		Nikki RE/MAX Phone: www	ented by: Cvitanov (Select Realty 778-926-6464 .nikkicvit.ca @remax.net	ic			s	REMEX elect ^Y Realty
Active R2331236 Board: V House/Single Family		Ric Rive	RISON COUF chmond erdale RI 7C 5H7	RT				dential Detached 2 ,480,000 (LP) (SP) M
NO IMA AVAILA		Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subo	Feet 120): 7,954.00 North : 5T inc?:No No : div:	Frontage Bedroom Bathroon Full Bath Half Bath	s: ns: s: ns: Gas, Sanit	-	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour:	Year: 2018 Utilities?: No 25-502-875 n Sewer, Water
Construction: Frame - Wood Exterior: Brick, Stucco Concrete Perimeter No Renovations: Concrete Perimeter # of Fireplaces: 2 # ireplace Fuel: Natural Gas Vater Supply: City/Municipal Forced Air, Hot Wate Fenced Yard, Patio(s) Outdoor Area: PL BCP1639 LT 2 BL Amenities: Air Cond./Central, Im	s) K 4N LD 36 SEC 12 n Suite Laundry, Sw	ng: ces: RNG 7W virlpool/Hot Tub		nsit: 1/2 BL reehold No es lo : es: FOYER ; ardwood, 1	nStrata AND DINI File, Wall/Y	NG ROOI	M CHANDL	s: 1/2 BLK IER
ite Influences: Central Location, Pa eatures: Air Conditioning, Clt Floor Type Main Living Room Main Dining Room Main Kitchen Main Kitchen Main Family Room Main Den Main Den Main Bedroom Main Media Room Above Master Bedroom	hWsh/Dryr/Frdg/S Dimensions Flo 17' x 13' Ab 12'4 x 13' Ab	Stve/DW, Drapes/\	Vindow Covering C Dm 1: Dm 2:			-	com, Jette	d Bathtub, Microwav Dimensions X X X X X X X X X X X
inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Below): inished Floor (Basement): 0 3,626 s Infinished Floor: 0 3,626 s 0 3,626 s	# of Rooms:1 # of Kitchens: # of Levels: Suite: None Crawl/Bsmt. H Beds in Basem Basement: No	: 2 2 Height: ment: 0 Beds no	ot in Basement: 5	Bath 1 2 3 4 5 6 7 8	Floor # Above Above Above Above Main Main	of Pieces 5 4 4 4 2 4	Ensuite? Yes Yes No No Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
				0				

Well built mega home on 8000 s.f. lot. 3,626 s.f. with 5 bedrooms 5.5 bathrooms and triple car garage. High ceiling in foyer, living and dining rooms. Central Air-Conditioning and hot water radiant heating systems. School catchment: Blair Elementary and J.N. Burnett Secondary. Walking distance to Thompson Community Centre and public transit. South facing front yard. Largest house in this court. Priced to Sell! Don't Miss!

