



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
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Active
R2009592

Board: F
House/Single Family

5755 168 STREET

Cloverdale
Cloverdale BC
V3S 3X5

Residential Detached

\$740,000 (LP)

(SP)



Sold Date:	Frontage (feet):	58.90	Original Price: \$789,000
Depth / Size (ft.): 111	Bedrooms:	7	Approx. Year Built: 2005
Lot Area (sq.ft.): 6,028.00	Bathrooms:	5	Age: 10
Flood Plain: No	Full Baths:	5	Zoning: SFD
Rear Yard Exp: West	Half Baths:	0	Gross Taxes: \$4,325.86
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 026-027-151

View: **No :**
Complex / Subdiv: **Westside Terrace**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
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:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL BCP12926 LT 2 LD 36 SEC 12 TWP 2**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Above	Bedroom	12' x 11'			x
Main	Dining Room	11' x 10'	Below	Living Room	12' x 12'			x
Main	Kitchen	14' x 12'	Below	Kitchen	10' x 10'			x
Main	Eating Area	10' x 6'	Below	Bedroom	12' x 11'			x
Main	Family Room	16' x 13'	Below	Bedroom	12' x 11'			x
Main	Bedroom	11' x 9'	Below	Kitchen	10' x 10'			x
Main	Laundry	10' x 5'	Below	Living Room	12' x 12'			x
Above	Master Bedroom	13' x 14'			x			x
Above	Bedroom	12' x 12'			x			
Above	Bedroom	12' x 11'			x			

Finished Floor (Main):	1,313	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,180	# of Kitchens: 3	1	Below	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,313	Suite: Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,806 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 7	5	Above	4	No	Door Height:
Unfinished Floor:	0	Basement: Fully Finished	6				
Grand Total:	3,806 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Little Oak Realty (Sur)**

Court Ordered Sale. Westside Terrace executive style home featuring 5 bedrooms plus a two bedroom suite downstairs. This home is on a corner lot with parking from rear lane.



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Active
R2005733

Board: F
House/Single Family

23676 36A AVENUE

Langley
Campbell Valley
V2Z 2J6

Residential Detached

\$829,000 (LP)

(SP)



Sold Date:	Frontage (feet):	102.00	Original Price: \$849,900
Depth / Size (ft.): 298	Bedrooms:	4	Approx. Year Built: 1976
Lot Area (sq.ft.): 30,634.00	Bathrooms:	3	Age: 39
Flood Plain: No	Full Baths:	2	Zoning: RS1
Rear Yard Exp: South	Half Baths:	1	Gross Taxes: \$4,280.22
Approval Req?:			For Tax Year: 2013
If new, GST/HST inc?: No			Tax Inc. Utilities?: No
			P.I.D.: 029-295-149

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **Well - Drilled**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcony(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2013**
R.I. Plumbing: **No**
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No : n/a**
Fixtures Rmvd: **No : n/a**
Floor Finish: **Hardwood, Mixed**

Dist. to School Bus:

Legal: **PL EPS 1357 LT 2 LD 36 SEC 28 TWP 10**

Amenities: **None**

Site Influences: **Private Setting, Rural Setting**

Features: **Drapes/Window Coverings, Garage Door Opener, Refrigerator, Smoke Alarm, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'	Below	Laundry	11' x 5'			x
Main	Kitchen	15' x 11'			x			x
Main	Eating Area	21' x 9'			x			x
Main	Dining Room	13' x 10'			x			x
Above	Master Bedroom	17' x 15'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	12' x 9'			x			x
Below	Family Room	21' x 12'			x			
Below	Games Room	21' x 20'			x			

Finished Floor (Main): **836**
Finished Floor (Above): **704**
Finished Floor (Below): **1,247**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,787 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,787 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Crawl**

Bath	Floor	# of Pieces	Ensuite?
1	Above	2	Yes
2	Above	4	No
3	Below	3	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

RE/MAX Lifestyles Realty

Large family home in serene Campbell Valley. Extensively renovated home in prime location. Renos 2013-new septic, flooring, toilets, sinks. Renos 2005-windows, siding, well, stonework, electrical panel. Features 3 spacious bedrooms upstairs, with deck master overlooking back yard. Large, sun room off the kitchen with cooling fans. Lots of kitchen cabinets, european white. Third level features large family room, games room, 4th bdr and laundry. 30,634 sqft lot backs onto ALR. Garage large enough for the 'car buff' Bare land strata property...no fees, meetings etc...just for current street subdivision . Quick possession.



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Active
R2013515

Board: F
House/Single Family

21003 76A AVENUE

Langley
Willoughby Heights
V2Z 0A5

Residential Detached

\$929,000 (LP)

(SP)



Sold Date:	Frontage (feet):	36.50	Original Price: \$929,000
Depth / Size (ft.): irreg	Bedrooms:	6	Approx. Year Built: 2013
Lot Area (sq.ft.): 4,118.00	Bathrooms:	5	Age: 2
Flood Plain: No	Full Baths:	4	Zoning: R-CLB
Rear Yard Exp: North	Half Baths:	1	Gross Taxes: \$5,383.02
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 028-653-475

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Dist. to School Bus:

Legal: **PL BCP48945 LT 44 LD 36 SEC 24 TWP 8**

Amenities: **None**

Site Influences: **Central Location, Cleared**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	18' x 14'	Bsmt	Living Room	18' x 11'			x
Main	Kitchen	15' x 14'	Bsmt	Kitchen	8' x 9'			x
Main	Dining Room	15' x 8'	Bsmt	Bedroom	13' x 12'			x
Main	Den	9' x 11'	Bsmt	Bedroom	13' x 11'			x
Main	Laundry	7'6 x 6'6			x			x
Above	Master Bedroom	18' x 18'			x			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	11' x 12'4			x			x
Above	Bedroom	12' x 11'6			x			
Above	Media Room	16'5 x 13'			x			

Finished Floor (Main): **1,108**
Finished Floor (Above): **1,405**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,108**
Finished Floor (Total): **3,621 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,621 sq. ft.**

of Rooms: **14**
of Kitchens: **2**
of Levels: **3**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **4**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	4	Yes
4	Above	4	No
5	Bsmt	4	No
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

This is the one you've been waiting for. Truly a gem in the heart of Langley. Enter onto high-end eng wood floor that takes you to spacious open concept design great rm with 2 feature rock walls. Gourmet white kitchen loaded with cabinetry, granite countertops & large island, complete with crown moulding, drop ceilings, no expense spared. 4 large bdrms up, vaulted ceiling in master. Media rm in basement for upstairs enjoyment & 3 bdrm legal suite rented for \$1300/mo. Great for entertaining, back patio has heat pump and gas hookup for bbq. All this on a private setting corner lot. OPEN HOUSE Sun 2 to 4pm.