



Presented by:
Nikki Cvitanovic

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



Active
R2306635
Board: V
House/Single Family

1556 GRAND BOULEVARD
North Vancouver
Boulevard
V7L 3X8

Residential Detached
\$1,350,000 (LP)
(SP)



**NO IMAGE
AVAILABLE**

Sold Date: Frontage (feet): **0.00** Original Price: **\$1,350,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1953**
Depth / Size: Bathrooms: **3** Age: **65**
Lot Area (sq.ft.): **7,280.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,812.33**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **014-199-653**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Carport; Multiple**
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:

Legal: **PL VAP1904 LT 1 BLK 36A DL 550 LD 36. GROUP 1.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 14'0			x			x
Main	Dining Room	9'0 x 9'0			x			x
Main	Kitchen	16'6 x 7'6			x			x
Main	Eating Area	9'6 x 7'6			x			x
Main	Master Bedroom	20'0 x 12'0			x			x
Main	Bedroom	14'3 x 11'3			x			x
Main	Bedroom	11'0 x 10'4			x			x
Below	Recreation	23'0 x 15'0			x			x
Below	Bedroom	17'4 x 10'6			x			
Below	Bedroom	16'4 x 10'6			x			

Finished Floor (Main):	1,275	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	1,100	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	2,375 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Grand Total:	2,375 sq. ft.	Basement: Partly Finished	6				
			7				
			8				

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

RE/MAX Masters Realty

Attention builders! Very popular Grand Boulevard area. Build your dream home in this prime location. 2,300 sq.ft home with 5 bedrooms and 2.5 bathrooms on a 7,380 sq.ft. lot. Bright, sunny corner lot with a large grass backyard and lots of parking. Location, location, location!



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Active
R2238106
Board: V
House/Single Family

4851 FRANCIS ROAD

Richmond
Boyd Park
V7C 1J8

Residential Detached

\$2,100,000 (LP)

(SP)



Sold Date:	Frontage (feet):	56.30	Original Price: \$2,100,000
Meas. Type: Feet	Bedrooms:	0	Approx. Year Built: 9999
Depth / Size: 143.44	Bathrooms:	0	Age: 999
Lot Area (sq.ft.): 8,076.00	Full Baths:	0	Zoning: ZS21
Flood Plain: No	Half Baths:	0	Gross Taxes: \$5,665.73
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-216-486
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	Natural Gas		

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
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:

Legal: **PL EPP36656 LT 5 BLK 4N LD 36 SEC 23 RNG 7W.**

Amenities:

Site Influences:

Features:

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

Finished Floor (Main):	2,334	# of Rooms:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,062	# of Kitchens:	0	1				Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other	3				Pool:
Finished Floor (Total):	4,396 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement:	0	5				Door Height:
Unfinished Floor:	0	Basement:	None	6				
Grand Total:	4,396 sq. ft.			7				
				8				

Listing 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.



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Active
R2238107
Board: V
House/Single Family

4839 FRANCIS ROAD

Richmond
Boyd Park
V7C 1J8

Residential Detached

\$2,250,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.39** Original Price: **\$2,250,000**
Meas. Type: **Feet** Bedrooms: **0** Approx. Year Built: **9999**
Depth / Size: **143.47** Bathrooms: **0** Age: **999**
Lot Area (sq.ft.): **7,229.00** Full Baths: **0** Zoning: **ZS21**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,832.52**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **029-216-478**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Natural Gas**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
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: **5** 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:

Legal: **PL EPP36656 LT 4 BLK 4N LD 36 SEC 23 RNG 7W.**

Amenities:

Site Influences:

Features:

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

Finished Floor (Main):	2,295	# of Rooms:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,642	# of Kitchens:	0	1				Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	3,937 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 0	5				Door Height:
Grand Total:	3,937 sq. ft.	Basement: None		6				
				7				
				8				

Listing Broker(s): **Team 3000 Realty Ltd.**

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Active
R2238108
Board: V
House/Single Family

