



Presented by:
Nikki Cvitanovic

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Active
R2098035

Board: F
Apartment/Condo

101 15164 PROSPECT AVENUE

South Surrey White Rock
White Rock
V4B 2B9

Residential Attached

\$444,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$444,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2007**
Depth / Size (ft.): Bedrooms: **2** Age: **9**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
Flood Plain: Full Baths: **2** Gross Taxes: **\$2,198.36**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: **Northeast** Maint. Fee: **\$305.57** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-990-440**
Mgmt. Co's Name: **Bradshaw Strata Management Ltd** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-576-2424**
View: **No :**
Complex / Subdiv: **Waterford Place**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Ground Level Unit**
Construction: **Concrete, Frame - Metal**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **Close**
Units in Development: **25** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**
Legal: **PL BCS2228 LT 1 LD 36 SEC 10 TWP 1 STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Dining Room	13' x 11'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Master Bedroom	20' x 11'			x			x
Main	Walk-In Closet	6' x 6'			x			x
Main	Bedroom	11' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,098	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,098 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:	1,098 sq. ft.	Basement: None			7				
					8				

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

Welcome to Waterford Place in White Rock near 5 corners! Concrete and Steel framed with High-end finishings through-out. Bright NE corner unit with many windows. Spacious 1,198 sq ft garden level condo with 450 square foot outdoor living area. Brazilian wide plank HARDWOOD floors, custom cherry stained kitchen cabinets, gourmet kitchen great for entertaining with GRANITE counters/back splash, breakfast bar island and KitchenAid s/s appliances. In-floor heat in bathrooms. Pets, kids, and rentals OK. Bonus 2 parking stalls. Energy efficient heating and A/C with heat pump system. Strata fee includes gas/hot water/gardens/maintenance. Priced for immediate occupancy! Call today!



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Active
R2107160

Board: F
Apartment/Condo

207 6628 120 STREET

Surrey
West Newton
V3W 1T7

Residential Attached

\$340,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$340,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2008**
Depth / Size (ft.): Bedrooms: **3** Age: **8**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,510.55**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: **West** Maint. Fee: **\$341.21** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-899-128**
Mgmt. Co's Name: **Baywest Property Mgmt** Tour:
Mgmt. Co's Phone: **604-591-6060**
View: **:**
Complex / Subdiv: **SALUS**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, End Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **CLOSE**
Units in Development: **245**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**
Dist. to School Bus: **CLOSE**
Total Units in Strata:

Maint Fee Inc: **Gardening, Management, Recreation Facility**
Legal: **PL BCS3422 LT 25 LD 36 SEC 18 TWP 2**

Amenities: **Club House, Elevator, Exercise Centre, Playground, Pool; Outdoor, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'			x			x
Main	Kitchen	12' x 9'6"			x			x
Main	Dining Room	12' x 8'			x			x
Main	Master Bedroom	12'8 x 10'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Walk-In Closet	4' x 2'			x			x
Main	Foyer	6' x 4'			x			x
Main	Laundry	4' x 4'			x			x
		x			x			

Finished Floor (Main):	980	# 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:	Dogs:	3				Pool:
Finished Floor (Total):	980 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	980 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Sutton Grp-West Coast Realty**

RARE 3 BEDROOM, 2 BATHS CORNER UNIT. Located in the award winning Salus Complex by Adera. Rare Layout, 9' ceilings, lots of windows, with bright natural light and spacious. The Kitchen is open, with granite counters and built-in island. The Building has a "resort-like feel" with the AQUA CLUB, that includes Fitness Centre, Yoga Studio, Saltwater Pool, Hot Tub, Sauna, Steam, Lounge, and 3,500 sq.ft. rooftop patio. 2 Parking, 1 Storage Locker. Close to Parks, Shopping, and Transit. Both Rentals and Pets Allowed.



