| | | | Nikki RE/MA Phone: www | sented by: Cvitanov X Select Realty 778-926-6464 v.nikkicvit.ca c@remax.net | /ic | | | Select [¥] Realty |
|--|--|--|---|--|--|-------------------------------|---|---|
| Active R2306635 Board: V House/Single Family | Ŷ | | North Bo | ID BOULEV Vancouver oulevard 7L 3X8 | ARD | | | idential Detached \$1,350,000 (LP) (SP) M |
| NC | | | Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv3 If new, GST/H View: Complex / Sub Services Conne | : ?: ST inc?: : | Frontage Bedrooms Bathroom Full Baths Half Baths | 5: 5 15: 3 5: 2 5: 1 | Approx. Age: Zoning: Gross T For Tax Tax Inc P.I.D.: (Tour: | axes: \$4,812.33 Year: 2018 . Utilities?:)14-199-653 |
| Exterior: Othe Foundation: Conc Rain Screen: Renovations: # of Fireplaces: 1 Fireplace Fuel: Woo Water Supply: City/ Fuel/Heating: Force Dutdoor Area: Balce Type of Roof: Othe | ne - Wood er crete Perimeter d /Municipal ed Air, Natural ny(s) Patio(s) er | Reno. ^v R.I. Plu R.I. Fir Gas | ımbing: eplaces: | Total Parking: 2 Parking: Carpo Dist. to Public Tr Title to Land: Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd: Floor Finish: | rt; Multiple ^{ransit:} Freehold Non Yes | - | Parking Access: Dist. to School B | us: |
| Floor Type Main Living Main Dining Main Kitche Main Eating | g Area er Bedroom oom oom eation oom | Dimensions 19'0 x 14'0 9'0 x 9'0 16'6 x 7'6 9'6 x 7'6 20'0 x 12'0 14'3 x 11'3 11'0 x 10'4 23'0 x 15'0 17'4 x 10'6 | Floor Type | | Dimensions X X X X X X X X X X | Floor | Туре | Dimensions X X X X X X X X X |
| Finished Floor (Main): Finished Floor (Above Finished Floor (Below Finished Floor (Basen Finished Floor (Total) Unfinished Floor: Grand Total: | : 1,275 :): 0): 1,100 nent): 0 : 2,375 0 2,375 | # of Root # of Kitcl # of Leve Suite: sq. ft. Beds in B Basemen sq. ft. | nens: 1 els: 2 mt. Height: | ot in Basement: 5 | Bath 1 2 3 1 4 5 6 7 8 | Main Main Below | Pieces Ensuite? 3 No 2 No 3 No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |
| Listing Broker(s): RE , Attention builders! bathrooms on a 7,3 | Very popular | Grand Boulevard | l area. Build your drea ner lot with a large gr | m home in this | RE/MAX Maste prime location d lots of park | n. 2,300 sq.: | ft home with 5 on, location, loc | bedrooms and 2.5 ation! |

| Rear Yard Exp: For Tax Year: 2017 Cuncil Appry?: Tax Inc. Utilities?: No PI.D.: 029-216-486 Tour: View: : Complex / Subdiv: Style of Home: 2 Storey Complex / Subdiv: Construction: Frame - Wood Total Parking: 6 Covered Parking: 3 Parking Concrete Perimeter Dist. to School Bus: Parking Access: Renovations: R.I. Plumbing: Property Disc:: No Property Disc:: No Parking Access: For Tax Year:: Water Supply: Cit//Municipal Pitterplaces: Dist. to School Bus: Prixures Rmod: : Property Disc:: No Parking: Radiant Dist. to Problic Transit: Dist. to School Bus: Water Supply: Cit//Municipal Fixtures Leased: No : Fixtures Leased: No : Provertor Radiant: Property Disc:: No Provertor Radiant: Pitters Ramid: : Property Disc:: Provertor Radiant: Pitters Ramid: : Pitters Ramid: : Provertor Radiant: Freehold NonStrata Fitures Ramid: : Provertor Ra | | Nikki RE/M Phone WV | resented by: Cvitanovi AX Select Realty e: 778-926-6464 vw.nikkicvit.ca kic@remax.net | с | | Se | REFINEX Belect ^V Realty |
|---|---|--|--|--|---------------------|---|--|
| Meas. Type: Feet Bedrooms: 0 Approx. Year Built: 9999 Depth / Size: 143.44 Bathrooms: 0 Age:: 9999 Depth / Size: 143.44 Bathrooms: 0 Age:: 9999 Depth / Size: 143.44 Bathrooms: 0 Age:: 9999 Depth / Size: 143.44 Bathrooms: 0 Gross Taxes: \$5,655.7 Field Plain: No Half Baths: 0 Gross Taxes: \$5,655.7 Council Apprv2: If new, GST/HST inc? Tax Inc. Utilities?: No P.1.D.: 029-216-486 Tour: Yeaw: ; ; Complex / Subdiv: Services Connected: National Apprv2: Tax Inc. Utilities?: No Steferio: Other Concrete Perimeter Rano: Vas: Total Parking: 6 Covered Parking: 3 Parking Access: Front Parking: Garage; Triple Dist. to School Bus: Title to Sc | R2238106 Board: V | I | Richmond 3oyd Park | | | | 2,100,000 (LP) |
| Legal: PL EPP366556 LT 5 BLK 4N LD 36 SEC 23 RNG 7W. Amenities: Site Influences: Features: Site Influences: Floor Type Dimensions Ploor Type Dimensions Main Living Room 0' x 0' x | Construction: Frame - Wood Exterior: Other Foundation: Concrete Perimeter Rain Screen: # of Fireplaces: 0 Fireplace Fuel: Water Supply: City/Municipal Fuel/Heating: Radiant | Meas. Type: Depth / Size: Lot Area (sq. Flood Plain: Rear Yard Ex Council Appr If new, GST/ View: Complex / Su Services Com | : 143.44 ft.): 8,076.00 No xp: v?: HST inc?: : ibdiv: nected: Natural Ga Total Parking: 6 Parking: Garage; Dist. to Public Tran Title to Land: Fro Property Disc.: No PAD Rental: Fixtures Leased: No Fixtures Rmvd: | Bedrooms: Bathrooms Full Baths: Half Baths: Covered Par Triple sit: eehold NonS | king: 3 Park | Approx. Age: Zoning: Gross Ta For Tax A Tax Inc. P.I.D.: 0 2 Tour: | Year Built: 9999 999 ZS21 xes: \$5,665.73 Year: 2017 Utilities?: No 29-216-486 |
| Finished Floor (Main): 2,334 # of Rooms:1 Bath Floor # of Pieces Ensuite? Outbuildings Finished Floor (Above): 2,062 # of Kitchens: 0 1 Bath Floor # of Pieces Ensuite? Outbuildings Finished Floor (Below): 0 # of Levels: 2 2 Workshop/Shed: Pool: Finished Floor (Basement): 0 Suite: Other 3 Pool: Garage Sz: Pool: Finished Floor: 0 Basement: 0 Beds not in Basement:0 5 Door Height: Door Height: Juffnished Floor: 0 Basement: None 6 7 Door Height: | Amenities: Site Influences: Features: Floor Type Dime Main Living Room O' | ensions Floor Type x 0' x x x x x x x x x x x x x x x x x x x | e Di | x x x x x x x x x x x x x x x | Floor | Туре | x x x x x x x |
| | Finished Floor (Main): 2,334 Finished Floor (Above): 2,062 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 4,396 sq. ft. Jnfinished Floor: 0 | # of Rooms:1 # of Kitchens: 0 # of Levels: 2 Suite: Other Crawl/Bsmt. Height: Beds in Basement: 0 Beds | not in Basement: 0 | Bath 1 2 3 4 5 6 7 | Floor # of Piec | es Ensuite? | Barn: Workshop/Shed: Pool: Garage Sz: |

Court Order Sale for under construction property, A rare opportunity to own , south facing , 5 bedrooms with 6 bathrooms home that goes into your beautiful mansion and make it unique to you after completing the building.

| Active Baard: V 4839 FRANCIS ROAD Richmond Boyd Park V7C LB Residential Detached \$2,250,000 (P) Board: V House/Single Family Sold Park V7C LB Fontage (free): V7C LB 50.39 Original Price: \$2,250,000 Approx. Year Built: 9999 Depth / Size: 143.47 Depth / Size: 15 Depth / Size: 15 D | | Ni | Presented by: ikki Cvitanov RE/MAX Select Realty Phone: 778-926-6464 www.nikkicvit.ca nikkic@remax.net | ίc | | Se | REMEX Nect ^Y Realty |
|--|--|--|---|---|-----------------|---|---|
| Meas. Type: Feet Bedrooms: 0 Approx. Year Built: 9999 Depth / Size: 143.47 Bathooms: 0 Age:: 999 Lak Area (sq.ft): 7,229.00 Full Baths: 0 Gross Taxes: \$6,632.5 Flood Plain: No Half Baths: 0 Gross Taxes: \$6,632.5 For Tax Year: 2017 Tax Inc. Utilities?: No Pathron: 22 Council Appv?: In ew, GST/HST Inc?:No Pathron: Tax Inc. Utilities?: No Style of Home: 2.Storey Gross Taxes: \$6,000 Pathron: Services Connected: Natural Gas Style of Home: 2.Storey Taxe: : : Tour: Tour: Gross Stres: Ran Stores: Rato Taxe: : : Pathron: Garage: Triple Dat. to School Bus: Tour: Dat. to School Bus: Tour: Tour: Dat. to School Bus: Tour: School Bus: Tour: X X X X X X X X X X X X X X X X X X | R2238107 Board: V | 48 | Richmond Boyd Park |) | | | 2,250,000 (LP) |
| Construction: Frame - Wood Exterior: Mixed Foundation: Rain Screen: Ra | | Meas. Depth Lot Ar Flood Rear V Counc If new View: Compl | Type: Feet / Size: 143.47 rea (sq.ft.): 7,229.00 Plain: No Yard Exp: | Bedrooms: Bathrooms: Full Baths: Half Baths: | 0 0 0 | Approx. Ye Age: Zoning: Gross Tax For Tax Ye Tax Inc. U P.I.D.: 02 | ear Built: 9999 999 ZS21 es: \$6,832.52 ear: 2017 Jtilities?: No |
| Floor Type Dimensions Floor Type Dimensions Floor Type Dimensions Main Living Room 0' x 0' x x x x x X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X < | Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Renovations: # of Fireplaces: 0 Fireplace Fuel: Water Supply: City/Municipal Fuel/Heating: Radiant Dutdoor Area: Fenced Yard Type of Roof: Asphalt Legal: PL EPP36656 LT 4 B | Reno. Year: R.I. Plumbing: R.I. Fireplaces: | Parking: Garage Dist. to Public Tra Title to Land: F Property Disc.: F PAD Rental: Fixtures Leased: F Fixtures Rmvd: Floor Finish: | ; Triple ansit: Freehold NonSt No No : | Dist. to | - | |
| Finished Floor (Main): 2,295 # of Rooms:1 Bath Floor # of Pieces Ensuite? Outbuildings Finished Floor (Above): 1,642 # of Kitchens: 0 1 1 1 Bath Floor # of Pieces Ensuite? Dutbuildings Finished Floor (Above): 0 # of Kitchens: 0 2 2 Vorkshop/Shed: Pool: Finished Floor (Basement): 0 Suite: 3 4 Pool: Garage Sz: Finished Floor: 0 Beds in Basement: 0 Beds not in Basement: 0 5 Door Height: Jufinished Floor: 0 Basement: None 7 7 Vorkshop/Shed: | Floor Type | 0' x 0' x x x x x x x x x x x x | Туре Г | x x x x x x x x x x x x x | Floor Ty | /pe | x x x x x x x x x |
| | Finished Floor (Above): 1,642 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 3,937 Unfinished Floor: 0 | # of Rooms:1 # of Kitchens: 0 # of Levels: 2 Suite: Crawl/Bsmt. Height: Beds in Basement: 0 Basement: None | Beds not in Basement: 0 | Bath Flo 1 2 3 4 5 6 7 | oor # of Pieces | | Barn: Workshop/Shed: Pool: Garage Sz: |

