



Presented by:
Nikki Cvitanovic

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Active
R2205998

Board: V
Apartment/Condo

206 218 BAYVIEW AVENUE

Out of Town
Out of Town
V9S 2Z6

Residential Attached

\$89,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$89,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 9999
Depth / Size (ft.):	Bedrooms: 0	Age: 999
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: STRATA
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,600.00
Council Apprv?: No	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$170.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 028-576-187
Mgmt. Co's Name: Mecor Prop Mgmt		Tour:
Mgmt. Co's Phone: 604-904-9595		
View: No :		
Complex / Subdiv: Seaview		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

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

Reno. Year: **9999**
R.I. Plumbing: **No**
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **0** Parking Access: **Rear**
Parking: **Open**
Locker: **Y**
Dist. to Public Transit: **Nearby**
Units in Development: **44**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Heat, Hot Water, Management**
Legal: **PL EPS401 LT 14 DL 56 LD 43**

Amenities: **Elevator, Shared Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	8'6 x 7'6			x			x
Main	Kitchen	8'0 x 7'0			x			x
Main	Other	17'6 x 15'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 432	# of Rooms: 3	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 432 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 432 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

Great opportunity to acquire a one bedroom unit in the recently renovated building - Seaview. Easy walking distance to downtown Ladysmith & Coronation mall. Close to all the amenities you need. Well kept unit, well managed building. Clean open plan bachelor suite with a long term tenant in place. Easy to show with some advance notice. Rents for \$667 per month. Strata Plan show 48.8 Sq.M or 525 Sq.Ft. View is over the parking lot and green space. Showings are 9-7 Mon-Sat. through property manager with 48 hour min tenancy notice. All measurements + dimensions are approx. with buyer to verify if important.



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Active
R2171014
Board: V
Apartment/Condo

217 3098 GUILDFORD WAY

Coquitlam
North Coquitlam
V3B 7W8

Residential Attached

\$98,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$185,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2001
Depth / Size (ft.):	Bedrooms: 2	Age: 16
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MF
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,827.29
Council Apprv?:	Half Baths: 0	For Tax Year: 2016
Exposure:	Maint. Fee: \$283.37	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-198-206
Mgmt. Co's Name: FIRST SERVICE		Tour:
Mgmt. Co's Phone: 604-684-6291		
View: :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

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

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

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

Maint Fee Inc: **Gardening, Hot Water, Management, Recreation Facility**
Legal: **PL LMS2134 LT 37 LD 36 SEC 11 TWP 39**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Family Room	10' x 12'			x			x
Main	Kitchen	12' x 9'10"			x			x
Main	Bedroom	11' x 10'4"			x			x
Main	Master Bedroom	11'4 x 11'0"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	981	# 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	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	981 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions			5				Door Height:
Grand Total:	981 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, 2 bedroom condo, great location steps to La Farge Lake and shopping. This sale is for the HUSBANDS interest ONLY ...the listing price is for half ONLY. Not suitable for anyone that would like to live there..looking for invest purpose only.



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Active
R2205735

Board: N
1/2 Duplex

A 4407 HERITAGE CRESCENT

Fort Nelson (Zone 64)
Fort Nelson -Town
VOC 1R0

Residential Attached

\$123,300 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **118.7**
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**

Frontage (feet): **29.00**
Frontage (metres): **8.84**
Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$0.00**

Original Price: **\$123,300**
Approx. Year Built: **2003**
Age: **14**
Zoning: **RS1**
Gross Taxes: **\$1,607.37**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **025-885-227**
Tour:

Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Preserved Wood**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
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: **0**

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Maint Fee Inc:
Legal: **STRATA LOT 1 DISTRICT LOT 1535 PEACE RIVER DISTRICT STRATA PLAN BCS729 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT AS SHOWN ON FORM V.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 14'	Bsmt	Bedroom	10' x 11'			x
Main	Dining Room	10'9 x 12'6			x			x
Main	Kitchen	8'10 x 10'4			x			x
Main	Master Bedroom	11'4 x 13'3			x			x
Main	Bedroom	9' x 10'			x			x
Main	Nook	6'10 x 7'3			x			x
Bsmt	Family Room	11' x 14'			x			x
Bsmt	Kitchen	10'4 x 7'			x			x
Bsmt	Laundry	12' x 8'5			x			
Bsmt	Bedroom	9' x 10'			x			