4833 FRANCIS ROAD
Richmond
Boyd Park
V0V 0V0

Residential Detached
\$2,350,000 (LP)
(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$2,350,000
Meas. Type: Feet	Bedrooms:	0	Approx. Year Built: 9999
Depth / Size: 145	Bathrooms:	0	Age: 999
Lot Area (sq.ft.): 7,444.00	Full Baths:	0	Zoning: ZS21
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,150.00
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 029-216-460
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas		

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **3** 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:

Legal: **PL EPP36656 LT 3 BLK 4N LD 36 SEC 23 RNG 7W.**

Amenities:

Site Influences:
Features:

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

Finished Floor (Main):	2,250	# of Rooms:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,850	# of Kitchens:	0	1				Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other	3				Pool:
Finished Floor (Total):	4,100 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement:	None	6				
Grand Total:	4,100 sq. ft.			7				
				8				

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Active
R2293303
Board: V
House/Single Family

1140 DEPOT ROAD

Squamish
Brackendale
V0N 2L0

Residential Detached

\$1,089,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.01	Original Price: \$1,089,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1969
Depth / Size:	Bathrooms:	2	Age: 49
Lot Area (sq.ft.): 0.00	Full Baths:	2	Zoning: RL2
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,002.26
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 007-666-403
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	Community, Electricity, Sanitary Sewer, Water		

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Carport; Single**

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

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

Legal: **PL VAP15323 LT 1 BLK 31 LD 36 SEC 22 TWP 50. PART S 1/2 OF SE 1/4, GROUP 1.**

Amenities: **Garden, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Other - See Remarks, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'2 x 13'4	Below	Laundry	15' x 10'6			x
Main	Kitchen	10'4 x 19'2			x			x
Main	Dining Room	16' x 12'			x			x
Main	Bedroom	12'6 x 12'			x			x
Main	Bedroom	8'8 x 11'6			x			x
Below	Foyer	6'6 x 11'2			x			x
Below	Living Room	9'6 x 18'			x			x
Below	Living Room	13' x 10'			x			x
Below	Bedroom	11' x 8'10			x			
Below	Bedroom	12'6 x 7'10			x			

Finished Floor (Main): **1,850**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,850 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,850 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **1**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Unfinished**

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

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

Listing Broker(s): **RE/MAX Sea to Sky Real Estate**

0.62 acreage located on a sunny private lot in Brackendale. Build your dream home or renovate existing on this amazing lot in a great location.



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Active
R2282337

Board: V
House/Single Family

4503 MARINE DRIVE

West Vancouver
Caulfield
V7W 2N8

Residential Detached

\$2,499,999 (LP)

(SP)



Sold Date: Frontage (feet): **130.00** Original Price: **\$2,499,999**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1982**
Depth / Size: Bathrooms: **3** Age: **36**
Lot Area (sq.ft.): **12,120.00** Full Baths: **2** Zoning: **SFD**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$6,014.20**
Rear Yard Exp: **Northwest** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-159-871**
Tour:

View: **Yes: Water and Trees**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen: **Partial** Reno. Year: **2017**
Renovations: **Completely, Partly** R.I. Plumbing: **Yes**
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Torch-On**

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

Dist. to Public Transit: **2 Blocks** Dist. to School Bus:
Title to Land: **Freehold NonStrata**

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

Legal: **PL VAP18505 LT J BLK 6 DL 811 LD 36. GROUP 1.**

Amenities: **In Suite Laundry**

Site Influences: **Private Setting, Private Yard, Recreation Nearby**

Features: **Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'7 x 4'3	Above	Dining Room	13'7 x 10'9			x
Main	Den	13'11 x 13'6	Above	Solarium	12'4 x 8'6			x
Main	Master Bedroom	13'7 x 11'1	Bsmt	Storage	23'2 x 13'4			x
Main	Bedroom	10'8 x 10'7	Bsmt	Utility	8'2 x 5'11			x
Main	Bedroom	10'8 x 9'8			x			x
Main	Laundry	7'8 x 6'2			x			x
Above	Living Room	18'8 x 14'1			x			x
Above	Family Room	16'4 x 14'7			x			x
Above	Kitchen	14'11 x 14'1			x			
Above	Eating Area	6'11 x 6'10			x			