Court Order Sale for under construction property, A rare opportunity to own , south facing , 5 bedrooms with 6 bathrooms home that goes into your beautiful mansion and make it unique to you after completing the building.

| | Nikki C RE/MAX Phone: 7 www. | ented by: Cvitanovi Select Realty 778-926-6464 .nikkicvit.ca @remax.net | С | | | Se | REMEX lect ^V Realty |
|--|---------------------------------------|---|--|---------------------------|----------------------------------|--|--|
| Active R2238108 Board: V House/Single Family | Ricl Boy | MCIS ROAD hmond vd Park V 0V0 | | | | | ential Detached 2,350,000 (LP) (SP) M |
| Arrowski skale Storey Construction Frame - Wood Stateria Storey Soundation: Concrete Perimeter Sanovations: Concrete Perimeter Sanovations: Concrete Perimeter Sanovations: Storey Vet of Fireplaces: 0 Vet of Supply: City/Municipal Vet of Roof: Balcny(s) Patio(s) Dck(s), Fenced Yard Vet of Roof: Asphalt Legal: PL EPP36656 LT 3 BLK 4N LD 36 SEC 23 | g: 25: | No T inc?:No : liv: cted: Electricity, Total Parking: 3 Parking: Garage; 1 Dist. to Public Trans | Covered Pa Triple sit: sehold Non | : 0 5: 0 : 0 : 0 |) A) Z) G F T P | Approx. Y Age: Coning: Gross Tax For Tax Y Tax Inc. U P.I.D.: 02 Tour: | ear: 2016 Jtilities?: No 9-216-460 ont |
| ite Influences: eatures: | | | | | | | |
| Floor Type Dimensions Floor Main Living Room O' x O' x x x x x x x x x x x x x | r Type | Dir | nensions X X X X X X X X X X X X | Floor | Туре | | Dimensions X X X X X X X X X |
| Finished Floor (Main): 2,250 # of Rooms:1 Finished Floor (Above): 1,850 # of Kitchens: 0 Finished Floor (Below): 0 # of Levels: 2 Sinished Floor (Basement): 0 Suite: Other Finished Floor (Total): 4,100 sq. ft. Beds in Baseme Unfinished Floor: 0 Basement: Nor Grand Total: 4,100 sq. ft. Basement: Nor | 2 eight: ent: 0 Beds noi | t in Basement: 0 | Bath 1 2 3 4 5 6 7 8 | Floor # of | f Pieces E | | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |
| isting Broker(s): Team 3000 Realty Ltd. | | | | | | | |

Court Order Sale for under construction property, A rare opportunity to own , south facing , 5 bedrooms with 6 bathrooms home that goes into your beautiful mansion and make it unique to you after completing the building.

| | | | | Ni | RE/MAX Phone: www | sented by: Cvitanov (Select Realty 778-926-6464 .nikkicvit.ca @remax.net | vic | | | | s | REMIX elect ^V Realty |
|--|--|--|--|---|--|---|--|---|-------------------------|-----------------------|--|--|
| Active R2293303 Board: V House/Single | Family | | | 11 | Sq Brad | EPOT ROAD uamish ckendale DN 2L0 | I | | | | | dential Detached 5 1,089,000 (LP) (SP) M |
| | | | | Lot Are Flood I Rear Y Counci If new View: Comple | ate: Type: / Size: ea (sq.ft. Plain: 'ard Exp: il Apprv? , GST/HS | Feet): 0.00 : 5T inc?: : | E F H | Frontage Bedroom Bathroor Full Bath Half Bath | ns: ns: s: ns: | 4 2 2 0 | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour: | Year: 2017 Utilities?: 07-666-403 |
| Fuel/Heating: Outdoor Area: Type of Roof: Legal: Amenities: | Frame - Woo Wood Concrete Per 1 Wood City/Municip Electric Balcony(s) Asphalt | imeter al 3 LT 1 BLK 31 age | | ıbing: blaces: | PART S | Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd: | rt; Si ansit: Free Yes No : : Wall | hold No /Wall/N | nStrata | Dist. t | ng Access: | s: |
| Main Main Main Main Main Below Below | ClthWsh/Dry Type Foyer Kitchen Dining Room Bedroom Foyer Living Room Living Room Bedroom Bedroom | Dime 6'2 2 10'4 2 16' 2 12'6 2 8'8 2 6'6 2 9'6 2 13' 2 | nsions < 13'4 < 19'2 < 12' < 11'6 < 11'2 < 18' < 18' < 10' < 8'10 | wave, Other Floor Below | - See Re Type Laund | emarks, Smoke . | Dime 15' | n ensions x 10'6 x x x x x x x x x x x x x | Floor | · 1 | Туре | Dimensions X X X X X X X X X X |
| Finished Floor (Finished Floor (Finished Floor (Finished Floor (Finished Floor (Unfinished Floor Grand Total: | (Main): (Above): (Below): (Basement): (Total): pr: | 1,850 0 0 1,850 sq. ft. 1,850 sq. ft. | # of Room # of Kitche # of Levels Suite: Crawl/Bsmi Beds in Bas | ns: 1 :: 1 t. Height: | Beds no | ot in Basement: 4 | | Bath 1 2 3 4 5 6 7 8 | Floor Main Below | # of Pieces 4 3 | s Ensuite? No No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |
| | s): RE/MAX Se located on a s | - | | kendale. Bui | ld your c | Iream home or I | renov | | sting or | n this amaz | zing lot in a | great location. |

| | | | | N | RE/MAX Phone: www | Sented by: Cvitanov K Select Realty 778-926-6464 J.nikkicvit.ca C@remax.net | /ic | | | s | REFINER elect Realty |
|---|---|---|---|--|---|--|---|--------------------------------|----------------------------|---|--|
| Active 2282337 Board: V House/Single | Family | | | 45 | West | RINE DRIV Vancouver aulfeild 7W 2N8 | E | | | | dential Detached 52,499,999 (LP) (SP) M |
| | | | | Depth Lot An Flood Rear V Count If nev View: | . Type: n / Size: rea (sq.ft. Plain: Yard Exp: cil Apprv? w, GST/HS | : ST inc?: Yes: Wa | Frontag Bedrooi Bathroc Full Bat Half Bat Half Bat | hs: ths: | 130.00 3 3 2 1 | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. | + - , |
| tyle of Home: | 2 Storov | | | | | | Vater | icity, Na Parking: | | Sanitary | Sewer, Storm |
| Vater Supply: uel/Heating: | Natural Gas City/Municipa Forced Air, Na Patio(s) & De | imeter Partly al atural Gas eck(s), Sunde | R.I. Fire ck(s) | nbing: Yes places: | | Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd: | ansit: 2 Blo Freehold N No No : | | | School Bu | s: |
| menities: ite Influences eatures: | In Suite Laun : Private Settir Dishwasher, I | , ng, Private Ya | | | | igerator, Stove | | | | | |
| Main Main Main Main Main Main Above | Type Foyer Den Master Bedrood Bedroom Bedroom Laundry Living Room Family Room Kitchen Eating Area | 77) 13'11) 0m 13'7) 10'8) 10'8) 10'8) 10'8) 7'8) 7'8) 18'8) 16'4) 16'4) 14'11) | (11'1 (10'7 (9'8 (6'2 (14'1 (14'7 | Floor Above Above Bsmt Bsmt | Type Dining Solariu Storag Utility | um je | Dimensions 13'7 x 10'9 12'4 x 8'6 23'2 x 13'4 8'2 x 5'11 x x x x x x x x x x x x x x x | | r Ty | /pe | Dimensions X X X X X X X X |
| inished Floor (inished Floor (inished Floor (inished Floor (inished Floor (Jnfinished Floor Grand Total: | (Main): (Above): (Below): (Basement): (Total): pr: | 1,237 1,377 0 0 | # of Roon # of Kitch # of Level Suite: Nor Crawl/Bsm Beds in Ba | ens: 1 s: 2 ie it. Height: | | ot in Basement: 3 | Bath 1 2 3 4 5 6 7 8 | Floor Main Main Above | # of Pieces 5 4 2 | Ensuite? Yes No No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 20'1x17' Door Height: |
| | | | | | | | | | | | |

Here is an opportunity to finish what was started and/or tweak to your perfection. All of the windows have been replaced & upgraded to energy efficient vinyl windows. Old exterior was removed & was getting ready for new rain screened siding w/new sheathing. In the interior, the floors have all been replaced to a rich engineered floor. The kitchen was completely renovated with quartz counters, stailess steel appliances & new cabinets. The bathrooms have wall mounted & eco friendly toilets ready to be installed w/new vanities. Hot water system has been updated to on demand & has a back-up reservoir so you will not be without hot water. The property is 500 meters from the water, private, south west facing, 5 mins from Caulfield Village, 8 mins from Dundarave & 22 mins from downtown YVR.