Finished Floor (Main):	907	# of Rooms: 11	# of Kitchens: 2	# of Levels: 2	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	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement):	873	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,780 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions			5				Door Height:
Grand Total:	1,780 sq. ft.	Basement: Full			6				
					7				
					8				

Listing Broker(s): **RE/MAX Best Results Realty**

Split With Personality! This awesome half-duplex boasts an in-law suite or home-business-extraordinaire space! Upstairs offers a terrific, open floor plan, laminate flooring, computer nook, 2 bedrooms, full bath, open-concept maple kitchen and separate dining area with doors to the deck. The basement was designed and built with gorgeous kitchen and open floor plan, 3rd and 4th bedrooms and full bath. The yard is fenced and has a fire pit and raised gardens. The driveway is concrete. Close to elementary school and shopping...and priced to sell!



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Active
R2207333

Board: H
Townhouse

5 9280 CORBOULD STREET

Chilliwack
Chilliwack W Young-Well
V2P 4A5

Residential Attached

\$175,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$175,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1979**
Depth / Size (ft.): Bedrooms: **2** Age: **38**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **R4**
Flood Plain: **Yes** Full Baths: **1** Gross Taxes: **\$755.69**
Council Apprv?: Half Baths: **0** For Tax Year: **2017**
Exposure: Maint. Fee: **\$156.00** Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **001-791-907**
Mgmt. Co's Name: **Self-managed** Tour:
Mgmt. Co's Phone:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Other**
Exterior: **Stucco, Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: Parking Access: **Front**
Parking: **Open, Visitor Parking**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL NWS1395 LT 7 BLK 23 LD 36 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, DIV A.**

Amenities: **None**

Site Influences:
Features: **Air Conditioning, Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Security System, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 11'4			x			x
Main	Kitchen	10' x 8'			x			x
Main	Master Bedroom	11'5 x 8'6			x			x
Main	Bedroom	11' x 8'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	760	# of Rooms:	4	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:	45+					2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	760 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Age Restrictions, Pets Allowed					5				Door Height:
Grand Total:	760 sq. ft.	Basement:	None					6				
								7				
								8				

Listing Broker(s): **Landmark Realty Mission Ltd.**

Affordable living in the heart of Chilliwack! End unit in a small, 45+ complex. Perfect level home for retirees. Townhouse has 2 beds, a walk out patio and fenced garden area with storage sheds front and back. Lots of closet space. Air conditioning unit in living room and security system in the master. Self-managed. Strata fee \$156.00



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Active
R2212014
Board: F
Apartment/Condo

308 9979 140 STREET

North Surrey
Whalley
V3T 5W2

Residential Attached

\$224,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$224,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1997
Depth / Size (ft.):	Bedrooms: 1	Age: 20
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM
Flood Plain:	Full Baths: 1	Gross Taxes: \$896.44
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$206.19	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-530-332
Mgmt. Co's Name: Houghton Realty		Tour:
Mgmt. Co's Phone: 604-576-2141		
View: No :		
Complex / Subdiv: SHERWOOD GREEN		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal**
Legal: **STRATA LOT 30 PLAN LMS2531 SECTION 35 RANGE 2 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 11'6			x			x
Main	Dining Room	8'4 x 8'6			x			x
Main	Kitchen	7'10 x 8'			x			x
Main	Master Bedroom	11'10 x 10'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 657	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 657 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 657 sq. ft.				7				
				8				

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

COURT ORDERED SALE, SOLD AS IS WHERE IS. NO RENTALS ALLOWED.



