



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
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nikkic@remax.net



Active
R2331236
Board: V
House/Single Family

6233 GARRISON COURT

Richmond
Riverdale RI
V7C 5H7

Residential Detached

\$2,480,000 (LP)

(SP)



**NO IMAGE
AVAILABLE**

Sold Date: Frontage (feet): **66.00** Original Price: **\$2,480,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2003**
Depth / Size: **120** Bathrooms: **6** Age: **16**
Lot Area (sq.ft.): **7,954.00** Full Baths: **5** Zoning: **RS1E**
Flood Plain: Half Baths: **1** Gross Taxes: **\$7,213.40**
Rear Yard Exp: **North** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **025-502-875**
Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Hot Water, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Other**

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

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**

Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1/2 BLK**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: FOYER AND DINING ROOM CHANDLIER**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL BCP1639 LT 2 BLK 4N LD 36 SEC 12 RNG 7W**

Amenities: **Air Cond./Central, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Treed**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Jetted Bathtub, Microwave,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Above	Bedroom	13'4 x 12'6			x
Main	Dining Room	12'4 x 13'	Above	Bedroom	12' x 12'2			x
Main	Kitchen	13'6 x 12'	Above	Bedroom	12'6 x 11'			x
Main	Kitchen	9'6 x 6'			x			x
Main	Nook	16'6 x 10'			x			x
Main	Family Room	17' x 13'6			x			x
Main	Den	11'2 x 11'2			x			x
Main	Bedroom	12' x 11'			x			x
Main	Media Room	21'2 x 12'6			x			
Above	Master Bedroom	16' x 15'			x			

Finished Floor (Main): **2,289**
Finished Floor (Above): **1,337**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,626 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,626 sq. ft.**

of Rooms: **13**
of Kitchens: **2**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

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

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

Listing Broker(s): **Multiple Group Hans Wong Rlty.**

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!



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Active
R2298104
Board: V
House/Single Family

7530 BULLER AVENUE

Burnaby South
Metrotown
V5J 4S8

Residential Detached

\$2,248,000 (LP)

(SP)



Sold Date: Frontage (feet): **76.00** Original Price: **\$2,798,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1924**
Depth / Size: **160.00** Bathrooms: **4** Age: **94**
Lot Area (sq.ft.): **12,160.00** Full Baths: **4** Zoning: **R5**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$8,527.00**
Rear Yard Exp: **East** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-544-318**
Tour:

View: **No :**
Complex / Subdiv: **ROYAL OAK COMMUNITY PLAN**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Concrete Frame**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 21 EXCEPT PART SUBDIVIDED BY PLAN 27594 DISTRICT LOT 97 GROUP 1NEW WESTMINSTER DISTRICT PLAN 15922**

Amenities: **None**

Site Influences: **Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 16'			x			x
Main	Kitchen	15' x 10'			x			x
Main	Dining Room	16' x 15'			x			x
Main	Bedroom	15' x 10'			x			x
Main	Bedroom	15' x 10'			x			x
Above	Master Bedroom	24' x 14'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	10' x 9'			x			x
Below	Recreation	16' x 13'			x			
Below	Bedroom	16' x 15'			x			

Finished Floor (Main):	1,692	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	900	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,600	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total):	4,192 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 6	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	4,192 sq. ft.		7				
			8				

Listing Broker(s): **Royalty Group Realty Inc.**

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.



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Active
R2319390
Board: V
House/Single Family

11811 WOODHEAD ROAD

Richmond
East Cambie
V6X 1J3

Residential Detached

\$1,999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$1,999,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2015
Depth / Size: 132	Bathrooms:	6	Age: 4
Lot Area (sq.ft.): 8,712.00	Full Baths:	5	Zoning: RS1/E
Flood Plain:	Half Baths:	1	Gross Taxes: \$6,089.18
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-567-443
			Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **PL NWP15577 LT 30 BLK 5N LD 36 SEC 36 RNG 6W.**

Amenities:

