



Presented by:
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North Surrey, Bridgeview
12769 114B AV, V3V 3P7

MLS# F1400731

Residential Detached
Active



List Price: \$318,800 Previous Price:
 Original Price: \$318,800

Complex/Subdiv:

Frontage: 50.00 ft	Bedrooms: 4	PID: 011-572-400
Depth/Size: 100	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 5,017	Full Baths: 2	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 1	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$1,774 (2013)
Flood Plain:	Zoning: SFR	

View: Y - Mountains
 Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Tile, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - Court Ordered Sale
Fireplace Fuel:		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 469 LT 11 BLK K LD 36 SEC 5 RNG 2W & SEC 8 BLK 5N.
 Amenities: Workshop Detached
 Site Influences: Shopping Nearby, Central Location
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9'6" X 7'5"			X			X
Main F.	Dining	11'6" X 7'5"			X			X
Main F.	Living Room	21'3" X 10'6"			X			X
Main F.	Bedroom	10'8" X 10'8"			X			X
Main F.	Bedroom	10'8" X 9'			X			X
Main F.	Laundry	6'10" X 6'6"			X			X
Above	Master Bedroom	15' X 12'			X			X
Above	Walk-In Closet	6' X 4'6"			X			X
Above	Bedroom	11'2" X 10'6"			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,038	Total # Rooms: 9	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 600	# Kitchens: 1	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 2 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 1,638	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,638		8

Listing Broker(s): RE/MAX Little Oak Realty (Lgy), RE/MAX Little Oak Realty (Lgy)



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Surrey, Bear Creek Green Timbers
14422 88 AV, V3S 2R9

MLS# F1404654

Residential Detached
Active



List Price: \$379,900 Previous Price:
 Original Price: \$379,900

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 3	PID: 010-380-213
Depth/Size: 120	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 7,183	Full Baths: 1	Approx Yr Blt: 1958
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 56
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,182 (2013)
Flood Plain:	Zoning: RES	

View: N
 Serv. Connected: Community, Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home: Rancher/Bungalow	Total Parking: 4	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front, Lane	
Foundation: Concrete Perimeter	Parking Facilities: Det.Grge/Carport	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1
Type of Roof: Torch-On		Dist to School Bus: 2
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - Court Ordered Sale
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LOT 15 LD 36 SEC 27 TWP 2 PLAN 18499
 Amenities:
 Site Influences: Lane Access, Paved Road, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22' X 13'			X			X
Main F.	Dining	11' X 9'6"			X			X
Main F.	Kitchen	10' X 10'			X			X
Main F.	Family Room	12' X 22'			X			X
Main F.	Master Bedroom	11'5" X 11'4"			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Utility	12' X 5'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,560	Total # Rooms: 8	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,560	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,560		8

Listing Broker(s): RE/MAX Performance Realty

Great opportunity! This ranch style home awaits you. Close to transportation, schools, shopping. Lane access for easy come and go. Hurry on this opportunity, call today.



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Surrey, East Newton

MLS# F1402660

Residential Detached

14024 HYLAND RD, V3W 2C4

Active



List Price:	\$419,000	Previous Price:	\$434,900
		Original Price:	\$434,900
Complex/Subdiv:			
Frontage:	53.87 ft	Bedrooms:	5
Depth/Size:	133.76	Bathrooms:	3
Lot Area SqFt:	7,278	Full Baths:	3
Rear Yard Exp:	S	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	Taxes:
Flood Plain:	No	Zoning:	RF
View:	N		
Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer			
PID:	000-757-306	Type:	House/Single Family
		Approx Yr Blt:	1985
		Age at List Date:	29
			\$3,129 (2013)