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Active
R2177227

Board: N
1/2 Duplex

9224 102 AVENUE

Fort St. John (Zone 60)
Fort St. John - City NE
V1J 5T5

Residential Attached

\$289,900 (LP)

(SP)



Sold Date:	Frontage (feet): 29.00	Original Price: \$339,900
Meas. Type: Feet	Frontage (metres): 8.84	Approx. Year Built: 2014
Depth / Size (ft.): 122	Bedrooms: 2	Age: 3
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: R2
Flood Plain: Exempt	Full Baths: 2	Gross Taxes: \$2,890.14
Council Apprv?:	Half Baths: 1	For Tax Year: 2016
Exposure:	Maint. Fee: \$0.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-193-478
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
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: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Locker:
Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **6 BLOCKS**
Units in Development:
Title to Land: **Freehold Strata** Total Units in Strata:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc:
Legal: **STRATA LOT 2 SECTION 6 TOWNSHIP 84 TANTE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT STRATA PLAN EPS 1729**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 9'7			x			x
Main	Dining Room	13' x 9'1			x			x
Main	Living Room	12' x 21'			x			x
Main	Foyer	6' x 9'			x			x
Above	Mud Room	13'6 x 12'6			x			x
Above	Bedroom	10'6 x 13'6			x			x
Above	Bedroom	11'6 x 13'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 662	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 793	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total): 1,455 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: No Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,455 sq. ft.	Basement: Crawl			7				
				8				

Listing Broker(s): **Century 21 Energy Realty**

Newer half-duplex in great central location. This 3 bedroom, 3 bathroom home features large, open floorplan, and large entrance. Home features 3 bedrooms, a master with a full ensuite, and 2 other good-sized bedrooms. Main floor has hardwood flooring, tiled bathrooms, large kitchen and living area. Fully fenced yard, window coverings, and more complete this home.



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Active
R2201207

Board: V
Apartment/Condo

306 8540 CITATION DRIVE

Richmond
Brighthouse
V6Y 3A3

Residential Attached

\$328,888 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$328,888**
Meas. Type: Frontage (metres): Approx. Year Built: **1980**
Depth / Size (ft.): Bedrooms: **2** Age: **37**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **025**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$615.53**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
Exposure: **West** Maint. Fee: **\$310.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **001-784-285**
Mgmt. Co's Name: **PACIFIC QUORUM** Tour:
Mgmt. Co's Phone: **604-695-3828**
View: **Yes: CITY VIEW**
Complex / Subdiv: **BELMONT PARK**
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Inside Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Locker: **N**
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1/2 BLK**
Units in Development: **74** Total Units in Strata: **74**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
Legal: **PL NWS1374 LT 55 BLK 4N LD 36 SEC 9 RNG 6W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Club House, Elevator, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Shared Laundry**

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

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

Finished Floor (Main):	864	# 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	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	864 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	864 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **Dexter Associates Realty**

COURT ORDER SALE - ATTENTION RENOVATORS AND INVESTORS- FANTASTIC CENTRAL RICHMOND CONDO Being sold 'AS-IS, WHERE-IS'. This large two bedroom/one bath unit is completely ready for ALL your finishing touches - in a well maintained CONVENIENTLY LOCATED strata building. Amazing central location blocks away from ALL the amenities on an outstanding street! The Buyer/s should independently verify all listing information.



Presented by:
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Active
R2203858

Board: V
Apartment/Condo

105 2023 FRANKLIN STREET

Vancouver East
Hastings
V5L 1R4

Residential Attached

\$329,900 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
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: **No :**

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$282.00**

Original Price: **\$329,900**
Approx. Year Built: **1990**
Age: **27**
Zoning: **RM-3A**
Gross Taxes: **\$657.37**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **016-133-366**
Tour:

Complex / Subdiv: **LESLIE POINT**
Services Connected: **Community**

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

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

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

Maint Fee Inc: **Gardening, Hot Water, Management**
Legal: **PL VAS2684 LT 5 DL 184 LD 36**