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Active
R2101002
Board: F
Apartment/Condo

401 12739 72 AVENUE

Surrey
West Newton
V3W 2M7

Residential Attached

\$239,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$239,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1995**
Depth / Size (ft.): Bedrooms: **2** Age: **21**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,268.08**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$285.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **023-524-294**
Mgmt. Co's Name: **Pacific Quorum** Tour:
Mgmt. Co's Phone: **604-685-3828**
View: **Yes: Newton Athletic Park**
Complex / Subdiv: **Newton Court**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**
Dist. to School Bus:
Total Units in Strata:

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **STRATA PL LMS1634 STRATA LT 123 SEC 19 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 NEW WESTMINSTER DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 12'4			x			x
Main	Kitchen	9'7 x 9'7			x			x
Main	Dining Room	10' x 6'			x			x
Main	Master Bedroom	13' x 10'4			x			x
Main	Bedroom	13' x 9'			x			x
Main	Laundry	6' x 3'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,043	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,043 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,043 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **RE/MAX 2000 Realty**

Spacious 2 bedroom corner suite, 2 full baths, located on the top floor. Peacefully located at the back of the complex overlooking Newton Athletic Park. Balcony with S/W exposure. Prime location within walking distance to Kwantlen University, Newton Park, tennis courts, schools, public transit, restaurants and shopping. Property needs updating and TLC. Offers welcome.



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Active
R2103863
Board: F
Apartment/Condo

429 6628 120 STREET

Surrey
West Newton
V3W 1T7

Residential Attached

\$239,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View:
Complex / Subdiv: **SALUS**
Services Connected: **Electricity, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee:
Original Price: **\$249,000**
Approx. Year Built: **2009**
Age: **7**
Zoning: **CD**
Gross Taxes: **\$1,382.41**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **027-899-578**
Tour:

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

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

Total Parking: **1** Covered Parking: **1**
Parking: **Garage; Underground**
Parking Access:
Locker:
Dist. to School Bus:
Total Units in Strata: **245**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**
Legal: **PL BCS3422 LT 70 LD 36 SEC 18 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Exercise Centre, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'7 x 8'			x			x
Main	Living Room	18'5 x 14'11			x			x
Main	Bedroom	10'1 x 12'10			x			x
Main	Den	8'3 x 7'11			x			x
Main	Laundry	6'5 x 6'5			x			x
Main	Patio	10'9 x 17'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	720	# of Rooms:	6	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	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):	720 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:	720 sq. ft.	Basement:	None					7								
								8								

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

Great opportunity to own in Salus, a modern contemporary development. This Top floor, 1 Bedroom & Den unit offers a unique floor plan, on the quiet side of the complex. It has an open concept with high end finishings including granite counters and an electric fireplace. Beautiful views into the courtyard off the large private balcony. A great place to relax and/or entertain guests. This unit offers 1 secure underground parking & a storage locker. There is a huge amenities area which includes an Aqua Lounge, outdoor salt water lap pool, Hot Tub, Steam Room, Gym and much more.



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Active
R2086433

Board: F
Townhouse

15 9785 152B STREET

North Surrey
Guildford
V3R 9W2

Residential Attached

\$225,000 (LP)

(SP)



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

Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**

Complex / Subdiv:

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

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$199.74**

Original Price: **\$225,000**
Approx. Year Built: **1988**
Age: **28**
Zoning: **RT**
Gross Taxes: **\$1,462.12**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **009-731-792**
Tour:

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Propane**
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Metal**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Maint Fee Inc: **Gardening**
Legal: **PL NWS2715 LT 29 LD 36 SEC 33 RNG 1**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 14'			x			x
Main	Dining Room	14' x 8'			x			x
Main	Den	10'4 x 10'4			x			x
Main	Bedroom	10'6 x 14'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,078	# of Rooms: 4	# of Kitchens: 0	# 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):	1,078 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions			5				Door Height:
Grand Total:	1,078 sq. ft.	Basement: None			6				
					7				
					8				

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

Court Order Sale. Duplex style T-Home with no adjoining walls. Bright and sunny, lots of skylights and windows. Vaulted Ceiling in living, gas fireplace. 19 plus complex, a fixer upper, call today to view.



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Active
R2111620
Board: F
Apartment/Condo

207 12083 92A AVENUE

Surrey
Queen Mary Park Surrey
V3V 8C8

Residential Attached

\$209,900 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$209,900**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2003**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **13**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,274.61**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
Exposure: _____ Maint. Fee: **\$407.92** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **025-669-109**
Mgmt. Co's Name: **Leonis Mgmt & Consultants** Tour: _____
Mgmt. Co's Phone: **604-575-5474**
View: **No :**
Complex / Subdiv: **Tamaron**
Services Connected: **Electricity, Sanitary Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **Close**
Units in Development: **85**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**
Dist. to School Bus: **Close**
Total Units in Strata: **85**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **LT 19 LD 36 SEC 31 TWP 2 STRATA PLAN BCS364**