	Nikk RE/I Phoi w	Presented by: i Cvitanovi MAX Select Realty ne: 778-926-6464 ww.nikkicvit.ca kkic@remax.net	С			S	REMEX elect Realty
Active		ULLER AVENUE				Resid	dential Detached
R2298104 Board: V		urnaby South Metrotown				\$	2,248,000 (LP)
louse/Single Family		V5J 4S8					(SP) M
Are I have been a second secon	Sold Date:		Frontage	(feet):	76.00	Original	Price: \$2,798,000
IrminSt	Meas. Type	: Feet	Bedroom	s:	6	Approx.	Year Built: 1924
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Depth / Size	e: 160.00	Bathroon	ns:	4	Age:	94
a service of the serv	Lot Area (so	q.ft.): 12,160.00	Full Bath	s:	4	Zoning:	R5
NAMES PARTY AND ADDRESS	Flood Plain:		Half Bath	IS:	0	Gross Ta	+-,
A CONTRACTOR OF A CONTRACTOR O	Rear Yard E	•				For Tax `	
and the same is the first state of the	Council App						Utilities?: No
	If new, GST	I/HST inc?:					02-544-318
	Transfer and the second					Tour:	
	View:	No:					
Rumble St	Complex / S						
	Services Co	nnected: Electricity,	Natural	Gas, Sar	nitary Sev	ver, Wate	er
tyle of Home: 2 Storey w/Bsmt. construction: Concrete Frame		Total Parking: 5 Parking: Garage;	Covered F Single	arking: 1	Parking	g Access: S	ide
kterior: Mixed, Stucco pundation: Concrete Perimeter ain Screen: enovations:	Reno. Year: R.I. Plumbing:	Dist. to Public Tran Title to Land: Fr e	sit: eehold No	nStrata	Dist. to	o School Bus	s:
of Fireplaces: 1	R.I. Fireplaces:	Property Disc.: No					
ireplace Fuel: Wood Vater Supply: City/Municipal		PAD Rental: Fixtures Leased: No					
uel/Heating: Natural Gas		Fixtures Rmvd:	:				
outdoor Area: Fenced Yard, Patio(s) & D ype of Roof: Asphalt	eck(s)	Floor Finish: Mi	xed				
	BDIVIDED BY PLAN 27594 DI	STRICT LOT 97 GROU	JP 1NEW \	VESTMIN	STER DIS	TRICT PL	AN 15922
5							
menities: None							
ite Influences: Recreation Nearby	/DW						
te Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve,	ensions Floor Typ	pe Di	mensions	Floor	T	уре	Dimensions
ite Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, floor Type Dime Main Living Room 17'	ensions Floor Typ x 16'	pe Di	x	Floor	Ţ	ype	x
te Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, loor Type Dime Main Living Room 17' Main Kitchen 15'	ensions Floor Typ	pe Di		Floor	יַד	уре	
te Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, loor Type Dime fain Living Room 17' fain Kitchen 15' fain Dining Room 16' fain Bedroom 15'	ensions Floor Typ x 16' x 10' x 15' x 10'	pe Di	x x x x	Floor	Τι	уре	x x x x
te Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, door Type Dime fain Living Room 17' fain Kitchen 15' fain Dining Room 16' fain Bedroom 15' fain Bedroom 15'	ensions Floor Typ x 16' x 10' x 15' x 10' x 10' x 10'	pe Di	x x x x x	Floor	Τι	ype	x x x x x
te Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, Nain Living Room 17' Main Kitchen 15' Main Dining Room 16' Main Bedroom 15' Main Bedroom 15' Nove Master Bedroom 24'	ensions Floor Typ x 16' x 10' x 15' x 10' x 10' x 10' x 14' x 10'	pe Di	x x x x	Floor	Ţ	ype	x x x x
ite Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, Cloor Type Dime Main Living Room 17' Main Kitchen 15' Main Bedroom 16' Main Bedroom 15' Main Bedroom 15' Above Master Bedroom 24' Above Bedroom 13'	ensions Floor Typ x 16' x 10' x 15' x 10' x 10' x 10' x 14' x 10' x 9'	pe Di	x x x x x x x x x x	Floor	Τ	ype	x x x x x x x
te Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, Main Living Room 17' Main Kitchen 15' Main Dining Room 16' Main Bedroom 15' Main Bedroom 15' Nove Master Bedroom 24' Nove Bedroom 13' Nove Bedroom 13' Selow Recreation 16'	ensions Floor Typ x 16' x 10' x 15' x 10' x 10' x 10' x 14' x 10'	pe Di	x x x x x x x x	Floor	τ	ype	x x x x x x x x x
ite Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, ClthWsh/Dryr/Frdg/Stve, ClthWsh/Dryr/Frdg/Stve, ClthWsh/Dryr/Frdg/Stve, ClthWsh/Dryr/Frdg/Stve, ClthWsh/Dryr/Frdg/Stve, Main Living Room 17' Main Bedroom 16' Main Bedroom 15' Above Master Bedroom 24' Above Bedroom 13' Above Bedroom 10' Below Recreation 16' Below Bedroom 16'	ensions Floor Typ x 16' x 10' x 15' x 10' x 10' x 10' x 14' x 10' x 19' x 13'	pe Di	x x x x x x x x x x x		Ty # of Pieces		x x x x x x x x x
ite Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, Floor Type Dime Main Living Room 17' Main Kitchen 15' Main Bedroom 16' Main Bedroom 15' Above Master Bedroom 24' Above Bedroom 13' Above Bedroom 13' Below Recreation 16' Below Bedroom 16' Below Bedroom 16' inished Floor (Main): 1,692 inished Floor (Above): 900	Ensions Floor Typ x 16' x 10' x 15' x 10' x 10' x 10' x 10' x 14' x 15' # of Rooms:10 # of Kitchens: 1 1	pe Di	X X X X X X X X X X X X X X X X X X X	Floor Main	# of Pieces 4	Ensuite? No	x x x x x x x x S Outbuildings Barn:
te Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, Nain Living Room 17' Aain Kitchen 15' Aain Bedroom 16' Aain Bedroom 15' Aain Bedroom 15' Aain Bedroom 15' Aain Bedroom 15' Above Master Bedroom 24' Above Bedroom 13' Above Bedroom 13' Above Bedroom 10' Below Recreation 16' Below Bedroom 16' Below 1,692	Ensions Floor Typ x 16' x 10' x 15' x 10' x 10' x 10' x 15' # of Rooms:10 # of Kitchens: 1 # of Levels: 2 2	pe Di	x x x x x x x x x x x x x x x x x x x	Floor Main Main	# of Pieces 4 3	Ensuite? No No	x x x x x x x x x S Outbuildings Barn: Workshop/Shed:
ite Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, Main Living Room 17' Main Kitchen 15' Main Dining Room 16' Main Bedroom 15' Main Bedroom 15' Main Bedroom 15' Above Master Bedroom 24' Above Bedroom 13' Above Bedroom 13' Below Recreation 16' Below Bedroom 10' Below 10' Below Bedroom 10' Below 10'	ensions Floor Typ x 16' x Y x 10' x Y x 11' Y Y x 12' Y Y x 13' X Y x 15' # Y # of Rooms:10 # Y # of Levels: 2 Suite: Unauthorized Suite Crawl/Bsmt. Height: Y Y		x x x x x x x x x x x x x x x x x x x	Floor Main	# of Pieces 4	Ensuite? No	x x x x x x x x x x x x x x x x x x x
ite Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, Main Living Room 17' Main Kitchen 15' Main Bedroom 16' Main Bedroom 15' Main Bedroom 15' Main Bedroom 15' Main Bedroom 15' Main Bedroom 15' Main Bedroom 13' Main Bedroom 10' Below Recreation 16' Below Recreation 16' Below Bedroom 10' Below Below Bedroom 10' Below Bedroom 10' Below Below Below 10' Below 1	ensions Floor Typ x 16' x Y x 10' x Y x 13' x Y x 15' # of Rooms:10 # of Levels: 2 Suite: Unauthorized Suite Crawl/Bsmt. Height: Beds in Basement: 0	be Di	x x x x x x x x x x x x x x x x x x x	Floor Main Main Above	# of Pieces 4 3 4	Ensuite? No No No	x x x x x x x x x S Outbuildings Barn: Workshop/Shed:
te Influences: Recreation Nearby eatures: ClthWsh/Dryr/Frdg/Stve, Main Living Room 17' Main Kitchen 15' Main Dining Room 16' Main Bedroom 15' Main Bedroom 15' Main Bedroom 15' Nove Master Bedroom 24' Nove Bedroom 13' Nove Bedroom 10' Below Recreation 16' Below Bedroom 16' Below Bedroom 16' Dished Floor (Main): 1,692 nished Floor (Main): 1,600 nished Floor (Below): 1,600 nished Floor (Basement): 0	Ensions Floor Typ x 16' x 10' x 15' x 10' x 10' x 10' x 14' x 10' x 13' x 15' # of Rooms:10 # of Kitchens: 1 # of Kitchens: 1 # of Levels: 2 Suite: Unauthorized Suite Crawl/Bsmt. Height: Beds in Basement: 0 Bed Basement: Full Bed		x x x x x x x x x x x x x x x x x x x	Floor Main Main Above	# of Pieces 4 3 4	Ensuite? No No No	x x x x x x x x x x x x x x x x x x x

Tons of potential. Bring your ideas. Court Ordered Sale. Bring your offer! Schedule A is attached in Documents. "Removable" Heritage home is part of the "Royal Oak Community Plan" and with a small consolidation it can be rezoned for Multi-Family use. Check with the City for re-development. All measurments are approx. This home is Sold - "As Is Where Is" The Schedule A must be signed and attached to any offer. Open House most Saturdays from 2 to 4pm Come and talk about Consolidation Opportunities Available.