Amenities: **In Suite Laundry**

Site Influences:
Features: **Compactor - Garbage**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'			x			x
Main	Kitchen	7' x 6'5			x			x
Main	Dining Room	7' x 6'			x			x
Main	Master Bedroom	11'8 x 10'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	572	# of Rooms:	4	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	572 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allwd w/Restrctns						5				Door Height:
Grand Total:	572 sq. ft.	Basement: None						6				
								7				
								8				

Listing Broker(s): **RE/MAX Select Properties**

One bedroom, with insuite laundry with huge fenced patio facing west. SUITE NEEDS REPAIR. Priced to sell, offers presented anytime to sellers after viewing. Rentals allows but currently at capacity. Walking distance to city's best bistro's parks and shops. Offers will be 10/10/2017.



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Active
R2201215

Board: V
Townhouse

5592 BROADWAY

Burnaby North
Parkcrest
V5B 2X7

Residential Attached

\$399,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$201.33**

Original Price: **\$399,000**
Approx. Year Built: **1970**
Age: **47**
Zoning: **RM1**
Gross Taxes: **\$1,616.15**
For Tax Year: **2017**
Tax Inc. Utilities?:
P.I.D.: **001-001-108**
Tour:

Mgmt. Co's Name: **Ascent Real Estate Management**

Mgmt. Co's Phone: **604-431-1800**

View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
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: **1** Covered Parking: Parking Access:
Parking: **Open**
Locker: **Y**
Dist. to Public Transit: **near**
Units in Development:
Title to Land: **Freehold Strata**
Dist. to School Bus: **near**
Total Units in Strata:
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL NWS27 LT 23 DL 125 LD 36**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'9 x 8'1			x			x
Main	Living Room	11'4 x 13'4			x			x
Main	Dining Room	11' x 11'1			x			x
Below	Bedroom	10'3 x 12'4			x			x
Main	Bedroom	8' x 10'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	953	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	953 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns					5				Door Height:
Grand Total:	953 sq. ft.	Basement:	None					6				
								7				
								8				

Listing Broker(s): **Sutton Grp-Vancouver First Rty**

This is your chance to own a bright south facing 2 bedroom home at Brentwood Gardens! Situated just minutes away from the Holdom Skytrain Station and one stop away from the shops and restaurants at Brentwood Town Centre and Madison Centre, as well as Whole Foods. Fantastic location with easy access to SFU and Downtown Vancouver. Call today to schedule a showing.



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Active
R2213422

Board: V
Townhouse

73 11757 236 STREET

Maple Ridge
Cottonwood MR
V4R 2E4

Residential Attached

\$419,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$419,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1995
Depth / Size (ft.):	Bedrooms: 3	Age: 22
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM1
Flood Plain: No	Full Baths: 2	Gross Taxes: \$3,037.64
Council Apprv?: No	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$300.00	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 023-278-218
Mgmt. Co's Name: RE/MAX PROP MANAGEMENT		Tour:
Mgmt. Co's Phone: 604-821-2999		
View: Yes: GREENBELT		
Complex / Subdiv: GALIANO		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **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:
Parking: **Garage; Single**
Locker: **Y**
Dist. to Public Transit: **1 BLK**
Units in Development: **82** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold Strata**
Total Units in Strata: **82**
Property Disc.: **No**
Fixtures Leased: **No : COURT ORDER SALE - NOT RESPONS**
Fixtures Rmvd: **No : COURT ORDER SALE - NOT RESPONS**
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**
Legal: **PL LMS1818 LT 73 LD 36 SEC 16 TWP 12 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 14'			x			x
Main	Kitchen	9' x 14'			x			x
Main	Dining Room	8' x 10'			x			x
Main	Foyer	5' x 10'			x			x
Above	Master Bedroom	11' x 16'			x			x
Above	Bedroom	10' x 11'			x			x
Above	Bedroom	8' x 10'			x			x
Above	Family Room	11' x 14'			x			x
Above	Games Room	10' x 14'			x			x
		x			x			