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	3	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	
Type of Roof:	Asphalt			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	0	R/I Fireplaces:	0	Property Disclosure:	N - Seller doesn't live there
Fireplace Fuel:	None			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL 68543 LT 2 LD 36 SEC 16 TWP 2 PART SE 1/4
Amenities:	Garden
Site Influences:	Recreation Nearby, Shopping Nearby
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	15' X 12'	Bsmt	Bedroom	11'6 X 8'3			X
Main F.	Dining	10'11 X 8'5	Bsmt	Den	14'10 X 7'11			X
Main F.	Living Room	15'8 X 12'5			X			X
Main F.	Bedroom	11'2 X 8'7			X			X
Main F.	Bedroom	11'2 X 8'7			X			X
Main F.	Master Bedroom	12'2 X 11'4			X			X
Bsmt	Bedroom	13'2 X 10'			X			X
Bsmt	Office	12'4 X 9'7			X			X
Bsmt	Living Room	15'2 X 10'2			X			
Bsmt	Kitchen	13'8 X 9'4			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,204	Total # Rooms:	12
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,204	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,408	Basement Area:	Full
			5
			6
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	2,408		7
			8

Listing Broker(s): Macdonald Realty

Come see this spacious basement home that is ripe with potential. The walk out basement is complete with an unauthorized 2-3 bedroom suite with a full kitchen, new carpets and a large living room. The large 7,278 sq.ft. South facing lot is fully fenced and perfect for kids and pets. With 3 bedrooms up, 3 down, 3 baths and nearly 2,400 sq. ft. there is ample room for the family. The handy location is close to the wave pool, community play centre, library, swimming pool, day care, shopping, transit & parks.



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Surrey, East Newton
14165 72ND AV, V3W 2P9

MLS# F1405735

Residential Detached
Active



List Price: \$439,900 Previous Price:
 Original Price: \$439,900

Complex/Subdiv:

Frontage:	64.00 ft	Bedrooms:	3	PID:	008-323-976
Depth/Size:	134	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	8,531	Full Baths:	2	Approx Yr Blt:	1980
Rear Yard Exp:		Half Baths:	0	Age at List Date:	34
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$2,442 (2013)
Flood Plain:	Yes	Zoning:	RF		

View:

Serv. Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

Style of Home:	Rancher/Bungalow	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt	Reno Year:		Possession:	
Renovations:				Title to Land:	Freehold NonStrata
Flooring:				Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - FORECLOSURE-SELLER DOES NOT OCCUPY
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL 21798 LT 2 LD 36 SEC 21 TWP 2 EXCEPT PLAN PT RD BCP10173.
 Amenities:
 Site Influences: Golf Course Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 25'			X			X
Main F.	Dining	10' X 12'			X			X
Main F.	Kitchen	9' X 13'			X			X
Main F.	Master Bedroom	11' X 12'			X			X
Main F.	Bedroom	8' X 9'			X			X
Main F.	Bedroom	10' X 9'			X			X
Main F.	Utility	5' X 13'			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,385	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,385	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,385	8

Listing Broker(s): Prudential Sterling Realty

Court ordered sale. Cute rancher on a huge 64 by 134 lot totaling 8,531 sq ft fronting onto 141A St. Built in 1980 with 3 bedrooms and 2 bathrooms, double garage plus lots of driveway parking. Lot is fully fenced and driveway is gated. Central location close to golf courses and lots of shopping. Measurements of house taken from previous listing. Please confirm if important. Don't miss out.



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North Surrey, Royal Heights

MLS# F1406891

Residential Detached

11905 96TH AV, V3V 1W1

Active

No Photo Available

List Price: \$449,900 Previous Price:
 Original Price: \$449,900

Complex/Subdiv:

Frontage: 50.00 ft	Bedrooms: 3	PID: 001-202-243
Depth/Size: 150	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 7,500	Full Baths: 1	Approx Yr Blt: 1975
Rear Yard Exp:	Half Baths: 0	Age at List Date: 39
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,530 (2013)
Flood Plain:	Zoning: RF	

View:

Serv. Connected: Electricity, Natural Gas, Water

Style of Home: Basement Entry	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Grge/Double Tandem	
Exterior: Stucco, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: CLOSE Dist to School Bus: CLOSE
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Mixed		Seller's Interest: Court Ordered Sale
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL 529A LT 67 BLK 4 LD 36 SEC 36 RNG 3W & BLK 5N; EXC: PCL D (EXPL PL 13453).
 Amenities:
 Site Influences: Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6" X 11'8"			X			X
Main F.	Kitchen	15'4" X 11'2"			X			X
Main F.	Dining	11' X 9'10"			X			X
Main F.	Master Bedroom	15' X 12'			X			X
Main F.	Bedroom	12' X 10'			X			X
Main F.	Bedroom	8'6" X 7'6"			X			X
Bsmt	Recreation Room	20' X 15'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,064	Total # Rooms: 7	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 950	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,014	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,014		8

Listing Broker(s): Sutton Group-Medallion Realty

Court ordered sale! Basement entry home - 3 bedrooms upstairs. 'SOLD AS IS WHERE IS'.