| ctive 2284302 bard: V | | | | RE/MAX Select Re Phone: 778-926-6 www.nikkicvit.o nikkic@remax.n | 464 :a | 2 | | | s | select ^T Rea | alty |
|---|---|---|---|---|--|--|---|-------------------------|---|---|---|
| bard: V | | | 53 | 15 SEASIDE P West Vancouver | | | | | | dential Det | |
| ouse/Single | Family | | | Caulfeild V7W 3E2 | | | | | 9 | 6,047,10 | 0 (LP) (SP) M |
| | | | Meas Deptl Lot A Flooc Rear Coun If new View Comp | Date: . Type: Feet n / Size: IRR rea (sq.ft.): 13,390 I Plain: Yard Exp: cil Apprv?: w, GST/HST inc?: Sec / Subdiv: tes Connected: Elect | .00 : STUNN | | ns: ns: ns: ns: CEAN VI | _ | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour: V | axes: Year: Utilities?: 07-043-54 'irtual Tou | 1991 27 RS3 \$21,040.3 2017 46 |
| ter Supply: el/Heating: utdoor Area: pe of Roof: gal: nenities: | Frame - Wood Stucco Concrete Perimete 3 Natural Gas City/Municipal Radiant Balcny(s) Patio(s) Other, Tar & Grave PL VAS1857 LT 9 D | Reno. R.I. Pi R.I. Fi Dck(s) 1 0 L 879 LD 36. Gi 0 THE UNIT EN irlpool/Hot Tub | umbing: replaces: ROUP 1, & DL FITLEMENT O | Dist. to Pu Title to La Property D PAD Renta Fixtures Le Fixtures R Floor Finis 5762, 6136, 6137 & F THE STRATA LOT | Carport; S blic Transit nd: Free isc.: No i: cased: No mvd: h: 6138, TC AS SHOW | t: ehold Str : : : : : : : : : : : : : : : : : : : | arage; Tı rata R WITH <i>I</i> RM 1 OF | riple, Open Dist. to | School Bu | s: COMMON | PROPERTY |
| atures: lain lain lain lain lain lain lain bove bove | Type Living Room Dining Room Kitchen Eating Area Office Master Bedroom Walk-In Closet Foyer Bedroom Sauna | Dimensions 28'6 x 15'2 16'3 x 11'7 16'5 x 11'6 9'4 x 5'7 6'11 x 5'8 19'8 x 13'11 19'8 x 13'11 18'4 x 11'10 13'8 x 12'7 7'7 x 5'11 | Floor Below Below Below Below Below | Type Bedroom Bedroom Recreation Media Room Den | Dim 22'3 12'8 26'3 22'7 | ensions x 11'6 x 11'6 x 15'2 x 22'5 x 10'4 x x x x x x | Floor | Ту | /pe | | Dimensions X X X X X X X X X |
| hished Floor (hished Floor (hished Floor (hished Floor (hished Floor (hinished Floor and Total: | (Main): 2,371 (Above): 884 (Below): 2,368 (Basement): 0 (Total): 5,623 rr: 0 | # of Roo # of Kito # of Lev Suite: Saq. ft. Crawl/Be Beds in | hens: 1 | Beds not in Basem | ent: 4 | Bath 1 2 3 4 5 6 7 8 | Floor Main Main Above Below Below Below | # of Pieces 2 6 3 5 4 4 | Ensuite? No Yes No No No No | Outb Barn: Workshop/ Pool: Garage Sz: Door Heigh | : |

A TRUE WATERFRONT PARADISE! Seaside Place is a private gated enclave of homes with some of the most sought-after waterfront addresses in West Vancouver. This property offers over 168 feet of natural shoreline and AWE-INSPIRING SUNSETS AND OCEAN VIEWS. The current home was built in 1991, is a sprawling 5623 square feet and a wonderful candidate to update and enjoy. Spend your summers lounging by the spectacular ocean-side swimming pool and hot tub. A very peaceful environment surrounded by nature, amazing sea life at your doorstep! A GREAT OPPORTUNITY, 2018 ASSESSED VALUE \$8,240,000.