Finished Floor (Main): **1,237**
Finished Floor (Above): **1,377**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,614 sq. ft.**

Unfinished Floor: **538**
Grand Total: **3,152 sq. ft.**

of Rooms: **14**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Crawl, Unfinished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **20'1x17'11**
Door Height:

Listing Broker(s): **Sotheby's Int'l Realty Canada**

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, stainless 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.



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Active
R2284302
Board: V
House/Single Family

5315 SEASIDE PLACE

West Vancouver
Caulfeild
V7W 3E2

Residential Detached

\$6,047,100 (LP)

(SP)



Sold Date: Frontage (feet): **68.00** Original Price: **\$6,399,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1991**
Depth / Size: **IRR** Bathrooms: **6** Age: **27**
Lot Area (sq.ft.): **13,390.00** Full Baths: **5** Zoning: **RS3**
Flood Plain: Half Baths: **1** Gross Taxes: **\$21,040.32**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **007-043-546**
Tour: **Virtual Tour URL**

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

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other, Tar & Gravel**

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

Total Parking: **6** Covered Parking: **4** Parking Access: **Front**
Parking: **Carport; Single, Garage; Triple, Open**

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

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

Legal: **PL VAS1857 LT 9 DL 879 LD 36. GROUP 1, & DL 5762, 6136, 6137 & 6138, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	28'6 x 15'2	Below	Bedroom	22'3 x 11'6			x
Main	Dining Room	16'3 x 11'7	Below	Bedroom	12'8 x 11'6			x
Main	Kitchen	16'5 x 11'6	Below	Recreation	26'3 x 15'2			x
Main	Eating Area	9'4 x 5'7	Below	Media Room	22'7 x 22'5			x
Main	Office	6'11 x 5'8	Below	Den	11'6 x 10'4			x
Main	Master Bedroom	19'8 x 13'11			x			x
Main	Walk-In Closet	19'8 x 13'11			x			x
Above	Foyer	18'4 x 11'10			x			x
Above	Bedroom	13'8 x 12'7			x			
Above	Sauna	7'7 x 5'11			x			

Finished Floor (Main):	2,371	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	884	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	2,368	# of Levels:	3	2	Main	6	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	3	No	Pool:
Finished Floor (Total):	5,623 sq. ft.	Crawl/Bsmt. Height:		4	Below	5	No	Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5	Below	4	No	Door Height:
Unfinished Floor:	0	Basement: None		6	Below	4	No	
Grand Total:	5,623 sq. ft.			7				
				8				

Listing Broker(s): **RE/MAX Clara Hartree**

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.



Presented by:
Nikki Cvitanovic

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Phone: 778-926-6464
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nikkic@remax.net



Active
R2291723
Board: V
House/Single Family

1424 53A STREET

Tsawwassen
Cliff Drive
V4M 3E6

Residential Detached

\$965,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$998,888
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1965
Depth / Size: 258	Bathrooms:	2	Age: 53
Lot Area (sq.ft.): 16,997.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,320.93
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-987-424
			Tour:

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

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

Reno. Year: **2012**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., 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: **Hardwood, Wall/Wall/Mixed**

Legal: **PLNWP28376 LT193 LD 36 SEC 10 TWP 5**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'2 x 12'4	Above	Bedroom	9'10 x 9'1			x
Main	Dining Room	12'8 x 8'6			x			x
Main	Family Room	25'6 x 14'			x			x
Main	Laundry	8'10 x 6'7			x			x
Main	Storage	8'5 x 6'4			x			x
Above	Games Room	13'10 x 11'2			x			x
Above	Den	11'2 x 9'2			x			x
Above	Living Room	19'2 x 13'1			x			x
Above	Master Bedroom	14'10 x 11'2			x			
Above	Bedroom	10'8 x 10'2			x			

Finished Floor (Main):	1,028	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,249	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,277 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	2,277 sq. ft.	Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

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.