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Surrey, East Newton
7472 147TH ST, V3S 8Y7

MLS# F1406474

Residential Detached
Active



List Price: \$515,000 Previous Price:
 Original Price: \$515,000

Complex/Subdiv:

Frontage: 33.00 ft	Bedrooms: 3	PID: 023-620-641
Depth/Size: 64X87X92(Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 4,127	Full Baths: 2	Approx Yr Blt: 1998
Rear Yard Exp: E	Half Baths: 1	Age at List Date: 16
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,968 (2013)
Flood Plain:	Zoning: RES	

View:
 Serv. Connected: Electricity, Water

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2
Construction: Concrete Frame	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: CLOSEBY
Type of Roof: Asphalt		Dist to School Bus: CLOSEBY
Renovations:	Reno Year:	Possession:
Flooring: Other		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL LMP31031 LT 37 LD 36 SEC 22 TWP 2 PART SW 1/4.
 Amenities: None
 Site Influences: Central Location, Cul-de-Sac
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'8" X 12'4"			X			X
Main F.	Dining	9'8" X 7'6"			X			X
Main F.	Kitchen	15' X 10'			X			X
Main F.	Den	8'5" X 9'			X			X
Main F.	Family Room	14'6" X 11'3"			X			X
Main F.	Eating Area	11'3" X 10'7"			X			X
Main F.	Laundry	7'3" X 5'7"			X			X
Above	Master Bedroom	14'5" X 12'11"			X			X
Above	Bedroom	10'11" X 9'5"			X			
Above	Bedroom	13'5" X 9'5"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,087	Total # Rooms: 10	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 735	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,822	Basement Area: Unfinished	5
		6
Unfinished Floor: 1,087	Suite: None	7
Grand Total Floor Area: 2,909		8

Listing Broker(s): Royal Pacific Realty Corp.

Unfinished basement 1087 SF.



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North Surrey, Bolivar Heights

MLS# F1326197

Residential Detached

13609 HILTON RD, V3R 5J5

Active



List Price:	\$595,000	Previous Price:	\$619,000
		Original Price:	\$619,000
Complex/Subdiv:			
Frontage:	57.00 ft	Bedrooms:	2
Depth/Size:	132	Bathrooms:	2
Lot Area SqFt:	7,524	Full Baths:	2
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RF
View:	N		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
PID:	009-236-406	Type:	House/Single Family
Approx Yr Blt:	2005	Age at List Date:	8
Taxes:	\$3,587 (2013)		

Style of Home:	Rancher/Bungalow	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Wall/Wall/Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Heat Pump				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - COURT CONDUCT OF SALE
Fireplace Fuel:	None			Out Buildings:	/Garage Sz: 24'1X22'7
Outdoor Area:	Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	- COURT CONDUCT OF SALE				

Legal:	PL 10070 LT 3 LD 36 SEC 14 RNG 2
Amenities:	In Suite Laundry
Site Influences:	Gated Complex
Features Incl:	Air Conditioning

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'7 X 14'11			X			X
Main F.	Family Room	17'4 X 9'5			X			X
Main F.	Dining	17'4 X 12'2			X			X
Main F.	Kitchen	16'4 X 9'11			X			X
Main F.	Master Bedroom	13'10 X 13'9			X			X
Main F.	Bedroom	13'11 X 9'11			X			X
Main F.	Den	12'10 X 10'10			X			X
Main F.	Laundry	10'10 X 8'11			X			X
Main F.	Entrance Hall	11'9 X 5'7			X			
		X			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,987	Total # Rooms:	9
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	1
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4'
Total Finished Floor SqFt:	1,987	Basement Area:	Crawl
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	1,987		

Listing Broker(s): Prudential United Realty

Owner built home, Fabulous 2 bedroom rancher, can easily be a 3 bedroom (large den has a closet and window), Electric driveway gate. Huge wrap-around covered veranda (awesome). Large master bedroom ensuite. Malaysian hardwood flooring. Vaulted ceilings in main living areas. Oodles of natural light throughout this home. The attention to detail by this owner/builder is evident throughout. Fantastic coach house above the garage. Please allow 24 hours notice for viewings.