| Wikki RE/MI, Phone Phone Wikki Scard: V. Soard: V. Hatzal Stard: V. Source: Stard: V. Source: | : 258 .ft.): 16,997.00 kp: East v?: /HST inc?: No : ubdiv: inected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra | Frontage (feet) Bedrooms: Bathrooms: Full Baths: Half Baths: Half Baths: ity, Electricity, N Covered Parking: covered Parking: ansit: close Freehold NonStrat: | 3 2 2 0 atural Gas, 2 Parkin ge; Double Dist. to | Resider \$ Original Price Approx. Yea Age: Zoning: Gross Taxe For Tax Yea Tax Inc. Ut P.I.D.: 008 Tour: | ar: 2017 ilities?: No -987-424 |
|--|---|--|---|---|---|
| REF/M. Phone. Vertice 1424 ! Vacante 1424 ! Vacante 1424 ! Vacante Transmission Vacante Sold Date: Meas. Type: Depth / Size: Lot Area (sq.) Flood Plain: Rear Yard Ex Council Appro Lot Area (sq.) Flood Plain: Rear Yard Ex Council Appro Lot Area (sq.) Flood Plain: Rear Yard Ex Council Appro If new, GST/I View: Complex / Su Services Com therior: Mixed, Wood coundation: Concrete Perimeter ain Screen: Reno. Year: 2012 envoitions: Completely R.I. Plumbing: or Fireplaces: 2 R.I. Fireplaces: Yater Supply: City/Municipal | AX Select Realty e: 778-926-6464 ww.nikkicvit.ca kic@remax.net 53A STREET sawwassen Cliff Drive V4M 3E6 Feet : 258 .ft.): 16,997.00 xp: East v?: /HST inc?: No : ubdiv: inected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1 | Frontage (feet) Bedrooms: Bathrooms: Full Baths: Half Baths: Half Baths: ity, Electricity, N Covered Parking: covered Parking: ansit: close Freehold NonStrat: | 3 2 2 0 atural Gas, 2 Parkin ge; Double Dist. to | Resider \$ Original Price Approx. Yea Age: Zoning: Gross Taxe For Tax Yea Tax Inc. Ut P.I.D.: 008 Tour: Water Ig Access: From | ntial Detached 965,000 (LP) (SP) № ce: \$998,888 ar Built: 1965 53 RS1 s: \$3,320.93 ar: 2017 ilities?: No -987-424 |
| Phone www.nikk 2291723 oard: V ouse/Single Family Image: Sold Date: Meas. Type: Depth / Size: Lot Area (sq.) Flood Plain: Rear Yard Ex Council Appro If thew, GST/I View: Complex / Su Sortices Completely Mixed, Wood Condition: Concrete Perimeter ain Screen: Reno. Year: Plotter Sources 2 R.I. Fireplaces: Provide Sold Date: Mixed, Wood Soundation: Concrete Perimeter ain Screen: Rino Year: 2012 Rino Year: 2012 Rino Year: Soundation: Completely Rin Fireplaces: Soundation: Completely Rin Fireplaces: Soundation: Completely Rin Fireplaces: Ster Supply: <th>e: 778-926-6464 ww.nikkicvit.ca kic@remax.net 53A STREET sawwassen Cliff Drive V4M 3E6 Feet : 258 .ft.): 16,997.00 kp: East v?: /HST inc?: No : ubdiv: inected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1</th> <th>Bedrooms: Bathrooms: Full Baths: Half Baths: hity, Electricity, N Covered Parking: Parking Avail., Gara ansit: close Freehold NonStrata</th> <th>3 2 2 0 atural Gas, 2 Parkin ge; Double Dist. to</th> <th>Resider \$ Original Price Approx. Yea Age: Zoning: Gross Taxe For Tax Yea Tax Inc. Ut P.I.D.: 008 Tour: Water Ig Access: From</th> <th>ntial Detached 965,000 (LP) (SP) № ce: \$998,888 ar Built: 1965 53 RS1 s: \$3,320.93 ar: 2017 ilities?: No -987-424</th> | e: 778-926-6464 ww.nikkicvit.ca kic@remax.net 53A STREET sawwassen Cliff Drive V4M 3E6 Feet : 258 .ft.): 16,997.00 kp: East v?: /HST inc?: No : ubdiv: inected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1 | Bedrooms: Bathrooms: Full Baths: Half Baths: hity, Electricity, N Covered Parking: Parking Avail., Gara ansit: close Freehold NonStrata | 3 2 2 0 atural Gas, 2 Parkin ge; Double Dist. to | Resider \$ Original Price Approx. Yea Age: Zoning: Gross Taxe For Tax Yea Tax Inc. Ut P.I.D.: 008 Tour: Water Ig Access: From | ntial Detached 965,000 (LP) (SP) № ce: \$998,888 ar Built: 1965 53 RS1 s: \$3,320.93 ar: 2017 ilities?: No -987-424 |
| tive 2291723 oard: V louse/Single Family Sold Date: Meas. Type: Depth / Size: Dot Area (sq. Flood Plain: Rear Yard Ex Council Appro If new, GST/I View: Complex / Su Services Conr type of Home: 3 Level Split construction: Frame - Wood kterior: Mixed, Wood Dundation: Concrete Perimeter ain Screen: enovations: Completely of Fireplaces: 2 completely of Fireplaces: 2 replace Fuel: Natural Gas Kater Supply: City/Municipal | kic@remax.net 53A STREET sawwassen Cliff Drive V4M 3E6 Feet : 258 .ft.): 16,997.00 kp: East v?: /HST inc?: No : ubdiv: inected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: I Property Disc.: I | Bedrooms: Bathrooms: Full Baths: Half Baths: hity, Electricity, N Covered Parking: Parking Avail., Gara ansit: close Freehold NonStrata | 3 2 2 0 atural Gas, 2 Parkin ge; Double Dist. to | Resider \$ Original Price Approx. Yea Age: Zoning: Gross Taxe For Tax Yea Tax Inc. Ut P.I.D.: 008 Tour: Water Ig Access: From | ntial Detached 965,000 (LP) (SP) № ce: \$998,888 ar Built: 1965 53 RS1 s: \$3,320.93 ar: 2017 ilities?: No -987-424 |
| 2291723 oard: V ouse/Single Family Sold Date: Meas. Type: Depth / Size: Lot Area (sq. Flood Plain: Rear Yard Ex Council Appru If new, GST/I View: Complex / Su Services Conr ryle of Home: 3 Level Split onstruction: Frame - Wood dterior: Mixed, Wood pundation: Concrete Perimeter ain Screen: enovations: Completely of Fireplaces: 2 replace Fuel: Natural Gas Yater Supply: City/Municipal | sawwassen Cliff Drive V4M 3E6 Feet : 258 .ft.): 16,997.00 <pre>kp: East v?: /HST inc?: No : ubdiv: inected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1</pre> | Bedrooms: Bathrooms: Full Baths: Half Baths: hity, Electricity, N Covered Parking: Parking Avail., Gara ansit: close Freehold NonStrata | 3 2 2 0 atural Gas, 2 Parkin ge; Double Dist. to | Soriginal Prive Approx. Yea Age: Zoning: Gross Taxe For Tax Yea Tax Inc. Ut P.I.D.: 008 Tour: Water | 965,000 (LP) (SP) № ce: \$998,888 ar Built: 1965 53 RS1 s: \$3,320.93 ar: 2017 ilities?: No -987-424 |
| Apard: V pouse/Single Family Sold Date: Meas. Type: Depth / Size: Lot Area (sq. Flood Plain: Rear Yard Ex Council Appru If new, GST/I View: Complex / Su Services Conr View: Complex / Su Services Conr View: Complex / Su Services Conr Mixed, Wood undation: Frame - Wood Mixed, Wood undation: Concrete Perimeter in Screen: enovations: Completely of Fireplaces: 2 Matural Gas ater Supply: City/Municipal | Cliff Drive V4M 3E6 Feet : 258 .ft.): 16,997.00 kp: East v?: /HST inc?: No : ubdiv: inected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: I Property Disc.: 1 | Bedrooms: Bathrooms: Full Baths: Half Baths: hity, Electricity, N Covered Parking: Parking Avail., Gara ansit: close Freehold NonStrata | 3 2 2 0 atural Gas, 2 Parkin ge; Double Dist. to | Original Pri Approx. Yes Age: Zoning: Gross Taxe For Tax Yes Tax Inc. Ut P.I.D.: 008 Tour: , Water | (SP) № ce: \$998,888 ar Built: 1965 53 RS1 s: \$3,320.91 ar: 2017 ilities?: No -987-424 |
| ouse/Single Family Sold Date: Meas. Type: Depth / Size: Lot Area (sq. Flood Plain: Rear Yard Ex Council Appro If new, GST/I View: Complex / Su Services Conr View: Complex / Su Services Conr Mixed, Wood bundation: ain Screen: enovations: of Fireplaces: 2 replace Fuel: Natural Gas ater Supply: City/Municipal | V4M 3E6 Feet : 258 .ft.): 16,997.00 kp: East v?: /HST inc?: No : ubdiv: mected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1 | Bedrooms: Bathrooms: Full Baths: Half Baths: hity, Electricity, N Covered Parking: Parking Avail., Gara ansit: close Freehold NonStrata | 3 2 2 0 atural Gas, 2 Parkin ge; Double Dist. to | Approx. Yes Age: Zoning: Gross Taxe For Tax Yes Tax Inc. Ut P.I.D.: 008 Tour: , Water | ce: \$998,888 ar Built: 1965 53 RS1 s: \$3,320.92 ar: 2017 ilities?: No -987-424 |
| Weas. Type: Depth / Size: Lot Area (sq. Flood Plain: Rear Yard Ex Council Appro If new, GST/I View: Complex / Su Services Conr Wixed, Wood Dundation: Concrete Perimeter ain Screen: Penovations: Completely R.I. Plumbing: R.I. Plumbing: replaces: 2 replaces: 2 Ratural Gas ater Supply: City/Municipal | : 258 .ft.): 16,997.00 kp: East v?: /HST inc?: No : ubdiv: nected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1 | Bedrooms: Bathrooms: Full Baths: Half Baths: hity, Electricity, N Covered Parking: Parking Avail., Gara ansit: close Freehold NonStrata | 3 2 2 0 atural Gas, 2 Parkin ge; Double Dist. to | Approx. Yes Age: Zoning: Gross Taxe For Tax Yes Tax Inc. Ut P.I.D.: 008 Tour: , Water | ar Built: 1965 53 RS1 s: \$3,320.91 ar: 2017 ilities?: No -987-424 |
| Wiew: Council Appro View: Council Appro View: Complex / Su Services Conr View: View: Complex / Su Services Conr Mixed, Wood Mixed, Wood R.I. Plumbing: Soffreplaces: 2 Provide Split R.I. Plumbing: Services Conr R.I. Fireplaces: Provations: Completely Services Conr R.I. Fireplaces: Provations: Completely Services Conr R.I. Fireplaces: | : 258 .ft.): 16,997.00 kp: East v?: /HST inc?: No : ubdiv: nected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1 | Bathrooms: Full Baths: Half Baths: hity, Electricity, N Covered Parking: Parking Avail., Gara ansit: close Freehold NonStrata | 2 2 0 atural Gas, 2 Parkin ge; Double Dist. tu | Age: Zoning: Gross Taxe For Tax Yea Tax Inc. Ut P.I.D.: 008 Tour: , Water | 53 RS1 s: \$3,320.93 ar: 2017 ilities?: No -987-424 |
| Lot Area (sq. Flood Plain: Rear Yard Ex Council Appro If new, GST/I View: Complex / Su Services Conr vyle of Home: 3 Level Split Dostruction: Frame - Wood Mixed, Wood Dundation: Concrete Perimeter ain Screen: enovations: Completely of Fireplaces: 2 replace Fuel: Natural Gas Vater Supply: City/Municipal | .ft.): 16,997.00 kp: East v?: /HST inc?: No : ubdiv: nected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: I Property Disc.: I | Full Baths: Half Baths: Half Baths: Covered Parking: Covered Parking: Parking Avail., Gara ansit: close Freehold NonStrata | 2 0 atural Gas, 2 Parkin ge; Double Dist. tu | Zoning: Gross Taxe For Tax Yea Tax Inc. Ut P.I.D.: 008 Tour: , Water Ig Access: Fror | RS1 s: \$3,320.93 ar: 2017 ilities?: No -987-424 |
| Flood Plain: Rear Yard Ex Council Appro If new, GST/I View: Complex / Su Services Conr view: Complex / Su Services Conr view: Complex / Su Services Conr Mixed, Wood Sundation: ain Screen: enovations: of Fireplaces: 2 Completely of Fireplaces: 2 City/Municipal | kp: East v?: /HST inc?: No : ubdiv: inected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1 | Half Baths: hity, Electricity, N Covered Parking: arking Avail., Gara ansit: close Freehold NonStrata | 0 atural Gas, 2 Parkin ge; Double Dist. tu | Gross Taxe For Tax Yea Tax Inc. Ut P.I.D.: 008 Tour: , Water | s: \$3,320.93 ar: 2017 ilities?: No -987-424 |
| Rear Yard Ex Council Appro If new, GST/I View: Complex / Su Services Conr view of Home: 3 Level Split Instruction: Frame - Wood terior: Mixed, Wood Jundation: Concrete Perimeter in Screen: Reno. Year: 2012 R.I. Plumbing: of Fireplaces: 2 R.I. Fireplaces: replace Fuel: Natural Gas ater Supply: City/Municipal | V?: /HST inc?: No : ubdiv: inected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1 | i ity, Electricity, N Covered Parking: arking Avail., Gara ansit: close Freehold NonStrat | atural Gas, 2 Parkin ge; Double Dist. to | For Tax Yea Tax Inc. Ut P.I.D.: 008 Tour: , Water Ig Access: From | ar: 2017 ilities?: No -987-424 |
| If new, GST/I View: Complex / Su Services Conr vle of Home: 3 Level Split Instruction: Frame - Wood terior: Mixed, Wood oundation: Concrete Perimeter in Screen: Reno. Year: 2012 Insovations: Completely R.I. Plumbing: of Fireplaces: 2 R.I. Fireplaces: replace Fuel: Natural Gas ater Supply: City/Municipal | /HST inc?: No : ubdiv: nected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1 | Covered Parking: arking Avail., Gara ansit: close Freehold NonStrata | 2 Parkin ge; Double Dist. to | P.I.D.: 008 Tour: , Water | -987-424 nt |
| View: Complex / Su Services Conr Vle of Home: 3 Level Split Instruction: Frame - Wood Mixed, Wood Jundation: Concrete Perimeter in Screen: Reno. Year: 2012 Insovations: Completely R.I. Plumbing: of Fireplaces: 2 R.I. Fireplaces: replace Fuel: Natural Gas ater Supply: City/Municipal | No : ubdiv: nected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1 | Covered Parking: arking Avail., Gara ansit: close Freehold NonStrata | 2 Parkin ge; Double Dist. to | Tour: , Water ng Access: Fror | nt |
| Verified and the second | Ubdiv: Inected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: I Property Disc.: I | Covered Parking: arking Avail., Gara ansit: close Freehold NonStrata | 2 Parkin ge; Double Dist. to | , Water | |
| Vertices Complex / Su Services Conr Vertices Conr Vertices Conr Vertices Conrecte Perimeter Vertices Concrete Perimeter Vertices Completely R.I. Plumbing: Vertices Completely R.I. Fireplaces: Verplaces: 2 R.I. Fireplaces: Verplace Fuel: Natural Gas Vertices Completely City/Municipal | Ubdiv: Inected: Commun Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: I Property Disc.: I | Covered Parking: arking Avail., Gara ansit: close Freehold NonStrata | 2 Parkin ge; Double Dist. to | ig Access: Fror | |
| Services Conr yle of Home: 3 Level Split instruction: Frame - Wood Mixed, Wood undation: Concrete Perimeter in Screen: Reno. Year: 2012 novations: Completely R.I. Plumbing: of Fireplaces: 2 R.I. Fireplaces: replace Fuel: Natural Gas ater Supply: City/Municipal | Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1 | Covered Parking: arking Avail., Gara ansit: close Freehold NonStrata | 2 Parkin ge; Double Dist. to | ig Access: Fror | |
| yle of Home: 3 Level Split onstruction: Frame - Wood terior: Mixed, Wood undation: Concrete Perimeter in Screen: Reno. Year: 2012 novations: Completely R.I. Plumbing: of Fireplaces: 2 R.I. Fireplaces: replace Fuel: Natural Gas ater Supply: City/Municipal | Total Parking: 6 Parking: Add. P Dist. to Public Tra Title to Land: 1 Property Disc.: 1 | Covered Parking: arking Avail., Gara ansit: close Freehold NonStrata | 2 Parkin ge; Double Dist. to | ig Access: Fror | |
| instruction: Frame - Wood terior: Mixed, Wood undation: Concrete Perimeter in Screen: Reno. Year: 2012 enovations: Completely R.I. Plumbing: of Fireplaces: 2 R.I. Fireplaces: replace Fuel: Natural Gas ater Supply: City/Municipal | Parking: Add. P Dist. to Public Tra Title to Land: I Property Disc.: I | arking Avail., Gara ansit: close Freehold NonStrata | ge; Double Dist. to | - | |
| Concrete Perimeter ain Screen: Reno. Year: 2012 enovations: Completely R.I. Plumbing: of Fireplaces: R.I. Fireplaces: replace Fuel: Natural Gas ater Supply: City/Municipal | Title to Land: | Freehold NonStrata | | o School Bus: c | lose |
| of Fireplaces: 2 R.I. Fireplaces: replace Fuel: Natural Gas ater Supply: City/Municipal | | NI - | | | |
| ater Supply: City/Municipal | PAD Rental: | NO | | | |
| | Fixtures Leased: | No | | | |
| uel/Heating: Electric, Forced Air, Natural Gas | Fixtures Rmvd: | No: | | | |
| utdoor Area: Balcny(s) Patio(s) Dck(s) ype of Roof: Wood | Floor Finish: | Hardwood, Wall/W | all/Mixed | | |
| egal: PLNWP28376 LT193 LD 36 SEC 10 TWP 5 | I | | | | |
| nenities: | | | | | |
| te Influences: Central Location, Greenbelt, Private Yard, Recreation No. | learby, Shopping N | Nearby | | | |
| patures: | | , | | | |
| loor Type Dimensions Floor Type | | Dimensions Floo | r T | уре | Dimensions |
| lain Kitchen 14'2 x 12'4 Above Bedr lain Dining Room 12'8 x 8'6 | room g | 9'10 x 9'1 x | | | X X |
| 1ain Family Room 25'6 x 14' | | x | | | x |
| lain Laundry 8'10 x 6'7 lain Storage 8'5 x 6'4 | | x x | | | x x |
| bove Games Room 13'10 x 11'2 | | x | | | x |
| bove Den 11'2 x 9'2 bove Living Room 19'2 x 13'1 | | x x | | | x x |
| bove Master Bedroom 14'10 x 11'2 | | x | | | ^ |
| bove Bedroom 10'8 x 10'2 | | X Dath Flags | # .f D' | En audit - D | Outbuilding |
| nished Floor (Main): 1,028 # of Rooms:11 nished Floor (Above): 1,249 # of Kitchens: 1 | | Bath Floor 1 Main | # of Pieces 3 | N. | Outbuildings |
| nished Floor (Below): 0 # of Levels: 3 | | 2 Above | | | arn: /orkshop/Shed: |
| nished Floor (Basement): 0 Suite: None nished Floor (Total): 2,277 sq. ft. Crawl/Bsmt. Height: | | 3 | | Po | ool: |
| | not in Basement: 3 | 5 | | | arage Sz: oor Height: |
| nfinished Floor: 0 Basement: Crawl | | 6 7 | | | |
| rand Total: 2,277 sq. ft. | | 8 | | | |