Finished Floor (Main):	560	# of Rooms:	9	# of Kitchens:	1	# of Levels:	3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	750	Crawl/Bsmt. Height:						1	Above	3	Yes	Barn:
Finished Floor (Below):	675	Restricted Age:						2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,985 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed					5				Door Height:
Unfinished Floor:	0	Basement:	None					6				
Grand Total:	1,985 sq. ft.							7				
								8				

Listing Broker(s): **Dexter Associates Realty**

COURT ORDER SALE - FANTASTIC CENTRAL MAPLE RIDGE TOWNHOUSE Being sold 'AS-IS, WHERE-IS'. This large three bedroom/two bath unit is completely ready for ALL your finishing touches - in a well maintained CONVENIENTLY LOCATED strata development. Amazing central location blocks away from ALL the amenities! Buyer/s should independently verify all listing information. Pets Allowed w/Rest. Rentals Not Allowed. DIFFICULT TO ACCESS.



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Active
R2207991

Board: V
Apartment/Condo

205 12565 190A STREET

Pitt Meadows
Mid Meadows
V3Y 0E1

Residential Attached

\$459,900 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?: **No**
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$245.00**

Original Price: **\$489,900**
Approx. Year Built: **2013**
Age: **4**
Zoning: **RM4**
Gross Taxes: **\$2,374.59**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **029-093-929**
Tour:

Mgmt. Co's Name: **PROFILE PROPERTIES**

Mgmt. Co's Phone: **604-464-7548**

View: **Yes: GARDENS**

Complex / Subdiv: **CEDAR DOWNS PHASE 2**

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, End Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Hot Water**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **2BLK**
Units in Development: **274**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **PL BCS4294 LT 83 BLK 6N LD 36 SEC 25 RNG 1E**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby**
Features: **Security - RI, Sprinkler - Fire, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 9'8			x			x
Main	Living Room	11'2 x 10'8			x			x
Main	Dining Room	8'1 x 8'			x			x
Main	Master Bedroom	10'4 x 11'9			x			x
Main	Bedroom	10'6 x 11'7			x			x
Main	Den	9' x 5'10			x			x
Main	Foyer	7'4 x 4'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	940	# of Rooms: 7	# 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: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	940 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	940 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Royal LePage-Brookside Realty**

Prime Pitt Meadows location close to West Coast Express, parks, shopping, schools, recreation & all other amenities. Bright & spacious 2 bedroom + den corner unit in highly desirable Cedar Downs boasting rich engineered laminate floors, granite countertops, 11 X 7 storage locker with roll up door, in floor radiant heat in shower-soaker tub with hers & his sinks, 9 ft ceilings, loads of class dark raised panel Alder kitchen cabinets, wainscoting, tile backsplash, designer paint tones, large covered deck & more. Home shows well & overlooks Gardens & Greenery.



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Active
R2204951
Board: V
Townhouse

459 LEHMAN PLACE

Port Moody
North Shore Pt Moody
V3H 3Z7

Residential Attached

\$472,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$472,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1980**
Depth / Size (ft.): Bedrooms: **3** Age: **37**
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **TWNHS**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,950.94**
Council Apprv?: **No** Half Baths: **2** For Tax Year: **2017**
Exposure: Maint. Fee: **\$449.50** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-001-179**
Mgmt. Co's Name: **RE/MAX PPTY MGMT** Tour:
Mgmt. Co's Phone: **604-821-2999**
View: **No :**
Complex / Subdiv: **EAGLE POINT**
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Locker: **N**
Dist. to Public Transit: **1-2 BLKS** Dist. to School Bus: **6-7 BLKS**
Units in Development: **158** Total Units in Strata: **158**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No : COURT ORDER SALE - NOT RESPONS**
Fixtures Rmvd: **No : COURT ORDER SALE - NOT RESPONS**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Legal: **PL NWS1809 LT 47 DL 470 LD 36**