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North Surrey, Fraser Heights

MLS# F1404606

Residential Detached

17171 102ND AV, V4N 3L4

Active



List Price: \$624,900 Previous Price: \$650,000
 Original Price: \$650,000

Complex/Subdiv: FRASER HEIGHTS

Frontage: 54.50 ft Bedrooms: 4 PID: 017-709-253
 Depth/Size: 133 Bathrooms: 4 Type: House/Single Family
 Lot Area SqFt: 7,248 Full Baths: 3 Approx Yr Blt: 1993
 Rear Yard Exp: Half Baths: 1 Age at List Date: 21
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,607 (2013)
 Flood Plain: Zoning: RES

View: N
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey Total Parking: 6 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double
 Exterior: Brick, Stucco
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Wood Possession:
 Renovations: Reno Year: Title to Land: Freehold NonStrata
 Flooring: Laminate, Wall/Wall/Mixed Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Natural Gas
 No. of Fireplaces: 2 R/I Fireplaces: Property Disclosure: N - COURT ORDERED SALE
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Patio(s)
 Pad Rental:
 Fixtures Leas: Y - TBA
 Fixt Removed: Y - TBA

Legal: PL LMP3103 LT 37 LD 36 SEC 6 TWP 9 PART NW 1/4.
 Amenities:
 Site Influences: Central Location, Private Setting
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 16'	Above	Bedroom	11' X 12'			X
Main F.	Dining	11' X 14'	Above	Games Room	12' X 17'			X
Main F.	Kitchen	12' X 12'			X			X
Main F.	Eating Area	12' X 13'			X			X
Main F.	Family Room	13' X 16'			X			X
Main F.	Den	10' X 11'			X			X
Main F.	Laundry	5' X 11'			X			X
Above	Master Bedroom	13'6" X 17'			X			X
Above	Bedroom	10' X 12'			X			
Above	Bedroom	10' X 11'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,461	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,440	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	4 2 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	2,901	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,901	8

Total # Rooms: 12
 # Kitchens: 1
 Finished Levels: 2
 Crawl/Bsmt Height:
 Basement Area: Crawl
 Suite: None

Listing Broker(s): Macdonald Realty

COURT ORDERED SALE! Don't wait on this great home with an amazing plan. Top floor contains 4 large bedrooms and a games room. Curved staircase, with gorgeous laminate floor. Located on a beautiful residential street, in one of the most desirable areas in Fraser Heights. Close to schools (Pacific Academy). A GREAT HOME AT A GREAT PRICE!