This is one of Tsawwassen Heights finest homes and must be seen to be appreciated! In 2012 the home was completely and tastefully renovated. Features include a stunning gourmet kitchen with beautiful white cabinets, gleaming quartz counter tops and stainless steel and black appliances, engineered dark maple hardwood floors, and lovely bathrooms. Top of the line, front loader SS washer & dryer. The amazing park like back yard with garden is perfect for entertaining. Effective age is approx. 20 years.

| | | Nikki (RE/MAX Phone: www | eented by: Cvitanovi (Select Realty 778-926-6464 .nikkicvit.ca @remax.net | с | | | s | REFINE Realty |
|---|---|---|---|---|-------------------------------|--------------------------|--|--|
| Active R2307850 Board: V House/Single Family | | Map East | 2 30 STREET le Ridge Central 2X 0P6 | | | | Resi | dential Detached \$749,500 (LP) (SP) M |
| | | Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subc | No : 5T inc?: No : div: | Frontage Bedroom Bathroon Full Bath Half Bath | s: ns: s: ns: | 0.00 5 3 3 0 | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour: | Year: 2018 Utilities?: No 12-077-569 |
| tyle of Home: 2 Storey onstruction: Frame - Wood xterior: Vinyl oundation: Concrete Perime ain Screen: | ter Reno. Y | | cted: Community Sewer, Wat Total Parking: 4 Parking: Garage; I Dist. to Public Trans Title to Land: Un | ter Covered P Double | arking: 2 | 2 Parking | g Access: F | ront |
| enovations: of Fireplaces: 2 ireplace Fuel: Natural Gas /ater Supply: City/Municipal uel/Heating: Forced Air uutdoor Area: Sundeck(s) ype of Roof: Asphalt | R.I. Plur R.I. Fire | nbing: places: | Property Disc.: No PAD Rental: Fixtures Leased: No Fixtures Rmvd: No Floor Finish: |)): | | | | |
| egal: PL NWP79268 LT menities: None ite Influences: eatures: | ⁻ 6 LD 36 SEC 20 TV | VP 12. GROUP 1. | | | | | | |
| Floor Type Main Living Room Main Dining Room Main Kitchen Main Master Bedroom Main Bedroom Bsmt Living Room Bsmt Kitchen Bsmt Bedroom Bsmt Bedroom | Dimensions 15' x 22' 13' x 8' 14' x 12' 14'5 x 12' 13' x 10' 12' x 10' 16' x 13' 14' x 12' 12' x 10' 11'5 x 8' | Floor Type | Dir | mensions X X X X X X X X X X X X X | Floor | Ту | уре | Dimensions X X X X X X X X X |
| inished Floor (Main): 1,2: inished Floor (Above): inished Floor (Below): inished Floor (Basement): 88 inished Floor (Total): 2,09 Jnfinished Floor: | 18 # of Roon 0 # of Kitch 0 # of Level 80 Suite: Una 98 sq. ft. Crawl/Bsm Beds in Ba Beds in Ba | ens: 2 s: 2 authorized Suite nt. Height: | ot in Basement: 3 | Bath 1 2 3 4 5 6 7 8 | Floor Main Main Bsmt | # of Pieces 4 4 4 4 | Ensuite? No Yes No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |
| isting Broker(s): Sutton Centre R COURT ORDERED In very good School. Great location, close to | condition! Double | | | Directly a | across th | ne street fr | om Harry | Hooge Elementary |

| | | Ni | Presented by: kki Cvitan RE/MAX Select Realt Phone: 778-926-646 www.nikkicvit.ca nikkic@remax.net | у | | | s | elect Realty |
|--|--|--|---|--|---|---------------------------|--|--|
| Active R2298569 Board: V House/Single Family | | 80 | 8 MARINE DRJ Sunshine Coast Gibsons & Area VON 1V1 | VE | | | | dential Detached 1 ,550,000 (LP) (SP) M |
| Style of Home: 2 Storey w/Bsmt., O Construction: Frame - Wood Sterior: Wood Concrete Perimeter Renovations: 2 # of Fireplaces: 2 Firelace Fuel: Natural Gas, Wood Vater Supply: City/Municipal Fuel/Heating: Electric, Natural Gas Dutdoor Area: Balcny(s) Patio(s) D Type of Roof: Wood | Reno. Yea R.I. Pluml R.I. Firepl | Flood F Rear Ya Council If new, View: Comple Service | ate: Type: Feet / Size: 116 a (sq.ft.): 5,850.00 Plain: No ard Exp: Northwe Apprv?: GST/HST inc?: Yes: V ex / Subdiv: GRAN s Connected: Electr Total Parking: Op Dist. to Publi | Bedroc Bathro Full Ba Half Ba st WATER VIEV THAMS LAN icity, Natura : Coverec en : Transit: 1 Freehold N .: No ed: No : | / bins: ths: ths: / DING I Gas, Se I Parking: | Parkin Dist. to | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour: | Price: \$1,550,000 Year Built: 1915 103 C2 xes: \$5,144.00 Year: 2018 Utilities?: No 04-389-719 |
| egal: LOT 1 BLOCK 5 DIST menities: ite Influences: Central Location, Ma eatures: | | | creation Nearby, Sho | pping Nearby | , Waterfr | ont Proper | ty | |
| Main Dining Room Main Living Room Main Kitchen Main Great Room Main Office 1 | 8'10 x 12'2 E 12'6 x 11'9 E 18'4 x 14'2 E 12'7 x 9'3 E 28'2 x 19' A 13'11 x 7' A 10'10 x 9' A 13' x 9' A | loor ismt ismt ismt ismt isove ibove ibove ibove ibove ibove | Type Bedroom Kitchen Foyer Laundry Kitchen Bedroom Bedroom Walk-In Closet Bedroom | Dimensions 11'7 x 10'4 15'5 x 8' 9'3 x 8'1 6'6 x 5'11 12'7 x 9'3 12'8 x 10'4 13'7 x 10'4 4'4 x 3'7 15'6 x 10'4 x | | т Т | уре | Dimensions X X X X X X X X X |
| Finished Floor (Main):2,153Finished Floor (Above):899Finished Floor (Below):0Finished Floor (Basement):620Finished Floor (Total):3,672 | # of Rooms # of Kitcher # of Levels: Suite: Othe | is: 3 3 r Height: | Beds not in Basemen | Bath 1 2 3 4 | Floor Main Main Below Below Above | # of Pieces 2 3 3 3 3 3 3 | Ensuite? No No No Yes | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |

Grantham's Grand Dame - coveted & rare C2 commercial zoning in the old Gibsons coastal community of Grantham's Landing. This elegant gem is currently a residential home with the capacity as a family compound with separate use areas including a detached seaside cottage. The lovely building exudes class with wooden floors, high ceilings and old world charm. Stunning views of the North Shore Mtns, Shoal Channel and Keats Island greet you every morning and breezes gently stir your heart with memories of bygone years: are you ready to make your own dreams come true? Call today to discuss your options with this one of a kind property.

| | | | N | Presented ikki Cvit RE/MAX Selec Phone: 778-9 www.nikkic nikkic@rem | tanovi tt Realty 26-6464 cvit.ca | C | | | s | REMIX elect ^V Rea | lty |
|--|---|--|---|---|--|--|--|-----------------------------|---|---|--|
| Active R2298543 Board: V House/Single | Family | | 337 | 7 NANAIM Vancouver Grandview V5N 5G7 | East VE | т | | | | dential Deta 5 2,188,000 | |
| | | | Depth Lot An Flood Rear ' Cound If nev View: Comp | . Type: Fee A / Size: 15: rea (sq.ft.): 4,4 Plain: Yard Exp: We cil Apprv?: v, GST/HST inc? | 2.62 46.00 est : | Frontage Bedroom Bathroor Full Bath Half Bath | ns: ns: ns: | 45.00 9 5 0 | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. | ixes: | 2018 0 RS-1 \$4,558.10 2017 No |
| Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces Fireplace Fuel: | City/Municipal Other None Other | e ter F F | teno. Year: .I. Plumbing: .I. Fireplaces: 5 LD 36. GROUP 1, | Parkir Dist. t Title t Prope PAD F Fixtur Fixtur Floor | Parking: Ig: Other The Public Tran o Land: Fr rty Disc.: No Rental: es Leased: No es Rmvd: Finish: | eehold No | _ | | g Access: | 5: | |
| Amenities: Site Influences Features: | : Central Location | , Recreation I | Nearby, Shopping N | Nearby | | | | | | | |
| Floor Main Main Main Main Main Above Above Above Above | Type Living Room Dining Room Kitchen Family Room Den Foyer Master Bedroom Bedroom Bedroom Bedroom | Dimension 15' x 14 5' x 15 16'5 x 14 18' x 16 10'2 x 10 8'11 x 13 13'10 x 16 12'4 x 12 10'6 x 11 11'6 x 10 | Y Above Bsmt S Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt | Type Walk-In Clos Living Room Kitchen Bedroom Bedroom Bedroom Recreation Bedroom Bedroom | et 6 17 16'1 10 10 10 11 11 | mensions '5 x 7'4 '7 x 15' 10 x 17'7 '2 x 9' '2 x 8'9 '3 x 10' '8 x 10'1 11 x 11' '2 x 10' x | Floor | Ţ | уре |] | Dimensions X X X X X X X X X X |
| Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Unfinished Floor Grand Total: | Above): 1,3 Below): 1,6 Basement): 1,6 (Total): 4,4 or: | 23 # c 0 # c 72 Sui 46 sq. ft. Cra Bec 0 Bas 46 sq. ft. | wl/Bsmt. Height: ls in Basement: 5 ement: Unfinished | Beds not in Ba | isement: 4 | Bath 1 2 3 4 5 6 7 8 | Floor Main Above Above Above Bsmt | # of Pieces 4 5 4 4 4 4 4 4 | Ensuite? No Yes Yes No No | Outb Barn: Workshop/ Pool: Garage Sz: Door Heigh | |