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Active
R2307850
Board: V
House/Single Family

12249 230 STREET

Maple Ridge
East Central
V2X 0P6

Residential Detached

\$749,500 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$749,500
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1989
Depth / Size: 0	Bathrooms:	3	Age: 29
Lot Area (sq.ft.): 6,231.00	Full Baths:	3	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,184.69
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-077-569
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

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

Dist. to Public Transit:
Title to Land: **Undivided Interest** Dist. to School Bus:

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

Legal: **PL NWP79268 LT 6 LD 36 SEC 20 TWP 12. GROUP 1.**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 22'			x			x
Main	Dining Room	13' x 8'			x			x
Main	Kitchen	14' x 12'			x			x
Main	Master Bedroom	14'5 x 12'			x			x
Main	Bedroom	13' x 10'			x			x
Main	Bedroom	12' x 10'			x			x
Bsmt	Living Room	16' x 13'			x			x
Bsmt	Kitchen	14' x 12'			x			x
Bsmt	Bedroom	12' x 10'			x			
Bsmt	Bedroom	11'5 x 8'			x			

Finished Floor (Main):	1,218	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	880	Suite: Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,098 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Fully Finished	6				
Grand Total:	2,098 sq. ft.		7				
			8				

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

COURT ORDERED In very good condition! Double car garage and ample parking out front. Directly across the street from Harry Hooge Elementary School. Great location, close to transit, shopping, parks and lakes. Private fully fenced backyard.



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Active
R2298569
Board: V
House/Single Family

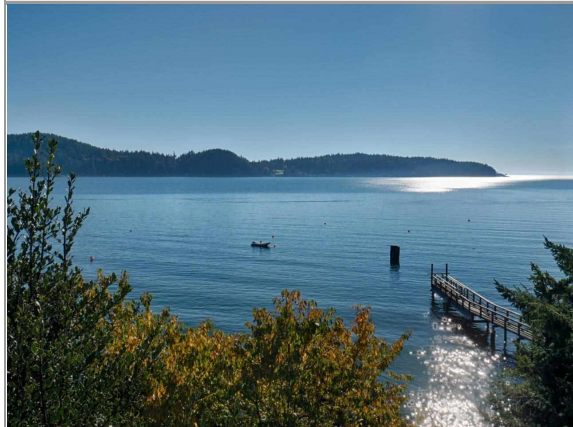
808 MARINE DRIVE

Sunshine Coast
Gibsons & Area
VON 1V1

Residential Detached

\$1,550,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,550,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1915
Depth / Size: 116	Bathrooms:	5	Age: 103
Lot Area (sq.ft.): 5,850.00	Full Baths:	4	Zoning: C2
Flood Plain: No	Half Baths:	1	Gross Taxes: \$5,144.00
Rear Yard Exp: Northwest			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-389-719
			Tour:

View: **Yes: WATER VIEW**
Complex / Subdiv: **GRANTHAM'S LANDING**
Services Connected: **Electricity, Natural Gas, Septic, Water**

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

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Vinyl/Linoleum**

Legal: **LOT 1 BLOCK 5 DISTRICT LOT 687 PLAN 2075**

Amenities:

Site Influences: **Central Location, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	18'10 x 12'2	Bsmt	Bedroom	11'7 x 10'4			x
Main	Dining Room	12'6 x 11'9	Bsmt	Kitchen	15'5 x 8'			x
Main	Living Room	18'4 x 14'2	Bsmt	Foyer	9'3 x 8'1			x
Main	Kitchen	12'7 x 9'3	Bsmt	Laundry	6'6 x 5'11			x
Main	Great Room	28'2 x 19'	Above	Kitchen	12'7 x 9'3			x
Main	Office	13'11 x 7'	Above	Bedroom	12'8 x 10'4			x
Main	Mud Room	10'10 x 9'	Above	Bedroom	13'7 x 10'4			x
Main	Storage	13' x 9'	Above	Walk-In Closet	4'4 x 3'7			x
Main	Solarium	10'3 x 5'10	Above	Bedroom	15'6 x 10'4			x
Bsmt	Living Room	13'1 x 10'4			x			