Site Influences: **Central Location, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'	Above	Bedroom	12' x 14'			x
Main	Dining Room	12' x 13'	Above	Bedroom	11'9 x 11'8			x
Main	Kitchen	18' x 14'	Above	Bedroom	12'0 x 11'2			x
Main	Wok Kitchen	14' x 6'			x			x
Main	Family Room	21' x 14'			x			x
Main	Office	11' x 10'			x			x
Main	Bedroom	12' x 11'			x			x
Main	Recreation	12' x 11'			x			x
Main	Bedroom	10' x 11'			x			
Above	Master Bedroom	16'2 x 14'5			x			

Finished Floor (Main):	2,466	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,371	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Legal Suite	3	Main	2	No	Pool:
Finished Floor (Total):	3,837 sq. ft.	Crawl/Bsmt. Height:	4	Above	6	Yes	Garage Sz:
		Beds in Basement: 0	5	Above	4	No	Door Height:
Unfinished Floor:	0	Basement: None	6	Above	5	Yes	
Grand Total:	3,837 sq. ft.		7				
			8				

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

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.



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Active
R2323433
Board: V
House/Single Family

4855 SMITH AVENUE

Burnaby South
Central Park BS
V5G 2W3

Residential Detached

\$1,599,000 (LP)

(SP)



Sold Date:	Frontage (feet):	79.00	Original Price: \$1,799,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1911
Depth / Size: 106	Bathrooms:	2	Age: 108
Lot Area (sq.ft.): 8,374.00	Full Baths:	2	Zoning: R5
Flood Plain:	Half Baths:	0	Gross Taxes: \$7,268.68
Rear Yard Exp: West			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-627-652
			Tour:

View: **Yes: NORTH SHORE MOUNTAINS**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Tile - Concrete**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage, Single**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

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

Legal: **PL NWP28956 LT 92 DL 35 LD 36. GROUP 1.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 12'	Bsmt	Laundry	18' x 10'			x
Main	Dining Room	15' x 10'	Bsmt	Workshop	13' x 10'			x
Main	Kitchen	13' x 11'			x			x
Main	Solarium	18' x 6'			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Bedroom	14' x 11'			x			x
Main	Bedroom	12' x 11'			x			x
Main	Den	11' x 8'			x			x
Main	Storage	6' x 3'			x			
Bsmt	Bedroom	18' x 14'			x			

Finished Floor (Main): **1,848**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **250**
Finished Floor (Total): **2,098 sq. ft.**

Unfinished Floor: **1,514**
Grand Total: **3,612 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Full, Partly Finished, Separate Entry**

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

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

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

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!



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Active
R2312779
Board: V
House/Single Family

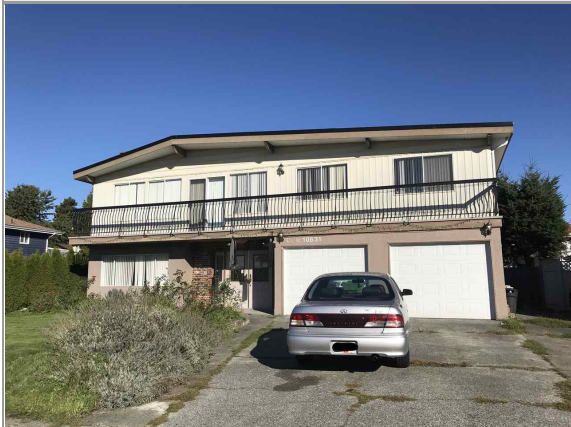
10631 HOGARTH DRIVE

Richmond
Woodwards
V7E 3Z7

Residential Detached

\$1,510,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$1,599,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1975
Depth / Size: 102.46	Bathrooms:	3	Age: 44
Lot Area (sq.ft.): 6,147.00	Full Baths:	3	Zoning: RES
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$4,868.25
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-418-405
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Tar & Gravel**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