Court ordered sale. Subject to court approval. Prime Vancouver East Location! Walking distance to Nanaimo Skytrain station. Huge flat 6868 s.f. lot with 45 foot frontage and a depth of 152.62 foot. A great project for the exprienced builder to complete this partly finished 3 level home. Plans and drawings available upon request. MUST SELL ! Please call for details.

| | | | Nikki RE/MA Phone: WWW | sented by: Cvitanovi (Select Realty 778-926-6464 nikkicvit.ca @remax.net | c | | | S | REMEX elect ^V Realty | |
|---|---|--|---|--|--|-----------------------------------|--------------------------|--|--|--|
| Active R2285107 Board: V House/Single | Family | | 7280 LON Ria G | IBARD ROAD chmond ranville 7C 3N1 |) | | | Residential Detached \$1,298,000 (LP) (SP) | | |
| | | | Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv? If new, GST/H View: Complex / Sub Services Conne | : ST inc?: : | Frontage Bedroom Bathroon Full Bath Half Bath | s: s: s: | 5 3 3 0 | Approx. Y Age: Zoning: Gross Ta For Tax Y Tax Inc. P.I.D.: O Tour: | /ear: 2017 Utilities?: No 03-453-456 | |
| onstruction: kterior: bundation: ain Screen: enovations: of Fireplaces replace Fuel: /ater Supply: uel/Heating: utdoor Area: ype of Roof: egal: menities: | Natural Gas City/Municipal Electric Balcny(s) Patio(s) Do Asphalt, Wood LT 209 SEC 13 BLK 4 | | nbing: places: I rd | | eehold Nor o o : | ., Garage; I | Double | Access: Fi | | |
| Main Main 3smt 3smt 3smt | Type Master Bedroom Bedroom Living Room Dining Room Kitchen Recreation Kitchen Bedroom | 12'6 x 11'6 9'6 x 10'6 11'6 x 9'6 13'6 x 20' 9' x 12' 11'6 x 16' 20' x 8' 11'6 x 16' 10' x 10' | Floor Type | Di | imensions X X X X X X X X X X X | Floor | Тур | e | Dimensions X X X X X X X X X X X | |
| Bsmt inished Floor inished Floor inished Floor inished Floor Infinished Floor and Total: | Above): 0 (Below): 0 (Basement): 1,285 (Total): 2,625 s | Beds in Basement: | ens: 2 :: 2 t. Height: | ot in Basement: 3 | x Bath 1 2 3 4 5 6 7 8 | Floor # o Main Main Bsmt | of Pieces 4 4 4 | Ensuite? Yes No No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: | |

Huge potential here! Situated in the popular Granville area in West Richmond in a quiet Cul-de-sac. This home is situated on a 9378 lot that backs onto McKay Elementary and in Burnett Secondary catchment, ready to renovate or build your dream home. The house is in need of a full renovation downstairs! Max House size allowed 4058 sq ft with additional 580 sq ft garage, 2.5 stories. (please verify with the City of Richmond)

| | | | | N | RE/MAX Phone: www | eented by: Cvitanov (Select Realty 778-926-6464 .nikkicvit.ca @remax.net | ic | | | s | REFINER elect ^Y Realty |
|---|---|--|---|---|--|--|---|--------------------------|---------------------------|---|--|
| Active R2280583 Board: V House/Single | Family | | | 48 | Burna Met | ITH AVENU aby South trotown G 2W3 | E | | | | dential Detached 5 1,999,000 (LP) (SP) M |
| | | | | Depth Lot A Flood Rear Count If nev View: Comp | Date: . Type: n / Size: rea (sq.ft. Plain: Yard Exp: cil Apprv? w, GST/HS | Feet 106): 8,374.00 :: :: :: :: :: :: :: : : : : : : : : | Frontage Bedroon Bathroon Full Bath Half Bath Half Bath | ns: ms: ns: hs: | 79.00 4 2 2 0 | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. | |
| onstruction: xterior: oundation: ain Screen: eenovations: of Fireplaces ireplace Fuel: Vater Supply: uel/Heating: Outdoor Area: ype of Roof: egal: | Other City/Municipal | neter tural Gas | Reno. Yea R.I. Plumł R.I. Firepl | ping: | | Total Parking: 4 Parking: Garage Dist. to Public Tra Title to Land: 1 Property Disc.: 1 PAD Rental: Fixtures Leased: 1 Fixtures Rmvd: Floor Finish: | ansit: Freehold No (es | 2 | - |) Access: | s: |
| menities: ite Influences eatures: Floor Main Main Main Main Main Main Main Main | Type Living Room Dining Room Kitchen Den Solarium Master Bedroom Bedroom Storage Bedroom | Dimer 21' × 15' × 11' × 8' × 6' × | isions F 12' E 10' E 13' 11' 18' 13' 13' 14' 12' 3' | iloor Isont Isont | Type Laundi Works | TY I | Dimensions 18' x 10' 13' x 10' x x x x x x x x x x x x x x x x x x x | Floor | Ту | ′ре | Dimensions x x x x x x x x x x x x |
| inished Floor inished Floor inished Floor inished Floor inished Floor Infinished Floor Grand Total: | (Main): 1 (Above): (Below): (Basement): | ,848 0 0 250 | # of Rooms # of Kitchen # of Levels: Suite: None Crawl/Bsmt. Beds in Base | is: 1 2 Height: ement: 1 | | ot in Basement: 3 Separate Entry | x Bath 1 2 3 4 5 6 7 8 | Floor Main Bsmt | # of Pieces 4 3 | Ensuite? No No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |

Listing Broker(s): Coldwell Banker Prestige Rity

Foreclosure Sale. Character house on a big duplex lot with lane access and mountain view.Potential to buy the north side neighbor (4845&4849 Smith Ave) to become 3 duplex lot. See info package in Documents. Excellent holding property. Current tenanted with \$3500/month rental income. Asking price lower than gov't assessment(2.136M) Excellent school catchment: Inman Elementary&Moscrop Secondary.

| | | | Nikki RE/MAX Phone: WWW | sented by: Cvitanovi (Select Realty 778-926-6464 .nikkicvit.ca @remax.net | с | | | s | REFINER Select ¹ Realty |
|--|---|--|---|--|---|---|---------------------------------|--|--|
| Active R2298104 | | | Burna | LER AVENUE | | | | | dential Detached 2,498,000 (LP) |
| Board: V House/Single | Family | | | trotown 5J 4S8 | | | | | (SP) M |
| | | | Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subo Services Conne | No East : 5T inc?: No : | | IS: ms: IS: IS: JNITY P | | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour: | Year: 2017 Utilities?: No 02-544-318 |
| Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces Fireplace Fuel: | | Reno. Yea R.I. Plumb R.I. Firepla | ing: | Total Parking: 5 Parking: Garage ; 5 Dist. to Public Trans Title to Land: Fre Property Disc.: No PAD Rental: Fixtures Leased: No | sit: eehold No | - | |) Access: S School Bu | |
| Outdoor Area: Type of Roof: egal: Amenities: | Natural Gas Fenced Yard, Patio(s Asphalt LOT 21 EXCEPT PART None Recreation Nearby ClthWsh/Dryr/Frdg/ | r Subdivided by | PLAN 27594 DISTR | | : xed IP 1NEW 1 | WESTMI | NSTER DIS | TRICT PL | AN 15922 |
| Main Main Main Main Above Above Above Below | Type Living Room Kitchen Dining Room Bedroom Bedroom Bedroom Bedroom Recreation Bedroom | Dimensions FI 17' x 16' 15' x 10' 16' x 15' 15' x 10' 15' x 10' 24' x 14' 13' x 10' 10' x 9' 16' x 13' 16' x 15' | oor Type | Dir | mensions X X X X X X X X X X X X X | Floor | Τι | уре | Dimensions X X X X X X X X X |
| Finished Floor (Finished Floor (Finished Floor (Finished Floor (Finished Floor (Jnfinished Floor Grand Total: | Above): 900 Below): 1,600 Basement): 0 Total): 4,192 s | # of Rooms: # of Kitchen: # of Levels: Suite: Unauf G. ft. Crawl/Bsmt. Beds in Base Basement: F | s: 1 2 thorized Suite Height: ment: 0 Beds no | ot in Basement: 6 | Bath 1 2 3 4 5 6 7 8 | Floor Main Main Above Below | # of Pieces 4 3 4 4 | Ensuite? No No No No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |

Nice Family Home on the South Slope. 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 weekends from 2 to 4pm. Come and talk about Consultation Opportunities Available.