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Surrey, Fleetwood Tynehead

MLS# F1326410

Residential Detached

15322 SEQUOIA DR, V3S 8N4

Active



List Price:	\$689,000	Previous Price:	
		Original Price:	\$689,000
Complex/Subdiv: SEQUOIA RIDGE			
Frontage:	45.00 ft	Bedrooms:	4
Depth/Size:	120	Bathrooms:	4
Lot Area SqFt:	5,382	Full Baths:	3
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	SFD
View:	Y - GOLF COURSE		
Serv. Connected:	Electricity, Natural Gas, Water		
PID:	018-579-612	Type:	House/Single Family
Approx Yr Blt:	1995	Age at List Date:	18
Taxes:	\$3,686 (2013)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Visitor Parking		
Exterior:	Stone, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt	Possession:		Dist to School Bus:	
Renovations:		Reno Year:			
Flooring:	Hardwood, Mixed, Tile	Title to Land:	Freehold Strata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural	Out Buildings:			
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s), Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL LMS1173 LT 11 LD 36 SEC 23 TWP 2 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
Amenities:	In Suite Laundry
Site Influences:	Central Location, Gated Complex, Golf Course Nearby, Greenbelt, Shopping Nearby
Features Incl:	Clothes Washer, Disposal - Waste, Hot Tub Spa/Swirlpool, Range, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'	Below	Bedroom	21' X 13'			X
Main F.	Dining	14' X 10'	Below	Recreation Room	20' X 20'			X
Main F.	Kitchen	11'3 X 11'	Below	Storage	33' X 14'			X
Main F.	Eating Area	10' X 9'6			X			X
Main F.	Family Room	15' X 15'			X			X
Main F.	Office	9'6 X 9'6			X			X
Above	Master Bedroom	15' X 13'			X			X
Above	Bedroom	12' X 11'			X			X
Above	Bedroom	11' X 10'			X			
Above	Loft	8' X 7'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,369	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	918	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	1,301	3	4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	4	2 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt:	3,588	5	
		6	
Unfinished Floor:	0	7	
Grand Total Floor Area:	3,588	8	
Total # Rooms:	13		
# Kitchens:	1		
Finished Levels:	3		
Crawl/Bsmt Height:			
Basement Area:	Full, Fully Finished		
Suite:	None		

Listing Broker(s): Sutton Grp-West Coast (Brdwy)

It's a "10"! Beautiful Sequoia Ridge former view show home. This custom built home has a full walk-out basement in a secured, gated complex, backing onto the golf course. Enjoy 17 ft ceilings, archways, curved walls, hardwood flooring, custom paint, draperies, crown mouldings, upgraded appliances, the list goes on! Storage area has 220 wiring for that workshop or perhaps your very own wine cellar. Don't wait! This is a top quality home for someone who wants a view & security.



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South Surrey White Rock, Pacific Douglas

MLS# F1402652

Residential Detached

17269 0A AV, V3S 9P3

Active



List Price: \$709,000 Previous Price: \$719,000
 Original Price: \$719,000

Complex/Subdiv: SUMMERFIELD/CRESSEY

Frontage: 46.00 ft Bedrooms: 6 PID: 027-363-449
 Depth/Size: Bathrooms: 4 Type: House/Single Family
 Lot Area SqFt: 3,910 Full Baths: 3 Approx Yr Blt: 2011
 Rear Yard Exp: Half Baths: 1 Age at List Date: 3
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,957 (2013)
 Flood Plain: No Zoning: R/F12

View: N
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home: 2 Storey w/Bsmt. Total Parking: 4 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Add. Parking Avail., Garage; Double
 Exterior: Mixed, Other
 Rainscreen: Full R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Reno Year: Title to Land: Freehold NonStrata
 Flooring: Hardwood, Mixed, Tile Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Forced Air
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: N - COURT ORDERED SALE
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed: N

Legal: PL BCP33476 LT 267 BLK 1N LD 36 SEC 32 RNG 1E
 Amenities:
 Site Influences: Golf Course Nearby, Private Setting
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Dishwasher, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	8' X 9'4	Bsmt	Living Room	20'6 X 14'			X
Main F.	Kitchen	9' X 11'6	Bsmt	Bedroom	10'8 X 9'10			X
Main F.	Dining	9'2 X 15'5	Bsmt	Kitchen	6'8 X 9'10			X
Main F.	Family Room	11'10 X 14'4	Bsmt	Entrance Hall	5'6 X 7'8			X
Main F.	Eating Area	9'8 X 15'6			X			X
Above	Master Bedroom	13' X 14'			X			X
Above	Bedroom	11'10 X 11'4			X			X
Above	Bedroom	10' X 11'			X			X
Above	Bedroom	11'4 X 12'			X			
Bsmt	Bedroom	8'4 X 12'10			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,085	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	1,035	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	1,065	4 4 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt:	3,185	
		5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	3,185	8

Total # Rooms: 14
 # Kitchens: 2
 Finished Levels: 3
 Crawl/Bsmt Height:
 Basement Area: Full, Fully Finished, Separate Entry
 Suite: Unauthorized Suite