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

Legal: **PL NWP44147 LT 181 BLK 4N LD 36 SEC 31 RNG 6W.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 13'3	Below	Kitchen	13'0 x 12'0			x
Main	Dining Room	11'5 x 10'0	Below	Bedroom	13'3 x 8'6			x
Main	Kitchen	10'9 x 9'0	Below	Bedroom	11'0 x 10'3			x
Main	Eating Area	10'8 x 9'0			x			x
Main	Master Bedroom	16'0 x 12'0			x			x
Main	Bedroom	13'10 x 9'10			x			x
Main	Bedroom	13'4 x 9'4			x			x
Main	Family Room	11'6 x 10'10			x			x
Main	Family Room	13'0 x 13'0			x			
Below	Living Room	13'0 x 11'6			x			

Finished Floor (Main): **1,501**
Finished Floor (Above): **0**
Finished Floor (Below): **919**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,420 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,420 sq. ft.**

of Rooms: **13**
of Kitchens: **2**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Fully Finished**

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

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

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

Sutton Centre Realty

Great basemen entry home in Prime Richmond Woodward location. 3 good sized bedrooms on the main level. Master bedroom has a 4 piece en-suite bathroom. 2 bedroom on the level below. Spacious family room on both levels. Well kept in a family friendly neighbourhood area. Close to school and shopping. School catchment: Maple Lane Elementary and Steveston-London Secondary.



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Active
R2328116
Board: V
House/Single Family

4868 SMITH AVENUE
Burnaby South
Central Park BS
V5G 2W4

Residential Detached
\$1,395,000 (LP)
(SP)



Sold Date:	Frontage (feet):	58.00	Original Price: \$1,395,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1949
Depth / Size: 116	Bathrooms:	2	Age: 69
Lot Area (sq.ft.): 6,728.00	Full Baths:	1	Zoning: R5
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,938.66
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-465-752
			Tour:
View:	Yes: NORTH SHORE MOUNTAIN		
Complex / Subdiv:			
Services Connected:	Electricity, Water		

Style of Home: **Rancher/Bungalow, Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Side**
Parking: **Carport; Multiple, Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL NWP1563 BLK 40 DL 35 LD 36. GROUP 1, S1/2 PCL A (EXPL11520) LOT 1 & N1/2 LOT 2.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 12'5	Below	Workshop	12' x 8'			x
Main	Dining Room	9'8 x 8'5			x			x
Main	Kitchen	9'10 x 8'5			x			x
Main	Nook	9'2 x 6'7			x			x
Main	Master Bedroom	13'6 x 11'			x			x
Main	Bedroom	9'10 x 9'			x			x
Below	Recreation	16' x 11'			x			x
Below	Bedroom	15' x 10'10			x			x
Below	Bedroom	11' x 8'7			x			
Below	Laundry	11' x 11'			x			

Finished Floor (Main):	953	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	850	# of Levels: 2	2	Below	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,803 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Unfinished Floor:	0	Basement: Full, Partly Finished, Separate Entry	6				
Grand Total:	1,803 sq. ft.		7				
			8				

Listing Broker(s): **Coldwell Banker Westburn Rlty.**

Court Ordered Sale. Attention 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.



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Active
R2329127

Board: V
House/Single Family

1086 W 17TH STREET

North Vancouver
Pemberton NV
V7P 1W2

Residential Detached

\$1,299,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,299,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1959
Depth / Size: 135	Bathrooms:	2	Age: 60
Lot Area (sq.ft.): 6,750.00	Full Baths:	2	Zoning: RSPH
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,785.16
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 004-594-371
			Tour:

View: **Yes: City line views.**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **: Court ordered sale, where is as.**
Floor Finish:

Legal: **PL VAP10310 LT B DL 552 LD 36. BLOCK 31 & 45, GROUP 1.**

Amenities:

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	13' x 19'			x			x
Above	Dining Room	13' x 9'			x			x
Above	Kitchen	12' x 11'			x			x
Above	Master Bedroom	15' x 12'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	12' x 10'			x			x
Main	Office	15' x 10'			x			x
Main	Great Room	28' x 12'			x			x
Main	Media Room	15' x 10'			x			x
		x			x			

Finished Floor (Main): **909**
Finished Floor (Above): **1,137**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,046 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,046 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

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

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

Listing Broker(s): **88West Realty Ltd.**

Excellent convenient location! At an unbeatable price! This two story family house is close to shopping centers - Capilano Mall - and resturants. Most errands can be accomplished on foot. Public transit is only a block away. This property is offered for sale by court.