Amenities: **Bike Room, Elevator, Exercise Centre, Guest Suite**

Site Influences: **Cul-de-Sac, Shopping Nearby**
Features: **Intercom**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	11' x 11'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	14' x 10'			x			x
Main	Laundry	6' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	973	# of Rooms:	6	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	973 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed					5				Door Height:
Grand Total:	973 sq. ft.	Basement:	None					6				
								7				
								8				

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

Bright south facing unit with 2 bedrooms, 2 full bathrooms, gas fireplace and ensuite laundry. Bedrooms on opposite side for additional privacy. This centrally located unit is close to shopping, transportation and all other amenities. Building has a guest suite, bike room and an exercise room. Very bright and open layout ideal for today's living style. Sorry no rentals allowed.



Presented by:
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Active
R2110615

Board: F
Apartment/Condo

308 1850 E SOUTHMERE CRESCENT

South Surrey White Rock
Sunnyside Park Surrey
V4A 6Y6

Residential Attached

\$194,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$194,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1983
Depth / Size (ft.):	Bedrooms: 2	Age: 33
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM-45
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,125.48
Approval Req?: No	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$316.63	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-945-084
Mgmt. Co's Name: Peninsula Strata Management		Tour:
Mgmt. Co's Phone: 604-385-2242		
View: Yes: Mountain		
Complex / Subdiv: Southmere Place		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **Inside Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcny(s) Patio(s) Dck(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: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker:
Dist. to Public Transit: **1**
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate**

Maint Fee Inc: **Gardening, Gas, Hot Water, Management, Recreation Facility**
Legal: **PL NWS1769 LT 74 LD 36 SEC 15 TWP 1 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Club House, Elevator, Pool; Outdoor**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 13'			x			x
Main	Kitchen	11'5 x 9'5			x			x
Main	Dining Room	13' x 11'			x			x
Main	Master Bedroom	14'6 x 10'3			x			x
Main	Bedroom	13' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	867	# 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):	867 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:	867 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Sutton Premier Realty**

Upper unit on the top third floor with mountain view. Bright 2 bedroom 1 bath, 867 square feet unit at a superb location. Granite counter top, laminate flooring, and a balcony. A rental allowed building! Building roof (2009), boiler (2007) and windows (2015) have been re-done, a worry-free building with clubhouse and outdoor pool, and located in central location of South Surrey White Rock area, only steps to shoppings, restaurants, transportation, library, walking trails and schools. School catchment is H. T. Thrift Ele. and Semiahmoo Sec. Note the address is 1850 EAST Southmere Crescent.



Presented by:
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Active
R2103671

Board: F
Townhouse

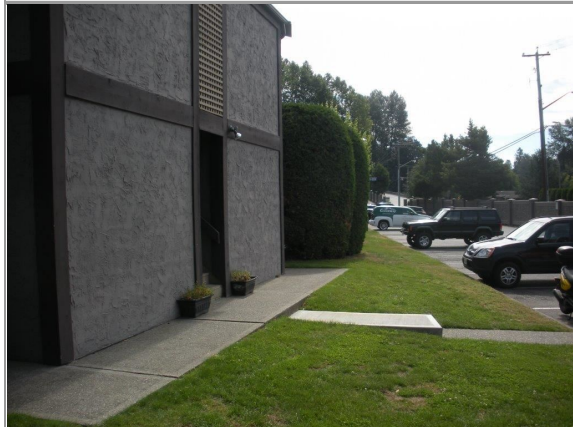
312 34909 OLD YALE ROAD

Abbotsford
Abbotsford East
V3G 2E7

Residential Attached

\$190,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$190,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1980**
Depth / Size (ft.): Bedrooms: **2** Age: **36**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM30**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,212.97**
Approval Req?: **No** Half Baths: **1** For Tax Year: **2015**
Exposure: **Southwest** Maint. Fee: **\$190.56** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **016-019-903**
Mgmt. Co's Name: **TEAMWORK** Tour:
Mgmt. Co's Phone: **604-854-1734**
View: **No :**
Complex / Subdiv: **THE GARDENS**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey, Ground Level Unit**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Wood**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard, Patio(s)**

Type of Roof: **Wood**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces:

of Fireplaces: **1**

Total Parking: **2** Covered Parking: **0**

Parking: **Open, Visitor Parking**

Parking Access: **Front**

Locker: **N**

Dist. to School Bus: **CLOSE**

Total Units in Strata:

