



Presented by:
Nikki Cvitanovic

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



Active
R2327992
Board: V
House/Single Family

5680 GROVE AVENUE

Ladner
Hawthorne
V4K 2A9

Residential Detached

\$999,980 (LP)

(SP)



Sold Date: Frontage (feet): **45.00** Original Price: **\$999,980**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1965**
Depth / Size: **107** Bathrooms: **2** Age: **53**
Lot Area (sq.ft.): **4,894.24** Full Baths: **2** Zoning: **CD27**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,483.26**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **005-579-538**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **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: **No** :
Floor Finish:

Legal: **PL NWP57343 LT 1153 DL 116 LD 36. GROUP 2.**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 15'6			x			x
Main	Kitchen	9'5 x 11'6			x			x
Main	Dining Room	10'6 x 17'10			x			x
Main	Master Bedroom	10'6 x 11'7			x			x
Main	Bedroom	12'11 x 11'7			x			x
Below	Bedroom	13' x 7'10			x			x
Below	Living Room	10' x 17'			x			x
Below	Kitchen	13'3 x 10'11			x			x
Below	Bedroom	11'7 x 12'6			x			
Below	Foyer	9'9 x 5'8			x			

Finished Floor (Main):	1,131	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	5	No	Barn:
Finished Floor (Below):	1,237	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	2,368 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,368 sq. ft.		7				
			8				

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

Highly updated 2 level home on Ladner's highly desirable Grove Avenue! This 4 bedroom residence features beautiful renovations including new flooring, newer kitchens, gorgeous bathrooms, large sundeck, hot tub, heated shed, concrete driveway and a lower level 1 bedroom suite with a newer, high-end kitchen, new flooring, windows and more! Open concept living up and down and separate laundry on both levels. Great mortgage helper! Excellent location walking distance to schools, parks, transit, Ladner Village, Ladner Leisure Centre and many local amenities. Sunny, south facing backyard perfect for entertaining, kids and pets. Single car garage and bonus RV/boat parking.



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Active
R2324919
Board: V
House/Single Family

159 65B STREET
Tsawwassen
Boundary Beach
V4L 1M9

Residential Detached
\$999,900 (LP)
(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$999,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1971
Depth / Size: 100	Bathrooms:	1	Age: 48
Lot Area (sq.ft.): 4,998.00	Full Baths:	1	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,124.48
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-522-933
			Tour: Virtual Tour URL

View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

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

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
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 NWP2616 LT 29 DL 30 LD 36. GROUP 2.**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'7 x 14'1			x			x
Main	Kitchen	11'2 x 9'8			x			x
Main	Dining Room	9'9 x 8'11			x			x
Main	Master Bedroom	13'4 x 10'8			x			x
Main	Bedroom	9'8 x 9'11			x			x
Main	Bedroom	10'7 x 13'1			x			x
Main	Laundry	9'8 x 5'4			x			x
Main	Storage	4'2 x 4'8			x			x
		x			x			
		x			x			

Finished Floor (Main): **1,217**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,217 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,217 sq. ft.**

of Rooms: **8**
of Kitchens: **1**
of Levels: **1**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

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

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

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

What a find! Boundary Bay rancher with updates, facing west and backing onto the protected greenbelt! This 3 bed, 1 bath home with renovations is perfect for anyone looking to move to Tsawwassen's beachfront neighbourhood. Just 3 blocks to the sand and seashore, enjoy the beach lifestyle at an affordable price! The home features updates such as newer floors as well as paint. Call today to book a private viewing!



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Active
R2297007
Board: V
House/Single Family

4611 48B STREET

Ladner
Ladner Elementary
V4K 2S1

Residential Detached

\$999,888 (LP)

(SP)



Sold Date:	Frontage (feet):	72.60	Original Price: \$1,099,888
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1960
Depth / Size: 113.55	Bathrooms:	2	Age: 58
Lot Area (sq.ft.): 8,269.80	Full Baths:	2	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,681.52
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-080-830
			Tour:

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

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

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**
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: **No** :
Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL 15197 LT 1 DL 106 NWD GR 2**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'1" x 13'6"			x			x
Main	Kitchen	14'3" x 9'2"			x			x
Main	Dining Room	9'2" x 8'4"			x			x
Below	Recreation	22'3" x 14'			x			x
Below	Laundry	9' x 5'11"			x			x
Below	Foyer	9'11" x 6'7"			x			x
Above	Master Bedroom	13'6" x 12'11"			x			x
Above	Bedroom	12'10" x 10'1"			x			x
Above	Bedroom	11'6" x 9'1"			x			x
		x			x			

Finished Floor (Main): **535**
Finished Floor (Above): **654**
Finished Floor (Below): **641**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,830 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,830 sq. ft.**

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

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

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

Listing Broker(s): **Coldwell Banker Universe Realty**

Coldwell Banker Universe Realty

Excellent 3 bdrm bsmt entry home centrally located on a huge 8269. sq ft lot. Gorgeous and private west-facing backyard, sundeck & raised flower beds. Workshop and separate garden shed with veranda both connected to power. Loads of storage under sundeck in addition to the gigantic 20' x 25' crawl space. New roof. Spacious main floor with hardwood floors & gas fireplace. Large rec room downstairs for entertaining. Tons of parking for your boat or RV. Investor/Builder alert! Potential for subdivision into 3- RS7 lots 48x114 each by combining with next door 4605 48B St property MLS#2297037. Buy together with 4605 or enjoy huge lot and build in the future. Great holding property.