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Active
R2328080
Board: F
House/Single Family

15922 105 AVENUE

North Surrey
Fraser Heights
V4N 3J4

Residential Detached
\$1,249,000 (LP)
(SP)



Sold Date: Frontage (feet): **44.00** Original Price: **\$1,249,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2016**
Depth / Size: Bathrooms: **6** Age: **3**
Lot Area (sq.ft.): **4,161.00** Full Baths: **5** Zoning: **RF-12**
Flood Plain: Half Baths: **1** Gross Taxes: **\$5,387.45**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **Yes** P.I.D.: **029-324-017**
Tour:
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: **Hardi Plank, Mixed, Stone**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: **Full**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL EPP35633 LT 15 BLK 5N LD 36 SEC 22 RNG 1W.**

Amenities: **Air Cond./Central**

Site Influences: **Central Location**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security - RI, Smoke Alarm, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 12'8	Bsmt	Recreation	15'7 x 15'			x
Main	Family Room	15'11 x 14'	Bsmt	Kitchen	15'7 x 12'5			x
Main	Dining Room	12'11 x 11'4	Bsmt	Bedroom	9'3 x 8'5			x
Main	Kitchen	15'11 x 11'10	Bsmt	Bedroom	8'7 x 8'7			x
Main	Eating Area	15'11 x 9'			x			x
Above	Master Bedroom	16'4 x 12'4			x			x
Above	Bedroom	12'8 x 11'			x			x
Above	Bedroom	11'10 x 10'			x			x
Above	Bedroom	10'4 x 10'2			x			
Bsmt	Living Room	15'7 x 15'			x			

Finished Floor (Main): **1,278**
Finished Floor (Above): **1,138**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,267**
Finished Floor (Total): **3,683 sq. ft.**
Unfinished Floor: **0**
Grand Total: **3,683 sq. ft.**

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

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

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

Listing Broker(s): **Royal LePage Global Force Realty**

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



Presented by:
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Active
R2318624

Board: F
House with Acreage

9650 QUEENS PLACE

North Surrey
Royal Heights
V3V 2S2

Residential Detached

\$1,099,000 (LP)

(SP)



Sold Date: Frontage (feet): **32.80** Original Price: **\$1,199,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2004**
Depth / Size: Bathrooms: **4** Age: **15**
Lot Area (sq.ft.): **56,628.00** Full Baths: **3** Zoning: **RES**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,521.76**
Rear Yard Exp: **North** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **025-736-400**
Tour: **Virtual Tour URL**

View: **Yes: River, City, Mountain**
Complex / Subdiv: **Royal Heights**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 5 BLOCK 5N PLAN BCP7209 SEC 34&35 RANGE 3W LAND DISTRICT 36 EXCEPT PLAN ROAD EPP6027**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 16'	Bsmt	Office	20' x 16'			x
Main	Kitchen	16' x 16'	Bsmt	Bedroom	16' x 12'			x
Main	Eating Area	13' x 12'	Bsmt	Bedroom	14' x 10'			x
Main	Master Bedroom	18' x 14'	Bsmt	Storage	17' x 15'			x
Main	Den	10' x 10'			x			x
Main	Laundry	10' x 8'			x			x
Above	Bedroom	13' x 12'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	12' x 12'			x			
Bsmt	Recreation	30' x 24'			x			

Finished Floor (Main):	1,654	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	701	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,654	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	4,009 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
		Beds in Basement: 2	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	4,009 sq. ft.	Beds not in Basement: 4	7				
			8				

Listing Broker(s): **RE/MAX Aldercenter 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.