I meter Reno. Y R.I. Piu R.I. Fire	Sold Meas Dept Lot A Flood Rear Cour If ne View Comp Servi	Rich East (V6) Date: s. Type: th / Size: Area (sq.ft.) d Plain: Yard Exp: ncil Apprv?: tw, GST/HST r: plex / Subdi ices Connect	: ted: Electricit Fotal Parking: 6 Parking: Garag Dist. to Public Tr	Frontage Bedroon Bathroo Full Bath Half Bat Half Bat Covered covered covered s; Triple ansit: Freehold No	ns: ms: hs: hs: Parking: 3	Parking	Original Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	Year: 2018 Utilities?: No 03-567-443
meter Reno. Y R.I. Plu R.I. Fire	Year: umbing:	s. Type: s. Type: th / Size: Area (sq.ft.) d Plain: Yard Exp: read Apprv?: ww, GST/HST r: plex / Subdi ices Connect	132 8,712.00 inc?: : v: ted: Electricit Fotal Parking: 6 Parking: Garag Dist. to Public Tr Fitle to Land: Property Disc.:	Bedroon Bathroo Full Bath Half Bat Covered covered covered s; Triple ansit: Freehold No	ns: ms: hs: hs: Parking: 3	6 6 5 1 ter	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour:	Year Built: 2015 4 RS1/E axes: \$6,089.1 Year: 2018 Utilities?: No 103-567-443
meter Reno. Y R.I. Plu R.I. Fire	umbing:	-	Parking: Garag Dist. to Public Tr Fitle to Land: Property Disc.:	e; Triple ansit: Freehold No	-		-	
7 LT 30 BLK 5N LD 36 9	SEC 36 RNG		Fixtures Leased: Fixtures Rmvd: Floor Finish:					
Dimensions 15' x 13' 12' x 13' 18' x 14' 14' x 6' 21' x 14' 11' x 10' 12' x 11' 12' x 11' 10' x 11' m 16'2 x 14'5	Floor Above Above Above	Bedroor	n :	12'0 x 11'2 x x x x x x x x x x	Floor	Ту	уре	Dimensions x x x x x x x x x x x x
2,466 # of Room 1,371 # of Kitch 0 Suite: Leg 3,837 sq. ft. Crawl/Bsn Beds in Ba	hens: 2 els: 2 gal Suite mt. Height: basement: 0	Beds not	in Basement: 6	Bath 1 2 3 4 5 6 7 8	Floor Main Main Main Above Above Above	# of Pieces 3 4 2 6 4 5	Ensuite? No No Yes No Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
	Dimensions 15' x 13' 12' x 13' 18' x 14' 14' x 6' 21' x 14' 11' x 10' 12' x 11' 10' x 11' 10' x 11' 10' x 11' 10' x 11' 10' x 14'5 2,466 4' of Roo 4' of Roo 4' of Kicl 0 0 3,837 sq. ft. Basemen	Dimensions Floor 15' x 13' Above 12' x 13' Above 12' x 13' Above 18' x 14' Above 14' x 6' 21' x 14' 11' x 10' 12' x 11' 12' x 11' 10' x 11' 10' x 11' 10' x 11' 16'2 x 14'5 # of Rooms:13 2,466 # of Kitchens: 2 0	Dimensions Floor Type 15' x 13' Above Bedroor 12' x 13' Above Bedroor 18' x 14' Above Bedroor 14' x 6' 21' x 14' Above Bedroor 12' x 11' Above Bedroor Bedroor 12' x 11' 10' x 11' I' I' 10' x 11' I' I' I' 16'2 x 14'5 # of Rooms:13 # of Kitchens: 2 I' 0 J # of Kitchens: 2 Suite: Legal Suite 0 Suite: Legal Suite Crawl/Bsmt. Height: Beds in Basement: 0 Beds not 3,837 sq. ft. Basement: None Beds not Beds not	Dimensions Floor Type 15' x 13' Above Bedroom 12' x 13' Above Bedroom 18' x 14' Above Bedroom 14' x 6' 21' x 14' Above Bedroom 14' x 6' 21' x 14' 11' x 10' 12' x 11' 12' x 11' 10' x 11' 4'' 10' x 11' 16'2 x 14'5 # of Rooms:13 # of Kitchens: 2 0 # of Kitchens: 2 0 3,837 sq. ft. # of Levels: 2 2 0 Suite: Legal Suite Crawl/Bsmt. Height: Beds in Basement: 0 Beds not in Basement:6 Basement: None Beds not in Basement:6	Dimensions Floor Type Dimensions 15' x 13' Above Bedroom 12' x 14' 12' x 13' Above Bedroom 11'9 x 11'8 18' x 14' Above Bedroom 12' 0 x 11'2 14' x 6' x x x 21' x 14' X x x 11' x 10' x x x 12' x 11' x x x 12' x 11' x x x 10' x 11' x x x 10' x 11' x x x 2,466 # of Rooms:13 # of Kitchens: 2 2 0 # of Kitchens: 2 2 3 3,837 sq. ft. Edds in Basement: 0 Beds not in Basement: 6 5 8,837 sq. ft. Floor Floor 7 8	Dimensions 15' x 13' 12' x 13' 12' x 13' 12' x 13' 13' x 14'Floor Above Bedroom Bedroom 12' x 14' 11'9 x 11'8 12'0 x 11'2 x 12'0 x 11'2 x 11' x 14' 11' x 10' 12' x 11' 12' x 11' 12' x 11' 10' x 11' x 12' x 11' 10' x 11' x 10' x 11' x 2,466 1,371 0 3,837 sq. ft.Floor Type Bedroom 0 definition 12'0 x 11'2 x x 12' x 11' x 10' x 11' x x 10' x 11' x 10' x 11' x 10' x 11' x 10' x 11' x x 10' x 11' x x 10' x 11' x x xBath x Floor 1 10' and 2 2 Main 3 10' and 2 2 11' and 2 2 11' and 10' and	Dimensions Floor Type Dimensions Floor T 15' x 13' Above Bedroom 12' x 14' Floor T 12' x 13' Above Bedroom 11'9 x 11'8 Floor T 18' x 14' Above Bedroom 12' 0 x 11'2 x 12' x 11' x 12' x 11' x 12' x 11' x 11' x 10' x 11' x 10' x 12' x 11' x 12' x 11' x 12' x 11' x 12' x 11' x 10' x 11' x 10' 10' x 11' x 10' x 11' x 10' x 11' x 10' x 10' x 11' 10' x 11' x 10' x 11' x	DimensionsFloorTypeDimensionsFloorType15' x 13'AboveBedroom12' x 14'12' x 14'12' x 14'12' x 13'AboveBedroom11'9 x 11'811'9 x 11'818' x 14'AboveBedroom12'0 x 11'2x14' x 6'xxx12' x 11'14' x 10'xxx12' x 11'xxx12' x 11'xxx10' x 11'xx10' x 11'xx10' x 11'xx10' x 11'xx10' x 11'xx2,466# of Rooms:13Floor # of PiecesEnsuite?1,371# of Kitchens: 21Main3No0Suite: Legal Suite2Main4No3,837 sq. ft.Suite: Legal SuiteBeds not in Basement:65Above6Yes3,837 sq. ft.IINo3Main2No3,837 sq. ft.IIISuite: Legal Suite773,837 sq. ft.IIINo5Yes3,837 sq. ft.IIINo5Yes3,837 sq. ft.IIIINo110' x 11'IIIIII10' x 11'IIIIII10' X 11'IIIIII <t< td=""></t<>

This 3 year old Spacious House is over 3800 square feet. It has a lot of features that a new house should have. High Ceiling in Living, Dining, and Family Room. Wok Kitchen, Radiant Heating, Air Conditioning, HRV System, and Triple Garage. One bedroom in law suite. Close to Transit, King George Park, Library, and Community Centre. Easy Access to Highway and Vancouver.