Amenities: **In Suite Laundry, Playground, Pool; Outdoor**

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	11' x 14'			x			x
Main	Kitchen	14' x 9'			x			x
Main	Dining Room	10' x 8'			x			x
Above	Master Bedroom	12' x 13'			x			x
Above	Bedroom	1' x 19'			x			x
Above	Bedroom	9' x 9'			x			x
Bsmt	Recreation	12' x 17'			x			x
Bsmt	Laundry	5' x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main):	580	# of Rooms:	8	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	589	Crawl/Bsmt. Height:						1	Above	2	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	370	# of Pets:	1	Cats:		Dogs:		3	Main	2	No	Pool:
Finished Floor (Total):	1,539 sq. ft.	# or % of Rentals Allowed:	15					4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0		Allwd w/Restrctns					6				
Grand Total:	1,539 sq. ft.	Basement:	Unfinished					7				
								8				

Listing Broker(s): **Dexter Associates Realty**

COURT ORDER SALE - ATTENTION RENOVATORS AND INVESTORS - FANTASTIC CENTRAL PORT MOODY TOWNHOUSE Being sold 'AS-IS, WHERE-IS'. This large three bedroom/ three bath unit is completely ready for ALL your finishing touches - in a well maintained CONVENIENTLY LOCATED strata complex. Amazing central location blocks away from ALL the amenities! The Buyer/s should independently verify all listing information. Pets & Rentals allowed w/Rest. TO BE SOLD BY THE COURT WITHOUT ACCESS - ACCEPTED OFFER: \$472,900 - COURT DATE TBA. Please have your Realtor TOUCH BASE for more info.



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Active
R2208534

Board: V
Townhouse

3181 W 3RD AVENUE

Vancouver West
Kitsilano
V6K 1N2

Residential Attached

\$754,000 (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: **No :**

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

Original Price: **\$754,000**
Approx. Year Built: **2012**
Age: **5**
Zoning: **RT-8**
Gross Taxes: **\$1,854.85**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **028-908-929**
Tour:

Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **Open**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Maint Fee Inc: **Other**
Legal: **PL BCS4487 LT 1 DL 540 LD 36**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Kitchen	11'5 x 10'6			x			x
Below	Dining Room	11'5 x 6'5			x			x
Below	Living Room	11'6 x 8'2			x			x
Below	Bedroom	11' x 8'6			x			x
Below	Bedroom	11' x 10'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 705	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Below	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Below	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 705 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: No Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 705 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, here is your opportunity to buy a two bedroom t-home in a great area. Allow time for showings. Tenant occupied. Next Showing-Monday, October 2nd 5-5:30pm



Presented by:
Nikki Cvitanovic

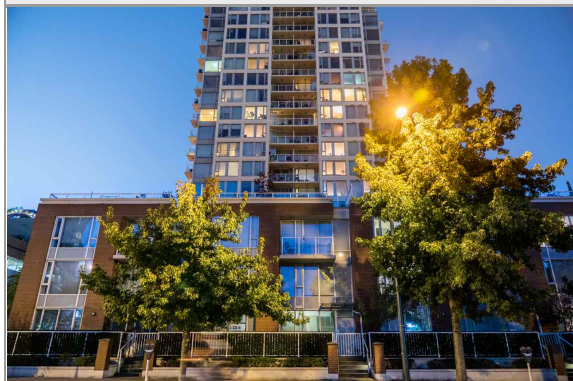
RE/MAX Select Realty
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Active
R2204489
Board: V
Townhouse