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Active
R2330947
Board: F
House/Single Family

17457 2B AVENUE
South Surrey White Rock
Pacific Douglas
V2S 6R9

Residential Detached
\$1,095,000 (LP)
(SP)



Sold Date: Frontage (feet): **43.95** Original Price: **\$1,095,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2014**
Depth / Size: **13.40** Bathrooms: **6** Age: **5**
Lot Area (sq.ft.): **3,984.00** Full Baths: **4** Zoning: **SFR**
Flood Plain: Half Baths: **2** Gross Taxes: **\$5,245.33**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **028-785-037**
Tour:
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

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

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

Total Parking: **3** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL BCP50128 LT 9 BLK 1N LD 36 SEC 32 RNG 1E.**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 13'	Bsmt	Bedroom	11' x 10'			x
Main	Kitchen	16' x 14'	Bsmt	Bedroom	12' x 10'			x
Main	Dining Room	16' x 15'	Bsmt	Family Room	13' x 15'			x
Main	Den	10' x 10'			x			x
Main	Kitchen	6' x 12'			x			x
Above	Master Bedroom	14' x 12'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Loft	9' x 10'			x			
Bsmt	Recreation	14' x 10'			x			

Finished Floor (Main):	1,164	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,153	# of Kitchens:	2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,217	Suite:		3	Above	4	Yes	Pool:
Finished Floor (Total):	3,534 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 3	5	Bsmt	4	Yes	Door Height:
Grand Total:	3,534 sq. ft.	Basement: Fully Finished		6	Bsmt	2	No	
				7				
				8				

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

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!



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Active
R2329763

Board: F
House with Acreage

20838 LOUIE CRESCENT

Langley
Walnut Grove
V1M 4B2

Residential Detached

\$1,025,000 (LP)
(SP)



Sold Date: Frontage (feet): **165.00** Original Price: **\$1,025,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1950**
Depth / Size: **416** Bathrooms: **1** Age: **69**
Lot Area (sq.ft.): **60,112.80** Full Baths: **1** Zoning: **RU-5**
Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$3,220.97**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-066-270**
Tour: **Virtual Tour URL**

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

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **Well - Shallow**
Fuel/Heating: **Electric, Wood**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **9999**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: **4** Parking Access: **Front**
Parking: **Add. Parking Avail., Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No : See Schedule "A"**
Floor Finish: **Hardwood, Mixed**

Legal: **PL NWP4283 LT 2 DL 53 LD 36 EXEPT PLAN PCL B (N96360E)**

Amenities: **Workshop Detached**

Site Influences: **Marina Nearby, Private Setting, Private Yard, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 17'			x			x
Main	Dining Room	12'8 x 8'			x			x
Main	Kitchen	13' x 8'			x			x
Main	Master Bedroom	15' x 11'			x			x
Main	Bedroom	11' x 8'			x			x
Main	Utility	19' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,243	# of Rooms:	6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn: 35 x 30
Finished Floor (Below):	0	# of Levels:	1	2				Workshop/Shed: 30 x 22
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	1,243 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2	5				Door Height:
Unfinished Floor:	0	Basement:	None	6				
Grand Total:	1,243 sq. ft.			7				
				8				

Listing Broker(s): **Momentum Realty Inc.**

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!



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Active
R2326795
Board: V
House/Single Family

23278 124A STREET

Maple Ridge
East Central
V2X 1R6

Residential Detached

\$784,900 (LP)

(SP)



Sold Date: Frontage (feet): **44.00** Original Price: **\$824,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1993**
Depth / Size: **Irreg** Bathrooms: **3** Age: **26**
Lot Area (sq.ft.): **7,170.00** Full Baths: **3** Zoning: **SF**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,666.19**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **018-139-027**
Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
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: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 7 SECTION 21 TOWNSHIP 12 LD 36 NEW WESTMINSTER DISTRICT PLAN LMP9034**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting**
Features: **Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'	Below	Living Room	14' x 11'			x
Main	Dining Room	13' x 10'	Below	Kitchen	10' x 8'			x
Main	Kitchen	16' x 9'	Below	Bedroom	16' x 11'			x
Main	Eating Area	9' x 9'			x			x
Main	Family Room	14' x 14'			x			x
Main	Master Bedroom	15'6 x 13'			x			x
Main	Bedroom	12'8 x 11'			x			x
Main	Bedroom	12' x 9'4			x			x
Below	Den	13'3 x 9'			x			
Below	Laundry	7' x 6'			x			