Dist. to Public Transit: **CLOSE**

Units in Development: **160**

Title to Land: **Freehold Strata**

Seller's Interest: **Court Ordered Sale**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management**

Legal: **PL NWS3240 LT 22 LD 36 SEC 23 TWP 16**

Amenities: **Garden, In Suite Laundry, Pool; Outdoor, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5' x 5'			x			x
Main	Living Room	16' x 12'			x			x
Main	Dining Room	10'4 x 8'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Laundry	5'6 x 4'10			x			x
Main	Master Bedroom	11'6 x 10'4			x			x
Main	Bedroom	11'7 x 7'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	920	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total):	920 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	920 sq. ft.	Basement: None			6				
					7				
					8				

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

WOW!! "THE GARDENS" Prime location yet affordable. One level townhouse perfect for the growing family just starting or someone wanting one level living. The home offers a gorgeous large yard surrounded by cedar hedges providing a very private feel. You can access the patio and yard from the living room and the master suite. The home features a large dining area, galley style kitchen, living room with a wood burning fireplace-perfect for those cozy winter nights, master suite with 2pc. en-suite and a laundry with some storage space. Bonus there is a separate storage room right outside your front door. The home is in original condition and is ready for an upgrade or you could live in as is.



Presented by:
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Active
R2082046

Board: F
Townhouse

5101 203 STREET

Langley
Langley City
V3A 1V6

Residential Attached

\$179,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$179,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1978**
Depth / Size (ft.): Bedrooms: **2** Age: **38**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RES**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,946.27**
Approval Req?: **Yes** Half Baths: **0** For Tax Year: **2016**
Exposure: **East** Maint. Fee: **\$235.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **000-493-236**
Mgmt. Co's Name: **Self-Managed** Tour:
Mgmt. Co's Phone:
View: **No :**
Complex / Subdiv: **LONGLEA ESTATES**
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Corner Unit, Ground Level Unit**

Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Other**
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: Parking Access: **Front, Side**
Parking: **Open**

Locker: **N**
Dist. to School Bus: **8**
Total Units in Strata: **59**

Dist. to Public Transit: **2-3**
Units in Development: **59**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **Yes**
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**

Legal: **PL NWS877 LT 1 DL 305 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 11'			x			x
Main	Kitchen	15'5 x 7'7			x			x
Main	Dining Room	11'9 x 7'2			x			x
Main	Master Bedroom	11' x 10'7			x			x
Main	Bedroom	14' x 9'5			x			x
Main	Walk-In Closet	6'2 x 4'2			x			x
Main	Flex Room	6'2 x 5'4			x			x
Main	Foyer	5'10 x 4'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,000	# of Rooms: 8	# 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: Y	Dogs: N	3				Pool:
Finished Floor (Total):	1,000 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:	1,000 sq. ft.	Basement: None			6				
					7				
					8				

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

COURT ORDER SALE - ATTENTION RENOVATORS AND INVESTORS - FANTASTIC LANGLEY CITY TOWNHOUSE Being sold 'AS-IS, WHERE-IS'. All offers 'Subject to Court Approval' & 'Sched A'. 1 Parking; Pets Allowed w/Rest; Rentals allowed w/Rest. ACCEPTED OFFER \$170,000 COURT DATE TBA - Now accessible - call for appointment. COURT DATE TBA will be posted once scheduled so watch MLS!



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Active
R2102925
Board: F
Apartment/Condo

405 33546 HOLLAND AVENUE

Abbotsford
Central Abbotsford
V2S 0C1

Residential Attached

\$159,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$162,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2008**
Depth / Size (ft.): Bedrooms: **1** Age: **8**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RML**
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,191.72**
Approval Req?: Half Baths: **0** For Tax Year: **2016**
Exposure: Maint. Fee: **\$200.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-445-470**
Mgmt. Co's Name: **Stratatech Constulting Ltd** Tour:
Mgmt. Co's Phone: **604-393-3846**
View: **No :**
Complex / Subdiv: **Tempo**
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
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:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding**
Locker:
Dist. to Public Transit:
Units in Development: **122** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **122**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **PL BCS2669 LT 115 LD 36 SEC 16 TWP 16**

Amenities: **Elevator, In Suite Laundry, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Eating Area	9' x 7'6			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Laundry	5' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	618	# 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):	618 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:	618 sq. ft.	Basement:	None					7				
								8				

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

Excellent property for First time buyer/Investor. Rentals allowed in this 8 year old building close to shopping, transportation and all other amenities such as the University of the Fraser Valley and easy access to the highway. Quality construction by Eastland Developments with features such as in-suite laundry, high ceilings and laminate flooring. 1 underground parking stall for this unit at the "Tempo".