Listing Broker(s): Sutton Grp-West Coast (Brdwy)

Popular Summerfield Cressy development, quality & energy efficient home w/craftsman architecture. Fabulous Layout with parlor, dining & great room w/cozy efficient fire place custom made entertainment niche for flat screen TV audio rough in for speakers, Hardwood flooring 9' ceilings on main w/Gourmet kitchen loaded w/ granite, Jen Air S/S appliances plus vine fridge, upper level 4 Bedrooms, quality durable exterior materials, extra shelving above Garage door lot crown moldings, baseboards, Security System, Build in Vacuum plus complete finished Basement with cabinets to match the rest of the house additional Bedroom and Bathroom + Kitchen, Extra private entrance to the basement, full Deck for Great entertaining.



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South Surrey White Rock, Grandview Surrey
16251 26TH AV, V3S 6Z3

MLS# F1400988

Residential Detached
Active



List Price:	\$868,000	Previous Price:	\$888,000
		Original Price:	\$888,000
Complex/Subdiv:			
Frontage:	44.68 ft	Bedrooms:	4
Depth/Size:	93.22	Bathrooms:	4
Lot Area SqFt:	4,166	Full Baths:	3
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	Taxes:
Flood Plain:	No	Zoning:	RF-12
View:			
Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer			
PID:	027-150-488	Type:	House/Single Family
Approx Yr Blt:	2010	Age at List Date:	4
			\$5,257 (2013)

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, Garage; Double		
Exterior:	Other, Stone				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt			Dist to School Bus:	1 BLK
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Other	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	2	Property Disclosure:	N - court ordered sale		
Fireplace Fuel:	Gas - Natural	Out Buildings:			
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	- as is, where is; see schedule "A"				

Legal: PL BCP31426 LT 53 LD 36 SEC 24 TWP 1
 Amenities:
 Site Influences: Recreation Nearby, Shopping Nearby, Central Location, Golf Course Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 15'6	Bsmt	Gym	13' X 11'8			X
Main F.	Kitchen	14' X 10'7	Bsmt	Bedroom	15'5 X 9'4			X
Main F.	Nook	13' X 9'	Bsmt	Kitchen	10' X 10'			X
Main F.	Dining	13' X 10'			X			X
Main F.	Den	13' X 11'			X			X
Above	Master Bedroom	16'6 X 13'4			X			X
Above	Bedroom	11' X 10'10			X			X
Above	Bedroom	10'4 X 10'4			X			X
Above	Loft	10'4 X 10'4			X			
Bsmt	Recreation Room	30' X 19'7			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,284	Total # Rooms:	13
Finished Floor Up SqFt:	1,136	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,284	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,704	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	3,704		

Listing Broker(s): HomeLife Benchmark Rlty (Clov)

COURT DATE MARCH 24 2014, 9:45AM Vancouver Supreme court - bring offers. Elegantly designed in exclusive Morgan Heights. Quality built home features granite counters, beautiful hardwood floors, media room, gym, 4 camera security, vacuum, fireplace in the master bdrm. Fully finished one bdrm basement suite with separate entry and alarm. Perfect family location walking distance to Grandview corners and Southridge private school and park. Minutes from Morgan Creek golf club. This could be the deal you have been waiting for call to arrange a viewing & for more info. Assessment valued at \$947,000. Please allow 24hrs notice for showing.



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South Surrey White Rock, White Rock