		Nikki RE/MA) Phone: WWW	Sented by: Cvitanov K Select Realty 778-926-6464 J.nikkicvit.ca C@remax.net	/ic		Se	REMIX elect ¹ Realty
Active R2323433 Board: V House/Single Family		Burn Centr	ITH AVENU aby South ral Park BS 5G 2W3	E			lential Detached 1,599,000 (LP) (SP) M
		Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS	West	Frontage (Bedrooms: Bathrooms Full Baths: Half Baths:	4 :: 2 2	Approx. A Age: Zoning: Gross Ta: For Tax A Tax Inc.	··· / / ··· ··
		View: Complex / Sub Services Conne	div:	RTH SHORE I ty, Natural Ga	MOUNTAINS as, Sanitary Sev	wer, Wate	r
tyle of Home: Rancher/Bi construction: Frame - Wo xterior: Stucco, Wo oundation: Concrete Po an Screen: enovations: to f Fireplaces: 1 other Vater Supply: City/Munic uel/Heating: Forced Air, yutdoor Area: Fenced Yar ype of Roof: Tile - Concr	ood od erimeter Reno. Y R.I. Plur R.I. Fire ipal Natural Gas d	nbing:	Dist. to Public Tr	Parking Avail., Pansit: Freehold Nons No	Garage; Single Dist. t	g Access: Fi	
egal: PL NWP289	956 LT 92 DL 35 LD 36. G ation, Private Yard, Recr		ing Nearby				
Floor Type Main Living Room Main Dining Roon Main Kitchen Main Solarium Main Master Bedr Main Bedroom Main Den Main Den Main Storage Bsmt Bedroom	n 15' x 10' 13' x 11' 18' x 6'	Floor Type Bsmt Laund Bsmt Works		Dimensions 18' x 10' 13' x 10' x x x x x x x x x x x	Floor T	уре	Dimensions X X X X X X X X X
inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Basement): inished Floor (Total):	1,848 # of Roon 0 # of Kitch 0 # of Kitch 250 Suite: 2,098 sq. ft. Crawl/Bsm	ens: 1 s: 2 it. Height:		Bath 1 N	Floor # of Pieces Main 4 3smt 3	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz:

Listing Broker(s): Park Georgia Realty Ltd.

1,514

3,612 sq. ft.

Beds in Basement: 1

LARGE DUPLEX LOT! Court Ordered Sale! Large character house (wood flooring, wood paneling, beamed ceilings and lattice windows) on large lot with lane access and mountain views! Excellent holding property. Currently tenanted at \$3,500 monthly income. Live in - Rent out - Hold or restore to its former Glory! Basement has development potential. Moscrop Secondary and Inman Elementary catchment. \$340,000 below 2018 Assessment!

Beds not in Basement:3

Basement: Full, Partly Finished, Separate Entry

5

6

7

8

Unfinished Floor:

Grand Total:

Door Height:

			Nikki RE/M Phone WW	esented by: Cvitanovi AX Select Realty 2: 778-926-6464 w.nikkicvit.ca ic@remax.net	С			s	elect Realty
active 2 312779 oard: V louse/Single Family			F	DGARTH DRIV Richmond oodwards V7E 327	E				dential Detached 1,510,000 (LP) (SP) M
			Flood Plain: Rear Yard Ex Council Appro If new, GST/I View: Complex / Su	t.): 6,147.00 Yes p: ??: HST inc?: No :	Frontage Bedroom Bathroor Full Bath Half Bath	ns: ns: is: ns:	60.00 5 3 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour:	Year: 2018 Utilities?: No 03-418-405
tyle of Home: onstruction: xterior: bundation: ain Screen: enovations: of Fireplaces: of Fireplaces: /ater Supply: later Supply: utdoor Area: ype of Roof: buddor Area: ype of Roof: ype of	d , Wood imeter al atural Gas	Reno. Year R.I. Plumbi R.I. Firepla 4N LD 36 SE	ng:	Total Parking: 3 Parking: Garage; Dist. to Public Tran Title to Land: Fr Property Disc.: No PAD Rental: Fixtures Leased: No Fixtures Rmvd: No Floor Finish:	Double sit: eehold No	Parking: 2	-) Access: F	
menities: ite Influences: Central Locat eatures: ClthWsh/Dry		DW, Drapes,	hopping Nearby Window Coverin	-	mensions	Floor	Tv	'pe	Dimensions
NotiTypeMainLiving RoomMainDining RoomMainKitchenMainEating AreaMainBedroomMainBedroomMainFamily RoomMainFamily RoomMainFamily RoomMainFamily Room	19'0 x 11'5 x 10'9 x 10'8 x 10'8 x 0m 16'0 x 13'10 x 13'4 x	13'3 Be 10'0 Be 9'0 Be 9'0 12'0 9'10 9'4 10'10 13'0	ilow Kitch ilow Bedr ilow Bedr	en 13 oom 13	"0 x 12'0 "3 x 8'6 "0 x 10'3 x x x x x x x x x x x x x x x x x		, i i	με	X X X X X X X X X
nished Floor (Main): nished Floor (Above): nished Floor (Below): nished Floor (Basement): nished Floor (Total): nfinished Floor: rand Total:	1,501 0 919 0 2,420 sq. ft. 	# of Rooms:1 # of Kitchens # of Levels: Suite: Crawl/Bsmt. I Beds in Baser Basement: Fi	: 2 2 Height: nent: 0 Beds	not in Basement: 5	Bath 1 2 3 4 5 6 7 8	Floor # Main Main Below	of Pieces 4 4 4	Ensuite? Yes No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
									-