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Active
R2103950

Board: F
Apartment/Condo

301 2960 TRETHEWEY STREET

Abbotsford
Abbotsford West
V2T 6P5

Residential Attached

\$149,990 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$296.07**

Original Price: **\$159,900**
Approx. Year Built: **1994**
Age: **22**
Zoning: **APART**
Gross Taxes: **\$1,077.77**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **018-907-261**
Tour:

Mgmt. Co's Name:

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv:

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

Style of Home: **1 Storey, Inside Unit**

Construction: **Frame - Wood**

Exterior: **Mixed, Stucco**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Electric**

Outdoor Area: **Patio(s)**

Type of Roof: **Tar & Gravel**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1**

Parking: **Garage; Underground**

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold Strata**

Seller's Interest: **Court Ordered Sale**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Mixed**

Maint Fee Inc: **Management**

Legal: **PL LMS837 LT 194 LD 36 SEC 20 TWP 16 PART NE 1/4.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'5			x			x
Main	Kitchen	11'10 x 6'6			x			x
Main	Eating Area	6'8 x 7'			x			x
Main	Laundry	8'2 x 5'			x			x
Main	Master Bedroom	10'3 x 13'7			x			x
Main	Bedroom	11'3 x 8'7			x			x
Main	Walk-In Closet	6'9 x 3'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	921	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	921 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Rentals Not Allowed			5				Door Height:
Grand Total:	921 sq. ft.	Basement: None, Part			6				
					7				
					8				

Listing Broker(s): **Johnston Meier Ins & Realty**

Two bedroom, two bathroom condo in Cascade Green. Walking distance to downtown Abbotsford and all its amenities. West facing unit. Dog and cat friendly. Parking stall #41 comes with unit. Call for details.



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Active
R2104185
Board: F
Apartment/Condo

306 2526 LAKEVIEW CRESCENT

Abbotsford
Central Abbotsford
V2S 3A9

Residential Attached

\$144,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$149,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1994**
Depth / Size (ft.): Bedrooms: **2** Age: **22**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RML**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,232.05**
Approval Req?: Half Baths: **0** For Tax Year: **2016**
Exposure: **North** Maint. Fee: **\$284.71** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **018-897-886**
Mgmt. Co's Name: **GC Management** Tour:
Mgmt. Co's Phone: **604-850-5151**
View: **Yes: North Shore Mtns**
Complex / Subdiv: **Mill Spring Manor**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit: **1/2** Dist. to School Bus: **1**
Units in Development: Total Units in Strata: **36**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL LMS1526 LT 24 LD 36 SEC 21 TWP 16 PART**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'6 x 4'5			x			x
Main	Living Room	12'3 x 11'3			x			x
Main	Dining Room	10'11 x 10'2			x			x
Main	Master Bedroom	13' x 10'10			x			x
Main	Kitchen	10'9 x 4'6			x			x
Main	Bedroom	9'11 x 9'3			x			x
Main	Laundry	5'6 x 5'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	938	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	938 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	938 sq. ft.	Basement: None			6				
					7				
					8				

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

WOW!! Prime location only a few blocks to Mill Lake, shopping and schools - very convenient. Great unit with some past upgrades including paint, Laminate floors, bathrooms and kitchen fixtures. Unit shows very well. Layout is open with large living room and dining area. The private cross hall bedrooms separate the master suite from the other bedroom. The formal living room has a gas fireplace and a walk out to a large view deck. The kitchen has white raised cabinets with a pass thru to the dining room for the nights company comes for dinner. The master suite has 2 closets and a 3pc en-suite. The laundry offers additional shelving for storing lots of goodies even though the kitchen has lots of cabinet storage. Nice private location.



