Electricity		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1 BLK**
Units in Development: **92**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, Snow removal**
Legal: **PL EPS3408 LT 36 LD 36 SEC 6 TWP 11. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Garage Door Opener, Microwave, Security - RI, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 12'			x			x
Main	Dining Room	9'2 x 9'			x			x
Main	Master Bedroom	12'6 x 13'			x			x
Main	Bedroom	10'10 x 10'8			x			x
Main	Kitchen	9'2 x 8'8			x			x
Main	Den	8'2 x 8'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,006	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,006 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: No Restrictions, Rentals Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,006 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **TRG Residential Downtown Rlty**

Murrayville House is a boutique collection of 92 move in ready 1 and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water features, tranquil seating areas and private walkways. OPEN 12-5PM DAILY (EXCEPT FRIDAYS CLOSED).