Finished Floor (Main):	1,521	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	997	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	4	No	Pool:
Finished Floor (Total):	2,518 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Grand Total:	2,518 sq. ft.	Basement: Fully Finished, Part, Separate Entry	6				
			7				
			8				

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

Beautiful family home on a quiet cul-de-sac. Basement entry home with a 1 bedroom ground level basement suite. 3 bedrooms up with 2 baths and a family room as well. Lovely large deck overlooking the oversized completely fenced in backyard. Kitchen is bright and spacious connected to the family room. Double car garage with room for RV parking as well. Nice views of Golden Ears from the large Living Room window. Home is 2,518 sq. ft. in size and the flat level lot is 7,170 sq. ft.



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Active
R2328467
Board: F
House/Single Family

11327 91 AVENUE

N. Delta
Annieville
V4C 3J7

Residential Detached

\$779,000 (LP)

(SP)



Sold Date: Frontage (feet): **80.00** Original Price: **\$779,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1964**
Depth / Size: **83.93** Bathrooms: **2** Age: **55**
Lot Area (sq.ft.): **6,716.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,380.30**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-353-275**
Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Single, Garage; Single**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Laminate, Wall/Wall/Mixed**

Legal: **PL NWP18486 LT 9 DL 15 LD 36. GROUP 2.**

Amenities: **In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 12'1			x			x
Main	Dining Room	11'4 x 9'1			x			x
Main	Kitchen	12'9 x 8'3			x			x
Main	Master Bedroom	11'11 x 10'3			x			x
Main	Bedroom	10'3 x 8'1			x			x
Main	Bedroom	11'9 x 8'1			x			x
Bsmt	Recreation	25'8 x 11'6			x			x
Bsmt	Bedroom	13' x 10'			x			x
Bsmt	Laundry	11'1 x 10'			x			x
		x			x			
Finished Floor (Main):	1,065	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Above	4	No	Barn:	
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:	
Finished Floor (Basement):	794	Suite: None	3				Pool:	
Finished Floor (Total):	1,859 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 12 X 25	
Unfinished Floor:	0	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:	
Grand Total:	1,859 sq. ft.	Basement: Partly Finished	6					
			7					
			8					

Listing Broker(s): **Century 21 AAA Realty Inc.**

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.



Presented by:
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Active
R2328081
Board: F
House/Single Family

25553 68 AVENUE
Langley
County Line Glen Valley
V4W 1T9

Residential Detached
\$695,000 (LP)
(SP)



Sold Date:	Frontage (feet):	151.10	Original Price: \$695,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1945
Depth / Size:	Bathrooms:	1	Age: 73
Lot Area (sq.ft.): 23,523.00	Full Baths:	1	Zoning: RU-3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,271.38
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-192-121
			Tour:
View:	Yes: Countryside		
Complex / Subdiv:			
Services Connected:	Electricity		

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **Well - Drilled**
Fuel/Heating: **Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Other**

Legal: **PL NWP1440 LT 24 LD 36 SEC 14 TWP 11. PARCEL B, (REF PL 9635).**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'6			x			x
Main	Kitchen	13' x 15'5			x			x
Main	Master Bedroom	10'6 x 10'3			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	800	# of Rooms: 4	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	800 sq. ft.	Crawl/Bsmt. Height: 6'	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Beds not in Basement: 2	6				
Grand Total:	800 sq. ft.	Basement: Crawl	7				
			8				

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

Desirable Glen Valley living with plenty of opportunity! If you are looking for a peaceful setting, you found it here on this quiet dead end road! This home is either a great fixer upper or you could build your dream home on your dream property. Enjoy the tranquil location while being only minutes from HWY 1. Don't miss out!