T19 550 TAYLOR STREET
Vancouver West
Downtown VW
V6B 1R1

Residential Attached
\$779,900 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$779,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2005**
Depth / Size (ft.): Bedrooms: **1** Age: **12**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,739.88**
Council Apprv?: Half Baths: **0** For Tax Year: **2017**
Exposure: Maint. Fee: **\$306.96** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **Yes** P.I.D.: **026-460-271**
Mgmt. Co's Name: **WYNFORD GROUP** Tour:
Mgmt. Co's Phone:
View: **Yes: PARK, COURTYARD**
Complex / Subdiv:
Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage Underbuilding, Garage, Underground**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
Legal: **LT 14 BLK 17 DL 541 NWD GR1 PL BCS1559**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'8 x 13'1			x			x
Main	Kitchen	8'8 x 7'3			x			x
Main	Den	5'10 x 10'5			x			x
Below	Master Bedroom	11' x 8'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	283	# of Rooms:	4	# of Kitchens:	1	# of Levels:	2	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	508	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	0	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4								Pool:
Finished Floor (Total):	791 sq. ft.	# or % of Rentals Allowed:						5								Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed					6								Door Height:
Grand Total:	791 sq. ft.	Basement:	None					7								
								8								

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/132)**

UNBELIEVABLE ROOF TOP DECK! Trendy One and Spacious ONE Bedroom/Den Almost 800 Sq Ft of Inside Space and Over 700 Sq Ft of Outdoor Space Access your new home through a Secure Gated Green Landscaped Courtyard Open Plan Kitchen, Private Den, A Front Porch, A Balcony & An Upper Deck across Andy Livingstone Park and steps to Rogers Arena and Chinatown. INVESTORS tenants are paying \$2000/month and want to stay ACCEPTED OFFER \$796,000 - COURT DATE COMING SOON - OPEN HOUSE WEDNESDAY October 4th from 6:30 pm to 7 pm



Presented by:
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Active
R2201152

Board: V
Row House (Non-Strata)

230 BROOKES STREET

New Westminster
Queensborough
V3M 0E8

Residential Attached

\$825,500 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**

Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:

Mgmt. Co's Name:

Mgmt. Co's Phone:

View:

Complex / Subdiv: **MARMALADE SKY**

Services Connected: **Electricity, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee:

Original Price: **\$850,900**
Approx. Year Built: **2010**
Age: **7**
Zoning: **RT-2E**
Gross Taxes: **\$3,213.99**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **027-636-593**
Tour: **Virtual Tour URL**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **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: **Rear**
Parking: **Garage; Single, Open**

Locker:
Dist. to School Bus:
Total Units in Strata:

Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
Fixtures Leased: **Yes: SOLD "AS IS WHERE I" BASIS**
Fixtures Rmvd: **Yes: SOLD "AS IS WHERE I" BASIS**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc:

Legal: **LOT 149 DISTRICT LOT 757 NWD GROUP I PLAN BCP37928 GROUP 1, AND PART OF THE FORESHORE AND BED OF ANNACIS CHANNEL OF FRASER RIVER AND DYKE RESERVE**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 15'6			x			x
Main	Kitchen	8'7 x 9'2			x			x
Main	Eating Area	8'7 x 8'5			x			x
Main	Dining Room	14'8 x 7'7			x			x
Main	Family Room	9'5 x 11'10			x			x
Main	Foyer	5'10 x 5'5			x			x
Above	Master Bedroom	9'11 x 13'4			x			x
Above	Bedroom	9'7 x 11'10			x			x
Above	Bedroom	8'1 x 10'0			x			x
		x			x			

Finished Floor (Main):	1,525	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,525 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:			5				Door Height:
Grand Total:	1,525 sq. ft.	Basement: Crawl			6				
					7				
					8				

Listing Broker(s): **RE/MAX Select Realty**

NO STRATA FEES! Fabulous 3 bedroom 2.5 Bath ROWHOME situated across from Port Royal Park in the popular Marmalade Sky! Features a spacious open floor plan and has tons of storage. Nice sized backyard make this the perfect family home! Schools and parks close by! Don't delay!