| 1222312 Junca were fait Mount Pleasant VE (SP) Mount Pleasant VE Vancaure fait (SP) (SP) Meas. Type: Feet Bedrooms: 3 Age: 3 Age: 3 Age: 3 Age: 3 Mount Pleasant VE Meas. Type: Feet Bedrooms: 3 Age: 3 Meas. Type: Feet Bedrooms: 3 Age: 3 Age: 3 Meas. Type: Feet Bedrooms: 3 Age: 3 Age: 3 Lot Area (strict) Non Raif Mark Non Raif Mark Non Raif Mark Non Non Raif Mark No Raif Mark Non Non Raif Mark Non Non Non Non View: : Commel Agent?: : Total Parking: Covered Parking: Parking Access: Lane Non View: : : : Total Parking: Covered Parking: Parking Access: Lane | | | Dro | cented by: | | | | | |
|--|---|---|---|--|--------------------------------------|-----------------|-------------|---|--|
| Nikki@remax.net Residential Detached Star229312 Sources/Single Fomily Residential Detached Star240,000 (LP) Very Very Source Fast Mount Pleasant VE Vex A 202 Residential Detached Star240,000 (LP) Frontage (refet): 0.00 Optimum (refet): 0.00 Optim (refet): 0.00< | | | Nikki RE/MA Phone: | Cvitanovi X Select Realty 778-926-6464 | ic | | | | REMIAX |
| 2223312 John Strategy Sold Date: Frontage (feet): 0.00 Original Price: \$1,120,000 (fr) (SP) Monormal Plasmant VE VARAZC2 Frontage (feet): 0.00 Original Price: \$1,249,000 Sold Date:: Protection (feet): 3 Approx. Veer Built: 2015 Monormal Plasmant VE Variable Strate Bedrooms: 3 Approx. Veer Built: 2015 Bedrooms: 3 Approx. Veer Built: 2015 Monormal Plasmant VE Verset Strate Sold Date:: Frontage (feet): 0.00 Original Price: \$1,249,000 Monormal Plasmant VE Verset Strate Bedrooms: 3 Approx. Veer Built: 2015 Meas Type: Feet Tark Bedrooms: 3 Approx. Veer Built: 2015 Meas Type: Feet Tark: No Half Baths: 0 Gross Taxes: \$3,92.0 Meas Type: Feet Tark: : : : Tour: Tark Termstore: Tour: Tark Termstore: Tour: Tark Termstore: Tour: Tark Termstore: Dist. D School Bus: Tour: Tark Termstore: Dist. D School Bus: Tark Termstore: Dist. D School Bus: Tark Termotark: Tour: T | | | | | | | | S | elect ^{II,} Realty |
| Vex 2G2 Vex 2G2 Vex 2G2 (%) Image: State of the second s | Active R2292312 Board: V | | Vano | ouver East | | | | | |
| Meas. Type: Feet Bedrooms: 3 Age: 3 Meas. Type: Fort Bedrooms: 3 Age: 3 Meas. Type: Fort Bedrooms: 3 Age: 3 Meas. Type: Fort Total Parking: Total Type: Fort Tax Year: 2017 Total Parking: Total Parking: Other Parking: Other Total Parking: Dist. to School Bus: Dist. to School Bus: Tele Parking: Other R.I. Freebaces: Property Disc.: Yes Pake: Pake: Pake: Pake: Pake: Dist. to School Bus: Meas. Type: Rein Mones: Rein Moas: Trans: Dist. to School Bus: Dist. to School Bus: | House/Single Family | | | | | | | | (SP) M |
| Rear Yard Esp: North Council Appr/?: I'rew, GST/HST Inc?: For Tax Year: 2017 Tax Inc. Utilities?: No View: : : : . . . Approximation: Other Other . Reno. Year: . | ++++++++++++++++++++++++++++++++++++++ | 840 | Meas. Type: Depth / Size: Lot Area (sq.ft | .): 3,300.00 | Bedroom Bathroon Full Bath | s: ns: s: | 3 3 3 | Approx. Age: Zoning: | Year Built: 2015 3 RT-3 |
| View: :: Complex / Subdiv: Services Connected: None tyle of Hom: 2 Storey w/Bsmt. Total Parking: Other Parking Access: Lane oundation: Other Reno. Year: Dist. to Public Transit: Dist. to School Bus: ain Screen: Reno. Year: Title to Land: Freehold NonStrata Dist. to School Bus: integrate float Reno. Year: Property Disc: Yes Property Disc: Yes ypoor float None Reno. Year: Freehold NonStrata Dist. to School Bus: Freehold NonStrata wathdraw Ares None Reno. Year: Freehold NonStrata Dist. to School Bus: Freehold NonStrata wathdraw Ares None Reno. Year: Freehold NonStrata Dist. to School Bus: Freehold NonStrata wathdraw Ares None Reno. Year: Floor Finish: Other Title None School Bus: School Bus: <td>Commune Vietner Converse Vietner 200 Prior SL</td> <td>844 00</td> <td>Rear Yard Exp</td> <td>: North</td> <td>Half Bath</td> <td>IS:</td> <td>0</td> <td>For Tax Tax Inc. P.I.D.: 0</td> <td>Year: 2017 Utilities?: No</td> | Commune Vietner Converse Vietner 200 Prior SL | 844 00 | Rear Yard Exp | : North | Half Bath | IS: | 0 | For Tax Tax Inc. P.I.D.: 0 | Year: 2017 Utilities?: No |
| tyle of Home: 2 Storey w/Bsmt. orstruction: Other skerior: Other skerior: Other skerior: Other skerior: Other skerior: Other showe Bedroom 12 × 12' Below Bedroom 12 × 12' stimshed Floor (Main): 1,275 showe Bedroom 12 × 12' Hor Stores: Central Location, Lane Access, Recreation Nearby stimshed Floor (Main): 1,275 stimshed Floor (Main): 0 inished Floor : 0 inished Floor (Main): 0 | | 6 I . I | | : div: | | | | Tour. | |
| instruction: Other vanishing: | | | Services Conne | ected: None | | | | | |
| tain Screen: teinovations: teinov | Construction: Other Exterior: Other | mt. | | Parking: Other | | - | | | |
| ireplace Fuel: Varer Supply: Water | tain Screen: Renovations: Other | R.I. Pl | umbing: | Title to Land: Fr | eehold No | nStrata | Dist. to | o School Bu | 5: |
| gegia: PL VAP196 LT 16 BLK 104 DL 196 LD 36. EXPL PL LMP30253 SRW. umenities: None lite Influences: Central Location, Lane Access, Recreation Nearby catures: Other - See Remarks Floor Type Main Bedroom 12' x 12' x Above Bedroom 12' x 12' x x | ireplace Fuel: Vater Supply: None Tuel/Heating: Other Dutdoor Area: None | К.І. ГІ | i epiaces. | PAD Rental: Fixtures Leased: No Fixtures Rmvd: | o: : | | | | |
| menities: None itie Influences: Central Location, Lane Access, Recreation Nearby eatures: Other - See Remarks Floor Type Dimensions Floor Type Dimensions Ploor Type Dimensions Bedroom 12' x 12' x 12' x x x x x x x x x x x x x x x x x x x | 71 | 16 BLK 104 DL 196 | LD 36. EXPL PL LMP30 | 253 SRW. | | | | | |
| itic Influences: Central Location, Lane Access, Recreation Nearby eatures: Other - See Remarks Floor Type Dimensions 12' x 12' X12' X12' X12' X12' X12' X12' X12' | - | | | | | | | | |
| Main Above Bedroom Bedroom 12' × 12' × | Site Influences: Central Locatio | | reation Nearby | | | | | | |
| X X X X X X X inished Floor (Main): 1,275 # of Rooms:3 # of Rooms:3 Bath Floor # of Pieces Ensuite? Outbuildings inished Floor (Above): 725 # of Kitchens: 0 1 Above 4 No Barn: Workshop/Shed: Pool: Garage Sz: Door Height: Basement: 0 Beds not in Basement: 3 Below 4 No Agrage Sz: Door Height: Door Height: Door Height: Basement: 0 Basement: 0 Beds not in Basement: 3 6 7 8 Voustream Realty Inc. Door Height: isting Broker(s): Nu Stream Realty Inc. Nu Stream Realty Inc. | Main Bedroom Above Bedroom | 12' x 12' 12' x 12' 12' x 12' x x x x x x x | Floor Type | D | x x x x x x x x | Floor | Τ | уре | x x x x x x x |
| inished Floor (Main): inished Floor (Main): inished Floor (Above): inished Floor (Above): inished Floor (Below): inished Floor (Basement): inished Floor (Total): 2,979 sq. ft. Infinished Floor: 0 Suite: 0 ther Crawl/Bsmt. Height: Beds in Basement: 0 Basement: 0 Basement: 0 Basement: 0 Basement: 0 Basement: 0 Basement: 0 Basement: 0 Basement: 1 1 4 5 6 7 8 1 1 Above 4 1 Above 4 1 Above 4 1 Above 4 1 Above 4 1 Above 4 1 Above 4 1 1 Above 4 1 1 1 1 1 1 1 1 | | x | | | x | | | | ~ |
| Grand Total: 2,979 sq. ft. 7 isting Broker(s): Nu Stream Realty Inc. Nu Stream Realty Inc. | Finished Floor (Above): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): 2 | ,275 # of Roc 725 # of Kitc 979 # of Lev 0 Suite: Of ,979 sq. ft. Crawl/Bs Beds in F | :hens: 0 iels: 3 ther smt. Height: Basement: 0 Beds n | ot in Basement: 3 | Bath 1 2 3 4 5 | Above Main | 4 4 | No No | Barn: Workshop/Shed: Pool: Garage Sz: |
| isting Broker(s): Nu Stream Realty Inc. Nu Stream Realty Inc. | Infinished Floor | | . Uninisheu | | 7 | | | | |
| Convenient location, central area, close to facilities. Court order sale. | | | | NI | | alta Tae | | | |
| | Grand Total: 2 | ealty Inc. | | NU | Stream Re | ally Inc | 2. | | |
| | Srand Total: 2 isting Broker(s): Nu Stream Re | - | ies. Court order sale. | NU | Stream Re | | 2. | | |
| | Srand Total: 2 isting Broker(s): Nu Stream Re | - | ies. Court order sale. | NU | Stream Re | | 2. | | |

| | Nikki RE/M/ Phone ww | esented by: Cvitanovic AX Select Realty 2: 778-926-6464 w.nikkicvit.ca ic@remax.net | 2 | | Select Realty |
|--|--|---|--|---|--|
| A ctive R 2283656 Board: V House with Acreage | Pit North | GHEED HIGHW/ t Meadows Meadows PI V3Y 2J6 | AY | Res | idential Detached \$893,000 (LP) (SP) M |
| Style of Home: 1 Storey, Rancher/Bunga Foundation: Frame - Wood Vinyl Vinyl Concrete Perimeter tain Screen: | Flood Plain: Rear Yard Exp Council Apprv If new, GST/H View: Complex / Sul Services Conr | Feet I t.): 48,569.00 I Yes I p: ?: HST inc?: : bdiv: hected: Water Total Parking: 6 C Parking: Open, RV I Dist. to Public Transit | - | 2 Approx. 1 Age: 1 Zoning: 0 Gross T For Tax Tax Inc P.I.D.: 0 Tour: | axes: \$4,093.87 Year: 2017 . Utilities?: 008-120-773 Side |
| Renovations: ¢ of Fireplaces: 0 Gireplace Fuel: Vater Supply: City/Municipal Gity/Hunicipal Gity/Hunicipal City/Municipal Gity/Huni | R.I. Plumbing: R.I. Fireplaces: N LD 36 SEC 22 RNG 1E. EXCEI | Property Disc.: No PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: | | | |
| menities: In Suite Laundry Site Influences: Teatures: | | | | | |
| Floor Type Dime Main Dining Room 10' Main Living Room 19' Main Kitchen 10' Main Bedroom 11' Main Bedroom 11' Main Workshop 13' | x 7' | Dime | ensions Floo X X X X X X | r Type | Dimensions X X X X X X X X X X |
| inished Floor (Main): 1,294 inished Floor (Above): 0 inished Floor (Below): 0 inished Floor (Basement): 0 inished Floor (Total): 1,294 sq. ft. Grand Total: 1,294 sq. ft. | # of Rooms: 6 # of Kitchens: 1 # of Levels: 1 Suite: Crawl/Bsmt. Height: | not in Basement: 2 | Bath Floor 1 Main 2 3 4 5 6 7 8 | # of Pieces Ensuite? 3 No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |
| | | | | | |