MLS# F1406770

Residential Detached

15123 COLUMBIA ST, V4B 1J2

Active



List Price:	\$918,800	Previous Price:	
		Original Price:	\$918,800
Complex/Subdiv:			
Frontage:	30.00 ft	Bedrooms:	3
Depth/Size:	117	Bathrooms:	4
Lot Area SqFt:	3,510	Full Baths:	2
Rear Yard Exp:	N	Half Baths:	2
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RS-3
View:	Y - panoramic ocean view from all 3 levels		
Serv. Connected:	Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		
PID:	001-404-750	Type:	House/Single Family
Approx Yr Blt:	1978	Age at List Date:	36
Taxes:	\$6,683 (2013)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane, Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rainscreen:	No	R/I Plumbing:		Dist to Public Trans:	2
Type of Roof:	Asphalt			Dist to School Bus:	3
Renovations:		Reno Year:	1978	Possession:	
Flooring:	Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	Community	Seller's Interest:	Registered Owner, Court Ordered Sale		
Heat/Fuel:	Baseboard, Electric	Mortgage Info:	\$0		
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - Court Sale
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: LOT 18, BLOCK 3, SECTION 10, TOWNSHIP 1, NWD, PLAN 525
 Amenities:
 Site Influences: Lane Access, Marina Nearby, Paved Road, Shopping Nearby, Central Location
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'			X			X
Main F.	Kitchen	18' X 8'			X			X
Main F.	Dining	15' X 12'			X			X
Above	Master Bedroom	20' X 14'			X			X
Above	Bedroom	12' X 10'			X			X
Above	Bedroom	12' X 10'			X			X
Below	Recreation Room	24' X 12'			X			X
Below	Kitchen	8' X 8'			X			X
Below	Laundry	6' X 6'			X			
Main F.	Other	10' X 8'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	950	Total # Rooms:	10
Finished Floor Up SqFt:	1,110	# Kitchens:	2
Finished Floor Down:	830	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	2,890	Basement Area:	Partly Finished, Separate Entry
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,890		

Listing Broker(s): Royal LePage West R.E.S. (Sur), Sutton Group-West Coast

White Rock, 180 degree ocean view from all three levels, pool, top of the hill, lane access to garage, recent renovations, open main floor, large deck off main, another large deck off master bedroom and patio off recroom overlooks the inground pool. Large spacious kitchen with granite countertops and stainless steel appliances, did I mention the fabulous views, nothing beats a full summer moon over Semiahmoo Bay



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Surrey, Panorama Ridge

MLS# F1407017

Residential Detached

12771 58A AV, V3X 3K4

Active



List Price:	\$926,990	Previous Price:	
		Original Price:	\$926,990
Complex/Subdiv: PANORAMA RIDGE			
Frontage:	106.00 ft	Bedrooms:	7
Depth/Size:	188	Bathrooms:	7
Lot Area SqFt:	20,077	Full Baths:	6
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RH
View:			
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		
PID:	018-390-226	Type:	House/Single Family
Approx Yr Blt:	1994	Age at List Date:	20
Taxes:	\$4,072 (2013)		

Style of Home:	2 Storey	Total Parking:	9	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple		
Exterior:	Brick, Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Tile - Concrete			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Radiant, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N - UNKNOWN				
Fixt Removed:	Y - UNKNOWN				

Legal: PL LMP11682 LT 8 LD 36 SEC 7 TWP 2
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'8" X 13'9"	Above	Master Bedroom	21' X 11'			X
Main F.	Dining	17' X 12'	Above	Master Bedroom	17' X 12'6"			X
Main F.	Kitchen	21'4" X 14'	Above	Bedroom	15'5" X 12'			X
Main F.	Eating Area	13'5" X 9'	Above	Bedroom	16'6" X 10'			X
Main F.	Family Room	17' X 15'	Above	Bedroom	13'6" X 13'4"			X
Main F.	Recreation Room	22'6" X 18'8"	Above	Den	13'3" X 12'2"			X
Main F.	Office	13' X 11'			X			X
Main F.	Sauna	15' X 15'			X			X
Above	Master Bedroom	27' X 11'			X			
Above	Master Bedroom	22'6" X 11'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	3,320	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	3,170	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3	6 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	4	4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	6,490	5	4 Piece; Ensuite: Y; Level: Above
		6	4 Piece; Ensuite: Y; Level: Above
Unfinished Floor:	0	7	5 Piece; Ensuite: N; Level: Above
Grand Total Floor Area:	6,490	8	

Listing Broker(s): Valley Pacific Realty Ltd.