isting Broker(s): Coldwell B	anker Westbu	rn Rity.									
inished Floor inished Floor inished Floor inished Floor inished Floor Jnfinished Floor Grand Total:	(Above): (Below): (Basement): (Total): pr:	953 0 850 1,803 sq. ft. 1,803 sq. ft.		ns: 1 2 Height: ement: 0		ot in Basement:4 Separate Entr		h Floor Main Below	4	es Ensuite? No No	Outl Barn: Workshop Pool: Garage Sz Door Heig	
Floor Main Main Main Main Main Below Below Below Below	Type Living Room Dining Room Kitchen Nook Master Bedroo Bedroom Bedroom Bedroom Laundry	17'7 9'8 9'10 9'2 om 13'6 9'10 16'2	(12'5 E (8'5) (8'5) (6'7) (11' (9') (11' (10'10) (8'7)	iloor Below	Type Works	hop	Dimensio 12' x 8' x x x x x x x x x x x x x x x x x x	ns Floo		Туре		Dimensions x x x x x x x x x x x
menities:	: Central Loca					LAT 111520) 1		/2 601 2.				
enovations: of Fireplaces replace Fuel:	Natural Gas City/Munici Baseboard, Fenced Yard Asphalt	Hot Water, Na , Sundeck(s)	R.I. Plum R.I. Firep tural Gas	bing: aces:	/2 PCI A (Property Disc.: PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	Yes No: Laminate	e, Tile, Wa	ll/Wall/Mix	xed		
yle of Home: onstruction: kterior: oundation: ain Screen:	Rancher/Bu Frame - Woo Vinyl Concrete Pe	bd	ner/Bungal	·	ıt.	Total Parking: ! Parking: Carpo Dist. to Public T Title to Land:	ort; Multip Transit:		e ; Single Dist.	ng Access: S to School Bu		
2					plex / Subo		DRTH SHO		INTAIN			
				Rear Cour	d Plain: Yard Exp: ncil Apprv? w, GST/HS	:	Half	3aths:	1			
	F			Meas Dept	Date: s. Type: h / Size: Area (sq.ft.	Feet 116): 6,728.00	Bedro Bathi	age (feet) ooms: ooms: aths:	: 58.00 4 2 1	-	Price: \$1, Year Built:	-
ctive 2328116 oard: V louse/Single	Family			4	Burna Centr	ITH AVENU aby South al Park BS 5G 2W4	JE				idential Dei \$1,395,00	
				N	RE/MAX Phone: www	sented by: Cvitano (Select Realty 778-926-6464 unikkicvit.ca @remax.net	vic			5	REMARKS	alty

Court Ordered Sale. Attenton Builders, Investors & First-Time Homebuyers. Solid 4 bdrm home on 58 x 116 sqft lot in Central Park location. Nearly 2000 sqft of 2-level spacious living, bay window, gas fireplace, sundeck, fenced backyard and views of North Shore Mountains. Suite potential with separate entry as mortgage helper. Close to transit, schools & parks. Mins to rec center & Metrotown shopping. A property with long-term investment value.

		RI Př	Presented by: ki Cvitanovi E/MAX Select Realty none: 778-926-6464 www.nikkicvit.ca nikkic@remax.net	С		s	REMAX elect ^Y Realty
Active R2329127 Board: V House/Single Family			W 17TH STREET North Vancouver Pemberton NV		dential Detached 1,299,000 (LP) (SP) M		
W KEIT Image: Style of Home: Style of Fireplaces: Stereor: Renovations: sto f Fireplaces: Streplace Fuel: Natural Gas Vater Supply: City/Municipal Natural Gas Dutdoor Area: Patio(s) & Deck(s) Stype of Roof: Asphalt	ter Re R.I. R.I. S)	Flood Plai Rear Yard Council A If new, G View: Complex /	pe: Feet Size: 135 (sq.ft.): 6,750.00 in: d Exp: pprv?: ST/HST inc?: Yes: City li / Subdiv: Connected: Community Total Parking: 4 Parking: Carport; Dist. to Public Trans Title to Land: Fro Property Disc.: No PAD Rental: Fixtures Leased: No Fixtures Rmvd: Floor Finish:	y, Electric Covered F Single sit: eehold No	ns: 3 ns: 2 ls: 2 ns: 0	Approx. Age: Zoning: Gross Ta For Tax Inc. P.I.D.: 0 Tour: Gas, Sanitary arking Access: F	Price: \$1,299,000 Year Built: 1959 60 RSPH xes: \$5,785.10 Year: 2018 Utilities?: 04-594-371 Sewer, Water
ite Influences: Central Location, eatures: Floor Type Above Living Room Above Dining Room Above Kitchen Above Master Bedroom Above Bedroom Above Bedroom Main Office Main Great Room Main Media Room	Dimensions 13' x 19' 13' x 9' 12' x 11' 15' x 12' 12' x 11' 12' x 10' 15' x 10' 28' x 12' 15' x 10' x	Floor T		mensions X X X X X X X X X X X	Floor	Type	Dimensions x x x x x x x x x x x 0utbuildings
inished Floor (Above): 1,1: inished Floor (Below): inished Floor (Basement): inished Floor (Total): 2,04 Infinished Floor:	37 # of 0 # of 0 Suite 16 sq. ft. Craw Beds Suite	l/Bsmt. Height:	ieds not in Basement: 3	Bath 1 2 3 4 5 6 7 8	Floor # of P Main 3 Above 4	No	Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
isting Broker(s): 88West Realty	+d						

		Presented by: Nikki Cvitar RE/MAX Select Rea Phone: 778-926-64 www.nikkicvit.ca nikkic@remax.ne	lty 64			S	Gelect ^V Realty
Active R 2328080 Board: F House/Single Family		15922 105 AVEI North Surrey Fraser Heights V4N 3J4	IUE				idential Detached \$1,249,000 (LP) 😎 (SP) M
Style of Home: 2 Storey w/Bsmt.		Sold Date: Meas. Type: Feet Depth / Size: Lot Area (sq.ft.): 4,161.0 Flood Plain: Rear Yard Exp: South Council Apprv?: If new, GST/HST inc?:Yes View: No : Complex / Subdiv: Services Connected: Elect	Bedrood Bathroo D Full Bat Half Ba ricity, Natural g: 4 Covered	oms: hs: ths:	6 5 1 anitary Sev	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour:	Year: 2017 Utilities?: No 29-324-017 m Sewer, Water
Construction: Frame - Wood Exterior: Hardi Plank, Mixed, S Concrete Perimeter Full Renovations: Full ✓ of Fireplaces: 2 Fireplace Fuel: Natural Gas Vater Supply: City/Municipal Fuel/Heating: Radiant Dutdoor Area: Balcny(s) Patio(s) Do Type of Roof: PL EPP35633 LT 15 E	Reno. Year: R.I. Plumbing: R.I. Fireplaces:	No Property Di PAD Rental Fixtures Lee Fixtures Rn Floor Finish	l: Freehold N sc.: Yes sed:No : vd: No :			o School Bu	IS:
amenities: Air Cond./Central ite Influences: Central Location		/DW, Garage Door Opene	, Microwave, S	ecurity -	RI, Smoke	Alarm, Va	cuum Bit. In
Main Family Room 1 Main Dining Room 1 Main Kitchen 1 Main Eating Area 1 Above Master Bedroom Above Bedroom 1 Above Bedroom 1 Above Bedroom	Dimensions Floor 11'4 x 12'8 Bsmt 5'11 x 14' Bsmt 2'11 x 11'4 Bsmt 5'11 x 11'10 Ismt 5'11 x 11'10 Ismt 5'11 x 11'10 Ismt 16'4 x 12'4 12'8 x 11' 1'10 x 10' 10'4 x 10'2 15'7 x 15' Istical statements	Type Recreation Kitchen Bedroom Bedroom	Dimensions 15'7 x 15' 15'7 x 12'5 9'3 x 8'5 8'7 x 8'7 x x x x x x x x x x	Floor	r Ty	/pe	Dimensions X X X X X X X X X
iinished Floor (Main): 1,278 iinished Floor (Above): 1,138 iinished Floor (Below): 0 iinished Floor (Basement): 1,267 iinished Floor (Total): 3,683 s Jnfinished Floor: 0 Grand Total: 3,683 s	# of Rooms:14 # of Kitchens: 2 # of Levels: 3 Suite: Licensed S G. ft. Crawl/Bsmt. Heigh Beds in Basement Basement: Fully	nt: : 2 Beds not in Baseme	Bath 1 2 3 4	Floor Above Above Above Main Bsmt Bsmt	# of Pieces 5 4 4 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Ensuite? Yes Yes No No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