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Active
R2096206

Board: F
Apartment/Condo

108 10644 151A STREET

North Surrey
Guildford
V3R 8R3

Residential Attached

\$140,900 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: :

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$261.20**

Original Price: **\$149,000**
Approx. Year Built: **1986**
Age: **30**
Zoning: **APT**
Gross Taxes: **\$1,057.92**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **000-705-306**
Tour:

Complex / Subdiv: **LINCOLN HILL**

Services Connected: **Community, Electricity, Water**

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

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

Total Parking: Covered Parking: **1**
Parking: **Garage; Underground**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

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

Maint Fee Inc: **Other**
Legal: **PL NWS2056 LT 58 BLK 5N LD 36 SEC 20 RNG 1**

Amenities: **Elevator, Shared Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	11'10 x 15'			x			x
Main	Kitchen	10'8 x 8'3			x			x
Main	Dining Room	9'9 x 11'			x			x
Main	Bedroom	14' x 9'10			x			x
Main	Walk-In Closet	5'10 x 5'			x			x
Main	Master Bedroom	15'3 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	901	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	901 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	901 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Sutton Showplace Realty (2015)**

2 Bedroom 1 full bathroom ground Level Unit in Lincoln Hill complex within walking distance to mall, leisure centre and restaurants. Home has had some upgrades over the years with flooring and bathroom. Close freeway access. Don't miss out on this one!



Presented by:
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Active
R2097055

Board: F
Apartment/Condo

305 2567 VICTORIA STREET

Abbotsford
Abbotsford West
V2T 2T4

Residential Attached

\$139,000 (LP)

(SP)

Investors! / First Time Buyers



Victoria Court

Sold Date: Frontage (feet): **1.00** Original Price: **\$145,000**
Meas. Type: **Feet** Frontage (metres): **0.30** Approx. Year Built: **1989**
Depth / Size (ft.): **1** Bedrooms: **2** Age: **27**
Lot Area (sq.ft.): **1.00** Bathrooms: **1** Zoning: **RM**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$982.58**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$242.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **016-052-218**
Mgmt. Co's Name: **Campbell Property Mgmt** Tour:
Mgmt. Co's Phone: **604-864-0380**
View: **Yes: Quiet and private side.**
Complex / Subdiv: **VICTORIA COURT**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Penthouse**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Open, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
Legal: **STRATA PL NW3253 STRATA LT 17 SEC 19 TWP 16 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY NEW WESTMINSTER DISTRICT NEW WESTMINSTER DISTRICT**
Amenities: **Club House, Elevator, In Suite Laundry, Shared Laundry, Storage**

Site Influences: **Cul-de-Sac**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 15'			x			x
Main	Kitchen	8' x 10'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Master Bedroom	10'8 x 12'6			x			x
Main	Bedroom	10' x 10'			x			x
Main	Laundry	6' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	861	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	861 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Not Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	861 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Top Service Realty**

Investors!! Market rent potential is \$ 1000. First time buyers nestle into this comfy home!! Top floor penthouse, 2 bdrm unit with in suite laundry & large insuite storage. Updated throughout with new flooring, paint, lighting, baseboards and more. New roof in last 3 years. Situated in a super private and quiet location at the end of a cul de sac. Only 1 block from school and shopping & restaurants. This Super clean home is a must see. No age restrictions.



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Active
R2107057

Board: F
Apartment/Condo

204 33464 GEORGE FERGUSON WAY

Abbotsford
Central Abbotsford
V2S 2L8

Residential Attached

\$79,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$79,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1975
Depth / Size (ft.):	Bedrooms: 1	Age: 41
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RML
Flood Plain: No	Full Baths: 1	Gross Taxes: \$646.25
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure: North	Maint. Fee: \$200.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-333-232
Mgmt. Co's Name: Homelife Glenayre		Tour:
Mgmt. Co's Phone:		
View: No :		
Complex / Subdiv: CLOUDECROFT MANOR		
Services Connected: Sanitary Sewer		

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Stone**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(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 Underbuilding**
Locker: **N**
Dist. to Public Transit: **1**
Units in Development: **18**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**
Dist. to School Bus: **1**
Total Units in Strata: **18**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **STRATA LOT 9 PLAN NWS430 DISTRICT LOT 48 DISTRICT 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 I**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 12'			x			x
Main	Dining Room	12' x 6'6			x			x
Main	Kitchen	11'4 x 8'6			x			x
Main	Master Bedroom	12'8 x 11'6			x			x
Main	Laundry	5'9 x 5'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 745	# 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: 45+			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total): 745 sq. ft.	# or % of Rentals Allowed 0			4				Garage Sz:
	Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 745 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Landmark Realty Corp.**

Owners Only building within walking distance of shopping and transit. 1 bedroom and 1 bathroom unit with lots of room for sweat equity. Only 18 units in the building. 1 secure underbuilding parking spot. Enclosed deck. This is a 45+ age restricted complex that does not allow rentals. Unit does need TLC.