Finished Floor (Main): **2,153**
Finished Floor (Above): **899**
Finished Floor (Below): **0**
Finished Floor (Basement): **620**
Finished Floor (Total): **3,672 sq. ft.**

Unfinished Floor: **279**
Grand Total: **3,951 sq. ft.**

of Rooms: **19**
of Kitchens: **3**
of Levels: **3**
Suite: **Other**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **4**
Basement: **Partly Finished, Separate Entry**

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

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

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

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.



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Active
R2298543

Board: V
House/Single Family

3377 NANAIMO STREET

Vancouver East
Grandview VE
V5N 5G7

Residential Detached

\$2,188,000 (LP)

(SP)



Sold Date:	Frontage (feet):	45.00	Original Price: \$2,188,000
Meas. Type: Feet	Bedrooms:	9	Approx. Year Built: 2018
Depth / Size: 152.62	Bathrooms:	5	Age: 0
Lot Area (sq.ft.): 4,446.00	Full Baths:	5	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,558.10
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-291-831
			Tour:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Other**

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

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

Legal: **PL VAP7943 LT F BLK A DL 195 LD 36. GROUP 1, OF LOT 5.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'	Above	Walk-In Closet	6'5 x 7'4			x
Main	Dining Room	5' x 15'	Bsmt	Living Room	17'7 x 15'			x
Main	Kitchen	16'5 x 14'5	Bsmt	Kitchen	16'10 x 17'7			x
Main	Family Room	18' x 16'3	Bsmt	Bedroom	10'2 x 9'			x
Main	Den	10'2 x 10'9	Bsmt	Bedroom	10'2 x 8'9			x
Main	Foyer	8'11 x 13'2	Bsmt	Bedroom	11'3 x 10'			x
Above	Master Bedroom	13'10 x 16'3	Bsmt	Recreation	11'8 x 10'1			x
Above	Bedroom	12'4 x 12'2	Bsmt	Bedroom	10'11 x 11'			x
Above	Bedroom	10'6 x 11'1	Bsmt	Bedroom	9'2 x 10'			x
Above	Bedroom	11'6 x 10'7			x			

Finished Floor (Main): **1,451**
Finished Floor (Above): **1,323**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,672**
Finished Floor (Total): **4,446 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,446 sq. ft.**

of Rooms: **19**
of Kitchens: **2**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **5** Beds not in Basement: **4**
Basement: **Unfinished**

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

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

Listing Broker(s): **RE/MAX Real Estate Services**

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 experienced builder to complete this partly finished 3 level home. Plans and drawings available upon request. MUST SELL ! Please call for details.



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Active
R2285107
Board: V
House/Single Family

7280 LOMBARD ROAD

Richmond
Granville
V7C 3N1

Residential Detached

\$1,298,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,589,800**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1974**
Depth / Size: **0** Bathrooms: **3** Age: **44**
Lot Area (sq.ft.): **9,378.00** Full Baths: **3** Zoning: **RS1/E**
Flood Plain: Half Baths: **0** Gross Taxes: **\$6,557.71**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **003-453-456**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

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

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

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

Legal: **LT 209 SEC 13 BLK 4 NORTH RANGE 7 WEST NWD PL 44714**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'6 x 11'6			x			x
Main	Bedroom	9'6 x 10'6			x			x
Main	Bedroom	11'6 x 9'6			x			x
Main	Living Room	13'6 x 20'			x			x
Main	Dining Room	9' x 12'			x			x
Main	Kitchen	11'6 x 16'			x			x
Bsmt	Recreation	20' x 8'			x			x
Bsmt	Kitchen	11'6 x 16'			x			x
Bsmt	Bedroom	10' x 10'			x			
Bsmt	Bedroom	10' x 10'			x			