COURT ORDER SALE!! Don't miss your chance to buy THIS BEAUTIFUL 3 level home in Fraser Heights. ONLY 2 year old CUSTOM BUILT with 2 bedroom "Legal Suite". Beautiful white 32"x32" tiles throughout main with engineered hardwood upstairs. High efficiency heat pump, solid wood doors, pine shaker cabinets in kitchen w/ Moroccan glass tile back splash plus Brazilian granite waterfall island, Quick access to Highway 1 and Highway 17. Close to Banks, Starbucks, Tim Horton's, Nester Market, Clinic, Sushi, Yoga and many more! Fraser Heights Secondary School Catchment. 5 mins driving to Pacific Academy. Let this GEM in Fraser Heights welcome YOU. OPEN HOUSE SAT&SUN 1-3PM

isting Broker(s): RE/MAX Aldercenter	Realty				4sa foot			
inished Floor (inished Floor (inished Floor (inished Floor (inished Floor (Infinished Floo rand Total:	Above): 701 Below): 0 Basement): 1,654 Total): 4,009 sq.	Beds in Basemen Basement: Full		ot in Basement: 4	Bath 1 2 3 4 5 6 7 8	Floor Main Main Above Bsmt	# of Pieces 2 3 4 4	Ensuite? No Yes No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Main Main Main Main Main Above Above Above	Living Room 2 Kitchen 1 Eating Area 1 Master Bedroom 1 Den 1 Laundry 1 Bedroom 1 Bedroom 1 Bedroom 1	imensions Floor 0' x 16' Bsmt 6' x 16' Bsmt 3' x 12' Bsmt 0' x 10' 0' x 8' 3' x 12' Bsmt 3' x 12' Bsmt 2' x 12' 3' x 12' 3' x 24' 0' x 24'	Bedroo Bedroo	2 0m 1 0m 1	mensions 0' x 16' 6' x 12' 4' x 10' 7' x 15' x x x x x x x x x x x x	Floor	Ty	/pe	Dimensions X X X X X X X X X
egal: menities: ite Influences: eatures:	LOT 5 BLOCK 5N PLAN In Suite Laundry Cul-de-Sac, Private Yan			AND DISTRICT 36	EXCEPT	PLAN RO	AD EPP602	27	
/ater Supply:	Natural Gas City/Municipal Electric, Natural Gas	Reno. Year: R.I. Plumbing: R.I. Fireplaces:	1	Title to Land: Fra Property Disc.: No PAD Rental: Fixtures Leased: No Fixtures Rmvd: No Floor Finish: La)):		l/Mixed		
onstruction: xterior: oundation:	2 Storey w/Bsmt., Carr Frame - Wood Mixed, Vinyl Concrete Perimeter	-		Total Parking: 6 Parking: Garage; Dist. to Public Tran	sit: 1			g Access: F School Bu	
			View: Complex / Subo Services Conne	Yes: River div: Royal Heig cted: Electricity,	hts		nitary Sev	ver, Storr	n Sewer, Water
			Council Apprv? If new, GST/HS					P.I.D.: 0	Utilities?: No 25-736-400 irtual Tour URL
			Lot Area (sq.ft. Flood Plain: Rear Yard Exp:	No	Full Bath Half Bat		3 1	Zoning: Gross Ta For Tax	+- /
			Sold Date: Meas. Type: Depth / Size:	Feet	Frontage Bedroon Bathroo	ns:	32.80 6 4	-	Price: \$1,199,000 Year Built: 2004 15
Ctive 2318624 Goard: F House with Ac	reage		Nort Roya	EENS PLACE th Surrey Il Heights 3V 2S2					dential Detached 51,099,000 (LP) (SP) M
			Nikki (RE/MAX Phone: www	sented by: Cvitanovi (Select Realty 778-926-6464 .nikkicvit.ca @remax.net	C			s	elect ¹ Realty

Bring the Whole Family! Large Royal Heights home with River views. Expansive private lot with 484sq foot Guest cottage. Home needs some TLC but has immense potential. Open concept kitchen/living room, master on the main, and lots of space for parking. Please allow notice for showings.

			N	Presented by: ikki Cvitan RE/MAX Select Real Phone: 778-926-646 www.nikkicvit.ca nikkic@remax.net	.y			s	REMEX elect Realty
Ctive 2 330947 Board: F Iouse/Single	Family			7457 2B AVEN South Surrey White Rc Pacific Douglas V2S 6R9	-				dential Detached 51,095,000 (LP) (SP) M
			Depth Lot A Flood Rear Count If new View: Comp	. Type: Feet n / Size: 13.40 rea (sq.ft.): 3,984.00 Plain: Yard Exp: cil Apprv?: w, GST/HST inc?:	Bedroor Bathroc Full Bat Half Bat	ms: hs: hs:	43.95 5 4 2	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	<i>+0,=10101</i>
nstruction: tterior: pundation: ain Screen: enovations: of Fireplaces replace Fuel: ater Supply: lel/Heating: utdoor Area: pe of Roof: gal: menities:	Mixed, Stone, Viny Concrete Perimete S: 2 Propane Gas City/Municipal Electric, Forced Ai Balcony(s), Fence	er Reno. R.I. Pi R.I. Fi d Yard, Patio(s) BLK 1N LD 36 S Playground	umbing: replaces: EC 32 RNG 1E	Dist. to Publi Title to Land Property Dis PAD Rental: Fixtures Leas Fixtures Rm Floor Finish:	rage; Double c Transit: : Freehold N c.: Yes red: No :		Dist. to	g Access:	s:
eatures: loor fain fain fain fain bove bove bove bove	ClthWsh/Dryr/Fro Type Living Room Kitchen Dining Room Den Kitchen Master Bedroom Bedroom Bedroom Loft	Ig/Stve/DW, Gam Dimensions 15'4 x 13' 16' x 14' 16' x 15' 10' x 10' 6' x 12' 14' x 12' 11' x 10' 12' x 10' 9' x 10'			Dimensions 11' x 10' 12' x 10' 13' x 15' x x x x x x x x x x	Floor	Τ	уре	Dimensions x x x x x x x x x x x x
Ismt nished Floor nished Floor nished Floor nished Floor nished Floor	(Above): 1,15 (Below): (Basement): 1,21 (Total): 3,53	3 # of Kito 0 # of Lev 7 Suite: 4 sq. ft. Crawl/Bs Beds in Beds in	hens: 2	Beds not in Basemen ed	x Bath 1 2 3 4 t: 3 5 6	Floor Main Above Above Above Bsmt Bsmt	# of Pieces 2 5 4 4 4 2 2	Ensuite? No Yes Yes No Yes No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