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Active
R2297037
Board: V
House/Single Family

4605 48B STREET

Ladner
Ladner Elementary
V4K 2S1

Residential Detached

\$999,888 (LP)
(SP)



Sold Date: Frontage (feet): **72.60** Original Price: **\$999,888**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1962**
Depth / Size: **112.82** Bathrooms: **1** Age: **56**
Lot Area (sq.ft.): **8,218.25** Full Baths: **1** Zoning: **RM1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,641.71**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-080-848**
Tour:
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Vinyl/Linoleum**

Legal: **PL 15197 LT 2 DL 106 LD 36 GROUP 2.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 13'8			x			x
Main	Kitchen	14' x 10'			x			x
Main	Master Bedroom	15' x 13'8			x			x
Main	Bedroom	12'6 x 11'			x			x
Main	Laundry	9' x 7'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,044	# of Rooms:	5	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	1		3				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite		4				Pool:
Finished Floor (Total):	1,044 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2		6				Door Height:
Grand Total:	1,044 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Coldwell Banker Universe Realty**

Coldwell Banker Universe Realty

Beautiful 2 bedroom rancher with a large corner 8218 sq.ft lot in West Ladner. The spacious backyard is fully fenced and is west facing. Other highlights include updated windows/furnace and original hardwood floors which are in very good condition. centrally located so you can easily walk to the town center or neighboring schools. Investor/Builder alert! Potential for subdivision into 3- RS7 lots 48x114 each by combining with next door 4611 48B St property MLS#2297007 . Buy together with 4611 or enjoy huge corner lot and build in the future. Great holding property. Other option available to build on 4605 side(52x114) now and hold the other side 4611 for future potential two lots(46x114). Plans are ready to build please call to discuss.



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Active
R2311739
Board: V
House/Single Family

4684 FOX LANE

Tsawwassen
Cliff Drive
V4M 0A8

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2014
Depth / Size: 83	Bathrooms:	3	Age: 4
Lot Area (sq.ft.): 4,132.00	Full Baths:	2	Zoning: SFD
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,865.00
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-235-502
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Community**

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

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

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Leasehold prepaid-NonStrata**
Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PL EPP35369 LT 33 DL 169 LD 36. GROUP 2.**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	11' x 11'			x			x
Main	Den	10' x 9'			x			x
Main	Foyer	8' x 5'			x			x
Main	Master Bedroom	14' x 13'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Loft	10' x 7'			x			x
		x			x			

Finished Floor (Main): **1,225**
Finished Floor (Above): **495**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,720 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,720 sq. ft.**

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

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

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

Listing Broker(s): **Metro Edge Realty**

No non-residence Tax!!! This quiet bright shingle house offers 3 lovely bedroom + den. Owner well maintained the house, it is just like brand new. 18' high ceiling, and south facing backyard gives the house very bright living area. Shopping center within walking distance. Open House on Oct 20(Sat.) 2-4 PM



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Active
R2320677

Board: V
House/Single Family

4969 KADOTA DRIVE

Tsawwassen
Tsawwassen Central
V4M 1X4

Residential Detached

\$999,000 (LP)

(SP)



Sold Date: Frontage (feet): **70.00** Original Price: **\$1,090,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1960**
Depth / Size: **125** Bathrooms: **2** Age: **59**
Lot Area (sq.ft.): **8,750.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,468.96**
Rear Yard Exp: **Northwest** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-494-545**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
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: **Front**
Parking: **Add. Parking Avail., Carport; Single, Open**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **PL NWP19476 LT 115 LD 36 SEC 10 TWP 5.**

Amenities:

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Family Room	22'6 x 12'6			x			x
Below	Kitchen	10' x 8'			x			x
Below	Bedroom	11' x 9'			x			x
Below	Bedroom	12' x 11'			x			x
Main	Living Room	22' x 14'11			x			x
Main	Dining Room	11' x 11'4			x			x
Main	Master Bedroom	14' x 12'6			x			x
Main	Bedroom	12'6 x 9'6			x			x
Main	Bedroom	12'2 x 10'6			x			x
		x			x			

Finished Floor (Main): **1,275**
Finished Floor (Above): **0**
Finished Floor (Below): **1,025**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,300 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,300 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
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	Below	4	No
2	Main	4	No
3			
4			
5			
6			
7			
8			

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

Listing Broker(s): **Dracco Pacific Realty**

Dracco Pacific Realty

Affordable and Great investment opportunity! Located on a quiet street. Large lot 8751 sq. ft. kit (70 x 125) in Tsawwassen Central. The additional upgrade includes newer bathrooms, new electrical wiring throughout with 200 amp service, new windows, newer furnace, upgraded plumbing, newer metal rood and new paint throughout. 3 bdrms main flr. Downstairs family room, kitchen & 2 bdrms (can be legal suite). Just 5-10 mins drive to recreation centre, Town centre mall, retails/services & restaurants, Tsawwassen Mills, golf club, Cliff Drive Elem., South Park Elem., South Delta Sec., French pre-school & park. Perfect for a growing family or for building new dream home.