Finished Floor (Main):	1,340	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,285	Suite:	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,625 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2 Beds not in Basement: 3	5				Door Height:
Grand Total:	2,625 sq. ft.	Basement: Full, Separate Entry	6				
			7				
			8				

Listing Broker(s): **Royal LePage - Wolstencroft**

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)



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Active
R2280583

Board: V
House/Single Family

4855 SMITH AVENUE

Burnaby South
Metrotown
V5G 2W3

Residential Detached

\$1,999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	79.00	Original Price: \$1,999,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1911
Depth / Size: 106	Bathrooms:	2	Age: 107
Lot Area (sq.ft.): 8,374.00	Full Baths:	2	Zoning: R5
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,470.87
Rear Yard Exp:			For Tax Year: 2017
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: **Community**

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:
Parking: **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:

Legal: **PL NWP 28956 LT 92 DL 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	11' x 13'			x			x
Main	Den	8' x 11'			x			x
Main	Solarium	6' x 18'			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Bedroom	11' x 14'			x			x
Main	Bedroom	11' x 12'			x			x
Main	Storage	6' x 3'			x			x
Bsmt	Bedroom	18' x 14'			x			

Finished Floor (Main):	1,848	# of Rooms:	12	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4		No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Bsmt	3		No		Workshop/Shed:
Finished Floor (Basement):	250	Suite:	None	3						Pool:
Finished Floor (Total):	2,098 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement: 1	Beds not in Basement: 3	5						Door Height:
Unfinished Floor:	1,514	Basement: Full, Partly Finished, Separate Entry		6						
Grand Total:	3,612 sq. ft.			7						
				8						

Listing Broker(s): **Coldwell Banker Prestige Rlty**

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.



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Active
R2298104
Board: V
House/Single Family

7530 BULLER AVENUE

Burnaby South
Metrotown
V5J 4S8

Residential Detached

\$2,498,000 (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.**

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.



Presented by:
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Active
R2292312
Board: V
House/Single Family

319 PRIOR STREET

Vancouver East
Mount Pleasant VE
V6A 2G2

Residential Detached

\$1,120,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size:
Lot Area (sq.ft.): **3,300.00**
Flood Plain: **No**
Rear Yard Exp: **North**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **0.00**
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**

Original Price: **\$1,249,000**
Approx. Year Built: **2015**
Age: **3**
Zoning: **RT-3**
Gross Taxes: **\$3,987.08**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **015-555-411**
Tour:

View: :
Complex / Subdiv:
Services Connected: **None**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Other**
Exterior: **Other**
Foundation: **Other**
Rain Screen:
Renovations: **Other**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **None**
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access: **Lane**
Parking: **Other**
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: **Other**

Legal: **PL VAP196 LT 16 BLK 104 DL 196 LD 36. EXPL PL LMP30253 SRW.**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Recreation Nearby**
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	12' x 12'			x			x
Above	Bedroom	12' x 12'			x			x
Below	Bedroom	12' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,275	# of Rooms:	3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	725	# of Kitchens:	0	1	Above	4	No	Barn:
Finished Floor (Below):	979	# of Levels:	3	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other	3	Below	4	No	Pool:
Finished Floor (Total):	2,979 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Grand Total:	2,979 sq. ft.	Basement: Unfinished		6				
				7				
				8				

Listing Broker(s): **Nu Stream Realty Inc.**

Nu Stream Realty Inc.

Convenient location, central area, close to facilities. Court order sale.