An elegantly and modern built home! Featuring 5 bedrooms, 6 bathrooms and a bright and open main floor layout with elegant light fixtures, vaulted ceilings, custom blinds and an amazing designer kitchen with quality quartz counters and a large 13 ft. island. A lovely family room for quality time, a master bedroom with a spa like ensuite and a recreation room in the basement, you could say this home has it all! Call today for more information!

			Nikk RE/N Phor	resented by: Cvitanov IAX Select Realty Ie: 778-926-6464 ww.nikkicvit.ca kic@remax.net	vic			s	elect ^V Realty
Active R2329763 Board: F House with	Acreage			DUIE CRESCE Langley Valnut Grove V1M 4B2	NT				dential Detached 1,025,000 (LP) 👓 (SP) M
			Flood Plain: Rear Yard E Council Appi If new, GST, View: Complex / S	: 416 .ft.): 60,112.80 Yes xp: South v?: /HST inc?: No :	Frontage Bedroom Bathroom Full Bath Half Bath	s: 1s: 5:	165.00 2 1 1 0	Approx. Age: Zoning: Gross Ta For Tax Inc. P.I.D.: 0	+-,
Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplace Fireplace Fue Vater Supply Fuel/Heating: Dutdoor Area Type of Roof: Regal: Amenities: Site Influence	Vinyl Concrete Perimete Partly S: 1 : Wood : Well - Shallow Electric, Wood : Fenced Yard, Patie Asphalt	er Reno. Y R.I. Plu R.I. Fire o(s) DL 53 LD 36 EXE ed	mbing: eplaces: PT PLAN PCL B (N96	5360E)	ansit: Freehold Nor No No :	, Open nStrata edule "/	Dist. to	Access: F	
Floor Main Main Main Main Main Main	Type Living Room Dining Room Kitchen Master Bedroom Bedroom Utility	Dimensions 23' x 17' 12'8 x 8' 13' x 8' 15' x 11' 11' x 8' 19' x 8' x x x	Floor Typ	2	Dimensions X X X X X X X X X X X X	Floor	Ту	pe	Dimensions x x x x x x x x x x x x
Finished Floo Finished Floo Finished Floo Finished Floo Finished Floo Jnfinished Floo	r (Above): r (Below): r (Basement): r (Total): 1,24	0 # of Kitch 0 # of Leve 0 Suite: No 3 sq. ft. Crawl/Bsr	nens: 1 Is: 1 ne nt. Height: asement: 0 Beds	s not in Basement: 2	X Bath 1 2 3 4 5 6 7	Floor Main	# of Pieces 4	Ensuite? No	Outbuildings Barn: 35 x 3 Workshop/Shed: 30 x 3 Pool: Garage Sz: Door Height:

Great buying opportunity, priced below assessed value. At 1.38 acres, and featuring a recently updated 1,243sf. rancher and 2 large, heated shops (35x30 and 30x22), this property has lots of opportunity! The rancher features an open floorplan with 2 bedrooms, 1 bathroom and nice living area with wood stove. Keep the current home and add on to it, or tear it down and build your dream home in a stunning location. Private, fenced and hedged yard, with loads of parking. Located right next to Grant's Marina, and just a short walk to the Trans Canada Trail / Derby Reach, this truly is a serene spot to call home! Do not access the property without an appointment, this is a Court Ordered Sale. Call now, and act fast!

inished Floor Infinished Flo Grand Total:	-	2,518 sq. ft.					8					
Jnfinished Flo	-	-					, ,					
inished Floor		0		asement: 0 t: Fully Finis		t in Basement:4 Separate Entry	5 6 7				Door Height:	
		2,518 sq. ft.	Crawl/Bsr	nt. Height:	D. 1	tia Dansson i f	4				Garage Sz:	
	(Basement):	0	# of Leve Suite:	.13. 🗹			3	Below	4	No	Workshop/She Pool:	eu:
nished Floor nished Floor		0 997	# of Kitch # of Leve				1	Main Main	4 3	No Yes	Barn:	
nished Floor		1,521	# of Roor				Bath	Floor	# of Pieces	Ensuite?	Outbuildi	lings
elow	Laundry	7' :	c 6'				X					
elow	Den	13'3	c 9'				x					
ain	Bedroom		c 9'4				x					x
ain ain	Bedroom	12'8 12'8					x x					X X
ain ain	Family Room Master Bedroo	14' x om 15'6 x					x x					X X
ain	Eating Area		c 9'				X					X
ain	Kitchen	16' 2		Below	Bedroo	om	16' x 11'					x
ain	Dining Room	13' :		Below	Kitche	n	10' x 8'					x
ain	Living Room	14'	c 13'	Below	Living	Room	14' x 11'		,	-		x
oor	Туре	Dime	nsions	Floor	Туре		Dimensions	Floor	Τv	/pe	Dime	ensions
e Influence: atures:	s: Central Locat Garage Door		ac, Privat	te Setting								
nenities:												
gal:		ON 21 TOWNS	SHIP 12 L	D 36 NEW \	VESTMINS	TER DISTRICT P	PLAN LMP90	034				
utdoor Area: /pe of Roof:	Balcny(s) Pat Asphalt	tio(s) Dck(s)				Floor Finish:	Laminate, N	nixed, Til	e			
el/Heating:	Forced Air, N	atural Gas				Fixtures Rmvd:	No :					
	City/Municip	al				Fixtures Leased:	No:					
	s: 1 Natural Gas		K.1. FIF(epiaces.		Property Disc.: I	NU					
enovations: of Fireplace	s• 1		R.I. Plu R I Fin	mbing: eplaces:		Property Disc.:	No					
ain Screen:			Reno.			Title to Land:	Freehold No	onStrata				
undation:	Concrete Per	imeter				Dist. to Public Tra			Dist. to	School Bu	s: Close	
terior:	Vinyl	u				rannıy. Jaidy	, bouble					
yle of Home	: 2 Storey Frame - Woo	d				Total Parking: 4 Parking: Garage		Parking: 2	2 Parking	Access: F	ront	
			100	and the second sec		THERE	<u> </u>	D. 11 -				
		1 Mar - and		Serv	vices Conne	cted: Electricit	y, Natural	Gas, Sa	nitary Sew	ver, Wate	er	
				Com	plex / Subo	liv:						
				Viev	v:	Yes: Mou	untain					
										Tour:		
T				If ne	ew, GST/HS	ST inc?:				P.I.D.: 0	18-139-027	
		23270		And Statement of S	ncil Apprv?						Utilities?: No)
Str			*		r Yard Exp:					For Tax	Year: 20:	18
The first		· ·			od Plain:	No	Half Bat	hs:	0	Gross Ta		,666.1
A. C					• •): 7,170.00	Full Bat		3	Zoning:	SF	
and the second					th / Size:	Irreg	Bathroo		3	Age:	26	
	1				is. Type:	Feet -	Bedroon		4		Year Built: 19	
					I Date:	- .	-	e (feet):	44.00	-	Price: \$824,9	
louse/Single	e Family					2X 1R6					-	_
loard: V	F 1					Central						5P) M
2326795				Maple Ridge						ACSI.	\$784,900 (L	
ctive				2	3778 1	24A STREE	F			Resi	dential Detach	ed
					nikkic	@remax.net					,	
TEL.					www	.nikkicvit.ca				s	elect Realty	
1 Talla						778-926-6464						
0/ 113				•		Select Realty						
				N	Jikki (Cvitanov	vic				REVIEX	