Presented by:
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Active
R2193597

Board: V
Apartment/Condo

501 2189 W 42ND AVENUE

Vancouver West
Kerrisdale
V6M 2B7

Residential Attached

\$955,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$985,000**
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1988**
Depth / Size (ft.): **0** Bedrooms: **1** Age: **29**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,225.30**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
Exposure: **Northeast** Maint. Fee: **\$665.24** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-293-039**
Mgmt. Co's Name: **REMAX DWELL MGMT** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-821-2999**
View: **Yes: ROOF TOPS/MOUNTAINS/HORIZON**
Complex / Subdiv: **GOVERNOR POINT**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1**
Units in Development: **52** Dist. to School Bus: **8**
Title to Land: **Freehold Strata** Total Units in Strata: **52**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
Legal: **STRATA LOT 18 DISTRICT LOT 526 STRATA PLAN VR 2160 TOGETHER WITH AN INTEREST IN THE COMMON PROP IN PROPORTION TO THE UNIT ENTITLEMENT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden, In Suite Laundry, Recreation Center**

Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'0 x 4'0			x			x
Main	Kitchen	13'5 x 8'5			x			x
Main	Eating Area	8'6 x 6'4			x			x
Main	Living Room	16'2 x 13'9			x			x
Main	Dining Room	13'9 x 8'4			x			x
Main	Den	12'2 x 10'0			x			x
Main	Master Bedroom	13'7 x 11'6			x			x
Main	Solarium	14'9 x 8'0			x			x
Main	Laundry	5'0 x 2'0			x			x
		x			x			

Finished Floor (Main):	1,273	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total):	1,273 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Rentals Not Allowed			5				Door Height:
Grand Total:	1,273 sq. ft.	Basement: None			6				
					7				
					8				

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

WOW!! Kerrisdale respected Governor Point. N/E Corner suite with views of mountains and the area around. Large 1 bedroom + den with 2 baths. Room sizes and large and can accomodate your furniture. Features include; kitchen with tile splash, marble type floors, rolled edge cabinets with indirect lighting and a slider door to a nice sundeck for morning coffee, Master bedroom a party room with room with 2 closets and access to the enclosed solarium, ensuite with deep soaker tub and shower and granite style floors, plus more. Bonus 2 parking stalls.



Presented by:
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Active
R2208521
Board: V
Townhouse

3185 W 3RD AVENUE
Vancouver West
Kitsilano
V6K 1N2

Residential Attached
\$1,048,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,048,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2012
Depth / Size (ft.):	Bedrooms: 2	Age: 5
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RT-8
Flood Plain: No	Full Baths: 2	Gross Taxes: \$2,685.19
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$0.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 028-908-937
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Water		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**

Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**

Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc: **Other**
Legal: **PL BCS4487 LT 2 DL 540 LD 36**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10" x 12'9"			x			x
Main	Dining Room	12' x 10'10"			x			x
Main	Master Bedroom	13'6" x 11'3"			x			x
Main	Bedroom	16'8" x 8'0"			x			x
Main	Kitchen	11' x 8'0"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 962	# 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	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 962 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: No Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 962 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, great location 962 square feet, 2 bedrooms, located in desirable kits, call today to view. Allow time for showings. Tenant occupied. OPEN HOUSE SUNDAY OCTOBER 15TH 1-2PM



Presented by:
Nikki Cvitanovic

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Active
R2208555

Board: V
Townhouse

1888 TRUTCH STREET

Vancouver West
Kitsilano
V6K 4G3

Residential Attached

\$1,525,000 (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: **No :**

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$0.00**

Original Price: **\$1,525,000**
Approx. Year Built: **2012**
Age: **5**
Zoning: **RT-8**
Gross Taxes: **\$4,491.49**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **028-908-945**
Tour:

Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc: **Other**
Legal: **PL BCS4487 LT 3 DL 540 LD 36**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'6 x 8'5			x			x
Main	Living Room	15'11 x 8'5			x			x
Main	Dining Room	11' x 9'0			x			x
Main	Bedroom	13'3 x 8'9			x			x
Above	Master Bedroom	14'9 x 10'9			x			x
Above	Bedroom	12'7 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	746	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	576	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	127	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,449 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions			5				Door Height:
Grand Total:	1,449 sq. ft.	Basement: Part			6				
					7				
					8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, 3 level T-home, great location, priced to sell. Allow time for showings. Tenant occupied. OPEN HOUSE SUNDAY OCTOBER 15TH 1-2PM