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Active
R2283656

Board: V
House with Acreage

18211 LOUGHEED HIGHWAY

Pitt Meadows
North Meadows PI
V3Y 2J6

Residential Detached

\$893,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,095,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1955
Depth / Size:	Bathrooms: 1	Age: 63
Lot Area (sq.ft.): 48,569.00	Full Baths: 1	Zoning: A1
Flood Plain: Yes	Half Baths: 0	Gross Taxes: \$4,093.87
Rear Yard Exp:		For Tax Year: 2017
Council Apprv?:		Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 008-120-773
		Tour:
View: :		
Complex / Subdiv:		
Services Connected: Water		

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Side**
Parking: **Open, RV Parking Avail.**
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 NWP19754 LT 2 BLK 6N LD 36 SEC 22 RNG 1E. EXCEPT PLAN EPP7427.**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10' x 9'0			x			x
Main	Living Room	19' x 14'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Bedroom	11' x 7'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Workshop	13' x 26'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,294	# of Rooms: 6	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:	3				Pool:
Finished Floor (Total):	1,294 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,294 sq. ft.	Beds not in Basement: 2	7				
			8				

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

Court Order Sale 1.115 acres zoned A1 general agriculture. House is of little value, some outbuildings that are rented. Located near Pitt River Bridge.



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Active
R2306021

Board: V
House/Single Family

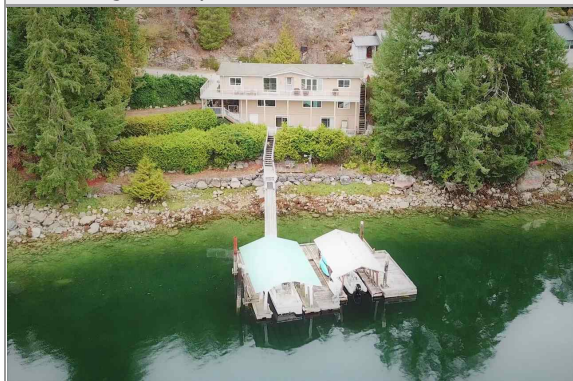
12949 OYSTER BAY ROAD

Sunshine Coast
Pender Harbour Egmont
V0N 1S0

Residential Detached

\$849,000 (LP)

(SP)



Sold Date:	Frontage (feet):	144.00	Original Price: \$849,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1983
Depth / Size: 891	Bathrooms:	3	Age: 35
Lot Area (sq.ft.): 80,630.00	Full Baths:	3	Zoning: RU1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,175.32
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 009-066-489
			Tour:

View: **Yes: Ocean and Mountain**
Complex / Subdiv:
Services Connected: **Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
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: :
Floor Finish:

Legal: **PL VAP11442 LT A DL 4284 LD 36. GROUP 1, FORESHORE SEE 06264.101.**

Amenities:

Site Influences: **Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 11'1	Bsmt	Workshop	46'11 x 10'11			x
Main	Kitchen	14'5 x 11'1			x			x
Main	Dining Room	10'6 x 8'3			x			x
Main	Other	11'9 x 8'1			x			x
Main	Master Bedroom	13' x 11'2			x			x
Main	Bedroom	12'11 x 11'2			x			x
Main	Bedroom	10'3 x 8'			x			x
Below	Recreation	32'7 x 14'1			x			x
Below	Bedroom	14'3 x 10'3			x			
Below	Bedroom	14'2 x 10'11			x			

Finished Floor (Main):	1,395	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	1,213	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,608 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,608 sq. ft.	Basement: Full	6				
		Beds not in Basement: 5	7				
			8				

Listing Broker(s): **Royal LePage Sussex**

"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.



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Active
R2290263

Board: V
House/Single Family

6233 GARRISON COURT

Richmond
Riverdale RI
V7C 5H7

Residential Detached

\$2,350,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$2,650,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2003**
Depth / Size: **120** Bathrooms: **5** Age: **15**
Lot Area (sq.ft.): **7,954.00** Full Baths: **4** Zoning: **RS1E**
Flood Plain: Half Baths: **1** Gross Taxes: **\$7,078.84**
Rear Yard Exp: **North** For Tax Year: **2017**
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: **No**
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	Main	4	No
5	Main	2	No
6			
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! Open House Sat 2-4pm.