in size and the flat level lot is 7,170 sq. ft.

			Nikki RE/MAJ Phone: WWW	Sented by: Cvitanov (Select Realty 778-926-6464 v.nikkicvit.ca :@remax.net	ic			s	REFINER elect ^V Realty	
Active R2328467 Board: F		11327 91 AVENUE N. Delta					Residential Detached \$779,000 (LP)			
House/Single	Family			nieville 4C 3J7					(SP) 🚺	М
			Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subo	No : 5T inc?: No :	Frontage Bedrooms Bathroom Full Baths Half Baths	5: 5: :	80.00 4 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	+-,).30
Style of Home:			and the second se	cted: Natural Ga	as, Sanitar Covered Pa		-	Sewer, W		
ireplace Fuel:	terior: Stucco, Vinyl undation: Concrete Perimeter in Screen: Reno. Year: enovations: R.I. Plumbing: of Fireplaces: 2 R.I. Fireplaces: replace Fuel: Wood ater Supply: City/Municipal lel/Heating: Forced Air utdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundecl rep of Roof: Tar & Gravel			Parking: Add. Parking Avail., Carport; Single, Garage; Single Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold NonStrata Property Disc.: No PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Hardwood, Laminate, Wall/Wall/Mixed					-	
amenities: Site Influences Seatures:	In Suite Laundry, S	-	y, Shopping Nearby							
Main Main Main Main Main Bsmt Bsmt	Type Living Room Dining Room Kitchen Master Bedroom Bedroom Bedroom Recreation Bedroom Laundry	Dimensions 16'11 x 12'1 11'4 x 9'1 12'9 x 8'3 11'11 x 10'3 10'3 x 8'1 11'9 x 8'1 25'8 x 11'6 13' x 10' 11'1 x 10' x	Floor Type	D	imensions X X X X X X X X X X X X X	Floor	Т	/pe	Dimensio X X X X X X X X X	ns
Finished Floor (Finished Floor (Finished Floor (Finished Floor (Unfinished Floor Grand Total:	Above): 0 Below): 0 Basement): 794 Total): 1,859 r: 0	 # of Roor # of Kitch # of Leve Suite: No Sq. ft. 	ens: 1 Is: 2 ne nt. Height:	ot in Basement: 3	Bath 1	Floor Above Bsmt	# of Pieces 4 3	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 12 Door Height:	2 X 2

Split entry home located in a quiet North Delta neighbourhood. Nice corner lot close to all amenities and schools. The exterior is renovated and features new vinyl windows, a large covered sundeck with storage area, and ample parking. The main floor features an updated 4 piece washroom and bedroom, the remainder of the main floor requires updating. The basement is partially finished and has a one bedroom suite potential. This is a great starter home for first time buyers. This property requires a handyman's touch but is priced right at \$779,000 for a quick sale. Addendum A to form a part of Contract of Purchase and Sale. Please call for more information and showings.

		Nikki (RE/MAX Phone: www	eented by: Cvitanovi (Select Realty 778-926-6464 .nikkicvit.ca @remax.net	C		Se	REMEX elect ^V Realty	
Active R2328081 Board: F House/Single Family		25553 68 AVENUE Langley County Line Glen Valley V4W 1T9				Resid	lential Detached \$695,000 (LP) (SP) M	
		Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS	Feet): 23,523.00 No	Frontage (f Bedrooms: Bathrooms: Full Baths: Half Baths:	2	Approx. Y Age: Zoning: Gross Tax For Tax Y Tax Inc. I		
		View: Complex / Subo Services Conne	Yes: Count liv: cted: Electricity	ryside				
Style of Home: Rancher/Bungalow Construction: Frame - Wood Exterior: Other Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 0 Fireplace Fuel: Well - Drilled Water Supply: Well - Drilled Fuel/Heating: Natural Gas Outdoor Area: None Type of Roof: Asphalt Legal: PL NWP1440 LT 24 LD Amenities: Site Influences: Private Setting, Private Features: Private Setting, Private		PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Other PARCEL B, (REF PL 9635).						
Floor Type Di Main Living Room 1 Main Kitchen 1 Main Master Bedroom 10	imensions Floor 3' x 15'6 3' x 15'5 '6 x 10'3 0' x 10' x x x x x x x x x x	Туре	Dir	nensions X X X X X X X X X X X X	Floor Ty	pe	Dimensions X X X X X X X X X	
Finished Floor (Main):800Finished Floor (Above):0Finished Floor (Below):0Finished Floor (Basement):0Finished Floor (Total):800 sq.Unfinished Floor:0Grand Total:800 sq.	# of Rooms:4 # of Kitchens: 1 # of Levels: 1 Suite: None ft. Crawl/Bsmt. Heig Beds in Basemen Basement: Craw	t: 0 Beds no	ot in Basement: 2	Bath F	loor # of Pieces lain 3	Ensuite? No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:	
Listing Broker(s): RE/MAX Nyda Realty Desirable Glen Valley living with plen home is either a great fixer upper or y from HWY 1. Don't miss out!	ity of opportunity! I							