1/2 acre PANORAMA RIDGE LUXURY HOME. Open plan w/high ceilings throughout + sunken Living rm, Dining rm, large Family rm that is open to above & exceptionally large Kitchen w/eating area adjacent to a landscaped backyard, a gardeners dream! Features a large Rec (Pool) rm, Wet Bar, Indoor Hottub & Sauna. Upstairs offers 7 large bedrooms (3 Master suites & 1 Jack & Jill) & a Den. Radiant heating, 3 car garage with extra storage, U/G sprinklers, 2 staircases, home office w/separate entry. Professionally landscaped. This is a must see home! 24 HOURS NOTICE REQUIRED. AS IS WHERE IS. SUBJECT TO COURT APPROVAL. House size provided by City Hall, Buyers/agent to verify all information. MEASUREMENTS APPROXIMATE.



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South Surrey White Rock, Grandview Surrey

MLS# F1403577

Residential Detached

16140 30B AV, V3S 0Z8

Active



List Price: \$1,740,000 Previous Price: \$1,790,000
 Original Price: \$1,899,000

Complex/Subdiv:

Frontage: Bedrooms: 4 PID: 025-712-811
 Depth/Size: Bathrooms: 6 Type: House/Single Family
 Lot Area SqFt: 30,143 Full Baths: 5 Approx Yr Blt: 2012
 Rear Yard Exp: Half Baths: 1 Age at List Date: 2
 Meas Type: Feet If New GST/HST Incl: Taxes: \$11,236 (2013)
 Flood Plain: No Zoning: SFD
 View: Y - MOUNTAINS-NORTH
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt. Total Parking: 10 Covered Parking: 5
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Det.Grge/Carport, Garage; Double, RV
 Exterior: Mixed, Wood Parking Avail.
 Rainscreen: R/I Plumbing: No Dist to Public Trans: 10 Dist to School Bus: 5
 Type of Roof: Wood Possession:
 Renovations: Reno Year: Title to Land: Freehold NonStrata
 Flooring: Concrete, Hardwood, Wall/Wall/Mixed Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0 / Treat as Clear Title
 Heat/Fuel: Radiant, Hot Water
 No. of Fireplaces: 3 R/I Fireplaces: Property Disclosure: N - SOLD AS IS WHERE IS
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Balcony(s); Patio(s) or Deck(s)
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed: Y - EXCLUDE CEILING LIGHTS IN BOTH

Legal: PL BCP6458 LT 12 LD 36 SEC 24 TWP 1
 Amenities: None
 Site Influences: Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Shopping Nearby
 Features Incl: Vacuum R.I.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Conservatory	14' X 14'	Above	Laundry	4' X 3'			X
Main F.	Family Room	23' X 17'6	Bsmt	Entrance Hall	4' X 8'			X
Main F.	Dining	18' X 11'	Bsmt	Bedroom	14' X 13'6			X
Main F.	Kitchen	19'6 X 15'2	Bsmt	Recreation Room	23' X 15'6			X
Main F.	Entrance Hall	10' X 9'	Bsmt	Media Room	13'6 X 13'5			X
Main F.	Entrance Hall	15' X 14'	Bsmt	Laundry	8'10 X 8'			X
Above	Games Room	26'6 X 11'	Bsmt	Gym	14'4 X 12'5			X
Above	Master Bedroom	17' X 12'						X
Above	Bedroom	16' X 13'						X
Above	Bedroom	17' X 12'6						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	2,329	Total # Rooms:	17
Finished Floor Up SqFt:	1,588	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,846	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	5,763	Basement Area:	Full, Fully Finished, Separate Entry
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	5,763		8

Listing Broker(s): Royal LePage West R.E.S.

WOW!!! Amazing Custom built. This Jennifer Heath Designed home sits on 1 acre gross density lot located on an exclusive cul de sac with a Mountain view. The owner poured their hearts into the finishing details. Main floor has a "carousel bay" window music room, huge family room, dining room with dbl. door access to the patio and yard, kitchen has a unique "stonecraft" tile floor, oversized cabinets w/brushed nickel hardware. Upper floor has a super playroom, master suite w/ sitting area, spa like en suite, kids bedrooms both with their own en suites. Basement has home theatre, restroom w/ doors to a huge patio, exercise area, separate laundry. You must see the extras to understand. Hurry it will not last.