Presented by:
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Active
R2261659
Board: V
House/Single Family

1225 E 63RD AVENUE

Vancouver East
South Vancouver
V5X 2L3

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date: Frontage (feet): **32.00** Original Price: **\$1,320,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1955**
Depth / Size: **126.5** Bathrooms: **2** Age: **63**
Lot Area (sq.ft.): **4,030.00** Full Baths: **2** Zoning: **RSIS**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,724.93**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-795-992**
Tour:
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **Other**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year: **2014**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **2** Parking Access:
Parking: **Other**
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:

Legal: **PL VAP3534 LT 36 BLK 9 DL 200 LD 36. GROUP 1, & BLKS 12 & 13.**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'3			x			x
Main	Kitchen	0' x 0'			x			x
Main	Master Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Bsmt	Living Room	13'4 x 11'			x			x
Bsmt	Kitchen	19'6 x 10'			x			x
Bsmt	Bedroom	11'4 x 10'10			x			x
Bsmt	Bedroom	13'6 x 10'5			x			x
Bsmt	Bedroom	10'6 x 9'4			x			x
		x			x			

Finished Floor (Main):	990	# of Rooms:	9	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4		No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Below	4		No		Workshop/Shed:
Finished Floor (Basement):	990	Suite:	Unauthorized Suite	3						Pool:
Finished Floor (Total):	1,980 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 3	Beds not in Basement: 2	5						Door Height:
Grand Total:	1,980 sq. ft.	Basement: Full, Fully Finished		6						
				7						
				8						

Listing Broker(s): **Royal Pacific Realty Corp.**

Court Date September 21st Vancouver Courts 10:30 AM **subject to court approval. South facing 5 bedroom livable home, asphalt roof 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.**



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Active
R2290270

Board: V
House with Acreage

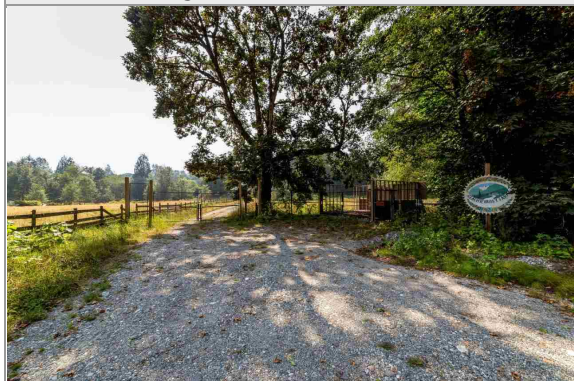
12825 SQUAMISH VALLEY ROAD

Squamish
Upper Squamish
VON 1H0

Residential Detached

\$2,890,000 (LP)

(SP)



Sold Date:	Frontage (feet):	2,400.0	Original Price: \$2,890,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1976
Depth / Size:	Bathrooms:	4	Age: 42
Lot Area (sq.ft.): 0.00	Full Baths:	3	Zoning: ALR
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,054.67
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-251-204
			Tour:
View:	Yes: Mountains		
Complex / Subdiv:	Squamish Valley		
Services Connected:	Septic		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **Well - Shallow**
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Wood**

Reno. Year: **2009**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: **2** Parking Access:
Parking: **Grge/Double Tandem**

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: **Other**

Legal: **LOT 1, DL1512, PL 21704**

Amenities: **Barn, Green House, Storage**

Site Influences: **Greenbelt, Private Setting, Shopping Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Storage Shed, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 11'			x			x
Main	Living Room	25' x 15'			x			x
Main	Dining Room	15' x 10'			x			x
Main	Bedroom	12' x 14'			x			x
Main	Bedroom	12' x 18'			x			x
Main	Bar Room	12' x 12'			x			x
Above	Master Bedroom	12' x 16'			x			x
Above	Bedroom	20' x 14'			x			x
Above	Bedroom	11' x 14'			x			
Above	Bedroom	13' x 17'			x			

Finished Floor (Main): **2,348**
Finished Floor (Above): **1,080**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,428 sq. ft.**

Unfinished Floor: **2,348**
Grand Total: **5,776 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Fully Finished**

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

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

Listing Broker(s): **RE/MAX Sea to Sky Real Estate**

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.