| | | | | N | Presented by: ikki Cvita RE/MAX Select R Phone: 778-926-(www.nikkicvit. nikkic@remax.r | novic ealty 5464 ca | 2 | | | s | REAL Realty |
|--|--|---|---|--|--|---|--|-------------------------------|----------------------------|---|--|
| Active R2306021 Board: V House/Singl | e Family | | | _ | 9 OYSTER BA Sunshine Coast Pender Harbour Egr V0N 1S0 | : | כ | | | Resi | dential Detached \$849,000 (LP) (SP) M |
| | | | | Depth Lot Ar Flood Rear Counc If new View: Comp | Type: Feet / Size: 891 rea (sq.ft.): 80,630 Plain: Yard Exp: Yard Exp: til Apprv?: v, GST/HST inc?: Yard State | 0.00 s: Ocean | | 5: 15: 5: 5: | 144.00 5 3 3 0 | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. | |
| onstruction: xterior: bundation: ain Screen: enovations: of Fireplace Fueplace Fue val/Heating: utdoor Area ype of Roof: egal: menities: ite Influence | Wood Concrete Per S: 0 City/Municip Electric, Ford Balcny(s) Pa Asphalt | d imeter ed Air, Heat I tio(s) Dck(s) 2 LT A DL 428 | Reno. \ R.I. Plu R.I. Fire Pump | mbing: eplaces: | Title to La Property I PAD Rent | Open ublic Transii nd: Free Disc.: No al: eased: No mvd: sh: | ehold Nor | - | Dist. to | Access: School Bu | 5: |
| eatures: Floor Main Main Main Main Main Main Selow Below Below | Type Living Room Kitchen Dining Room Other Master Bedro Bedroom Bedroom Recreation Bedroom Bedroom | 18'7 : 14'5 : 10'6 : 11'9 : 0m 13' : 12'11 : 10'3 : 32'7 : 14'3 : | < 8'1 < 11'2 < 11'2 | Floor Bsmt | Туре Workshop | | ensions x 10'11 x x x x 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 |
| inished Floor inished Floor inished Floor | r (Main): r (Above): r (Below): r (Basement): r (Total): | 1,395 0 1,213 0 2,608 sq. ft. 0 2,608 sq. ft. | # of Roor # of Kitch # of Leve Suite: Crawl/Bsr | nens: 1 Hs: 2 nt. Height: asement: 0 | Beds not in Basem | nent: 5 | Bath 1 2 | Floor Main Main Bsmt | # of Pieces 4 3 3 | Ensuite? Yes No No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |

"Waterfront Acreage with Dock" Enjoy easy access to your private dock with double boat houses from the comfort of the 2608 square foot 5 bedroom 3 bathroom home set on a bright sunny 1.85 acres. Situated in beautiful Oyster Bay, the older home is ready for recreational use or year round living today. Bring your renovation ideas to make it the oceanside home of your dreams. The property is being sold by way of a Court Order so contact your REALTOR today for more information and to arrange a private showing by appointment only.

| | | | Nikki RE/MA Phone: www | sented by: Cvitanovi X Select Realty 778-926-6464 v.nikkicvit.ca c@remax.net | C | | | s | REMEX elect ^V Realty |
|---|---|--|---|--|--|--|-----------------------|--|--|
| Active | | | 6233 GAR | RISON COUR | Т | | | Resi | dential Detached |
| R2290263 Board: V | | | | chmond erdale RI | | | | \$ | 2,350,000 (LP) |
| louse/Single Famil | ly | | | 7C 5H7 | | | | | (SP) M |
| | | | Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv? If new, GST/H View: Complex / Sub Services Conne | : North ?: ST inc?:No No : | Frontage Bedroon Bathroon Full Bath Half Bath | ns: ms: ns: hs: | 66.00 5 4 1 | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour: | Year: 2017 Utilities?: No 25-502-875 |
| terior: Brick bundation: Cond ain Screen: No enovations: of Fireplaces: 2 replace Fuel: Naturater ater Supply: City, lel/Heating: Forc | ne - Wood k, Stucco crete Perimeter ural Gas /Municipal ced Air, Hot Water, Ra ced Yard, Patio(s) | Reno. Year: R.I. Plumbing R.I. Fireplaces diant | | Property Disc.: Ye PAD Rental: Fixtures Leased: Ne Fixtures Rmvd: Ye | eehold No es o : es: FOYER | LK onStrata AND DI | Dist. to | M CHANDL | s: 1/2 BLK |
| egal: PL B menities: Air C te Influences: Cent | CP1639 LT 2 BLK 4N Cond./Central, In Suit tral Location, Paved R Conditioning, ClthWsh | e Laundry, Swir oad, Private Se | lpool/Hot Tub tting, Private Ya | | | | ener, Inter | com, Jette | d Bathtub, Microway |
| Main Dinin Main Kitch Main Kitch Main Nook Main Famil Main Den Main Bedro Main Media | g Room 17' Ig Room 12'4 Ien 13'6 Ien 9'6 16'6 Iy Room 17' 11'2 Iy Room 12' a Room 21'2 | x 12' Abov x 6' | ve Bedro ve Bedro | om 13 om 1 | imensions 1'4 x 12'6 2' x 12'2 1'6 x 11' x x x x x x x x x x x x x | Floor | Ţ | уре | Dimensions X X X X X X X X |
| nished Floor (Main) nished Floor (Above nished Floor (Below nished Floor (Basen nished Floor (Total) | e): 1,337 v): 0 ment): 0 | # of Rooms: 13 # of Kitchens: 2 # of Levels: 2 Suite: None Crawl/Bsmt. Hei Beds in Baseme | ght: | ot in Basement: 5 | Bath 1 2 3 4 5 6 | Floor Above Above Above Main Main | # of Pieces 5 4 4 4 2 | Ensuite? Yes Yes No No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |

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! Open House Sat 2-4pm.

| | | | | Nikki RE/MA Phone: WWW | sented by: Cvitanovi K Select Realty 778-926-6464 Minikkicvit.ca @remax.net | с | | | s | elect ^Y Realty |
|---|--|---|--|---|---|---|--------------------------|---------------------------|--|--|
| Active R2261659 Board: V House/Single | Family | | | Vanc South | 3RD AVENUE ouver East Vancouver 5X 2L3 | | | | | dential Detached 1,199,000 (LP) (SP) M |
| | | | | Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/H: View: Complex / Sub Services Conne | No : 5T inc?: No : | Frontage Bedroon Bathrood Full Bath Half Bat | ns: ms: ns: hs: | 32.00 5 2 2 0 | Approx. Age: Zoning: Gross Ta For Tax A Tax Inc. | |
| tyle of Home: construction: xterior: oundation: ain Screen: ternovations: to of Fireplaces treplace Fuel: Vater Supply: uel/Heating: Dutdoor Area: ype of Roof: egal: menities: ite Influences: eatures: | Wood Other Baseboard, Elect None Asphalt PL VAP3534 LT 3 None | ter | Reno. N R.I. Plu R.I. Fin | | Total Parking: 5 Parking: Other Dist. to Public Trans Title to Land: Fre Property Disc.: Ye PAD Rental: Fixtures Leased: No Floor Finish: 5 12 & 13 . | sit: eehold No s : | Parking: 2 | - |) Access: | 5: |
| Floor Main Main Main Bsmt Bsmt Bsmt Bsmt | Type Living Room Kitchen Master Bedroom Bedroom Living Room Kitchen Bedroom Bedroom Bedroom | 18' > 0' > 0' > 13'4 > 19'6 > | <pre>< 0' < 0' < 11' < 10' < 10'10 < 10'5 < 9'4</pre> | Floor Type | Dir | mensions 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 |
| inished Floor (| Above): (Below): | 90 0 0 90 | # of Roor # of Kitch # of Leve Suite: Un | nens: 2 | | Bath 1 2 3 4 | Floor Main Below | # of Pieces 4 4 | Ensuite? No No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: |

replacement in 2013, 2014 drainage replacement; basement suite renovated with new laminate flooring, freshly painted. Potential to build panoramic view home. Close to public transportation & walking distance to Elementary School. All measurements are approx., buyer to verify. Suite rented month-to-month. Excellent building lot with 126.5 depth for laneway. Call agent for court details.

| | | | | Nikk RE/ Pho | Presented by: KI Cvitan (MAX Select Realt one: 778-926-646- www.nikkicvit.ca ikkic@remax.net | y | | | s | REFINER Realty |
|---|--|-------------------------------------|---|--|--|---|---|-----------------------------|---|--|
| Active R2290270 Board: V House with Acre | eage | | | - | AMISH VALL Squamish pper Squamish V0N 1H0 | EY ROAD | | | | dential Detached 5 2,890,000 (LP) (SP) M |
| | | | | Flood Plain Rear Yard Council Ap | e: Feet ze: sq.ft.): 0.00 :: Exp: prv?: T/HST inc?: Yes: N | Frontage Bedroon Bathroon Full Bath Half Bath Half Bath | ns: ms: ns: | 2,400.0 6 4 3 1 | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. | · · · · · · · · · · · · · · · · · · · |
| Construction: F xterior: V oundation: C cain Screen: C enovations: F of Fireplaces: 1 ireplace Fuel: V Vater Supply: V uel/Heating: E | Nood Nell - Shallow | eter | | 'ear: 2009 mbing: eplaces: | Total Parking: Parking: Grg Dist. to Public | Covered I e/Double Tand Transit: Freehold No : Yes ed:No : | dem | - | 9 Access: 9 School Bu | s: |
| ype of Roof: V egal: L menities: B ite Influences: G | Wood OT 1, DL1512, Barn, Green Hou Greenbelt, Priva | PL 21704 use, Storag | je , Shoppin | g Nearby, Treed Stand F/P or Wds | stove, Storage Sh | ed, Wet Bar | | | | |
| Main Ki Main Li Main Di Main Be Main Be Main Ba Above Me Above Be Above Be | /pe itchen ving Room edroom edroom ar Room aster Bedroom edroom edroom edroom | 12' x 25' x 15' x | (14' (18' (12' (16' (14' (14' | Floor Ty | pe | Dimensions x 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 |
| inished Floor (Ma inished Floor (Ab inished Floor (Be | ain): 2,3 bove): 1,0 elow): asement): | 348)80 0 0 128 sq. ft. | # of Roor # of Kitch # of Leve Suite: No Crawl/Bsn Beds in Ba | iens: 1 Is: 2 ne nt. Height: asement: 0 Be | ds not in Basement | Bath 1 2 3 4 | Floor Main Main Above Above | # of Pieces 2 3 4 4 4 | Ensuite? No No Yes No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |
| inished Floor (Ba inished Floor (To Infinished Floor: Grand Total: | | 848 776 sq. ft. | Basement | : Fully Finished | | 7 | | | | |

Have you ever dreamed of owning a farm or acreage just 15 minutes away from Squamish ? Now is your opportunity . Glacier Valley Farms is located just 15 minutes from Squamish and is a 42 acre estate with a lovely 7 bedroom home with 2 other out buildings including guest house and barn . This property has 3 wells as well as certified septic system and currently operated as a farm with summer group revenue. There is many options for revenue on this site including B and B Conference Center, as well as ALR variance for IO cabins on the site.