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Active
R2327958
Board: V
House/Single Family

5340 10 AVENUE
Tsawwassen
Tsawwassen Central
V4M 1X7

Residential Detached
\$999,000 (LP)
(SP)



Sold Date: Frontage (feet): **73.00** Original Price: **\$999,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1968**
Depth / Size: **120** Bathrooms: **3** Age: **50**
Lot Area (sq.ft.): **9,203.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,513.14**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **004-339-428**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Brick, Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **2017**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Carpport; 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:

Legal: **PL NWP20641 LT 131 LD 36 SEC 10 TWP 5.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 14'3	Below	Kitchen	17'11 x 8'3			x
Main	Dining Room	12' x 10'6			x			x
Main	Kitchen	15'7 x 11'8			x			x
Main	Master Bedroom	12'8 x 11'6			x			x
Main	Bedroom	10'10 x 10'8			x			x
Main	Bedroom	10'8 x 10'			x			x
Below	Laundry	7'3 x 4'11			x			x
Below	Den	11'6 x 10'7			x			x
Below	Foyer	11'4 x 7'11			x			
Below	Family Room	19'8 x 13'2			x			

Finished Floor (Main):	1,319	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	947	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	3	Yes	Pool:
Finished Floor (Total):	2,266 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:	2,266 sq. ft.	Basement: None	6				
			7				
			8				

Listing Broker(s): **LeHomes Realty First**

Tsawwassen central area large 9203 SF lot (73 x 120) with southern exposed rear yard. Solid 2-level basement home partial renovated on 2017 includes: new painting, new laminate floor, new lights, new plumbing etc. one suite below with separate entrance. Walking distance to South Delta Secondary, and English bluff Elementary, walking distance to transit, town center. 3 mins drive to Tsawwassen Mills, Walmart, shopping center. great investment opportunity for hold or build! OPEN HOUSE: DEC 16 SUN 2-4 PM



Presented by:
Nikki Cvitanovic

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



Active
R2296636

Board: V
House/Single Family

1891 SWAN ROAD

Tsawwassen
Cliff Drive
V4M 0A8

Residential Detached

\$998,900 (LP)

(SP)



Sold Date:	Frontage (feet):	48.56	Original Price: \$1,019,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2014
Depth / Size: 79.72	Bathrooms:	3	Age: 4
Lot Area (sq.ft.): 3,871.13	Full Baths:	2	Zoning: SF2
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,604.00
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-235-537
			Tour: Virtual Tour URL

View: **Yes: OCEAN**
Complex / Subdiv: **TSAWWASSEN SHORES**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Leasehold prepaid-NonStrata**
Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL EPP35369 LT 36 DL 169 LD 36. GROUP 2.**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Rural Setting, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'13 x 15'6			x			x
Main	Dining Room	10'5 x 12'2			x			x
Main	Kitchen	12'6 x 10'5			x			x
Main	Master Bedroom	14' x 11'22			x			x
Main	Walk-In Closet	9'11 x 5'7			x			x
Main	Den	9'11 x 9'3			x			x
Above	Bedroom	12'1 x 10'8			x			x
Above	Bedroom	11'7 x 10'			x			x
Above	Storage	13'5 x 5'10			x			
Main	Foyer	7'6 x 8'1			x			

Finished Floor (Main):	1,232	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	577	# of Kitchens: 1	1	Main	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	1,809 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,809 sq. ft.	Basement: None	6				
		Beds not in Basement: 3	7				
			8				

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

Sutton Group Seafair Realty

Stunning, 2014-built executive home in the exciting new community of Tsawwassen Shores! This is the perfect choice for those looking for a newer residence with luxurious finishings. Features incl an open concept plan w 3 beds plus den, 3 baths, 1,720 sqft, & a large, beautifully appointed master bedroom on the main floor. Bonus upgrades incl Air conditioning, LED lighting throughout, custom closet organizers, vaulted ceilings, crown mouldings, built-in vacuum, sec sys, double sided fireplace, quartz counters, SS appl package with induction stove, hardiplank siding and extended concrete patio. Quiet location perfect for all ages and just steps to Tsawwassen's new world class shopping mall. Balance of new home warranty. Rare opportunity to buy a newer detached home at a great price!



Presented by:
Nikki Cvitanovic

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



Active
R2326206
Board: V
House/Single Family

207 CENTENNIAL PARKWAY

Tsawwassen
Boundary Beach
V4L 1K6

Residential Detached

\$998,800 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$998,800
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1901
Depth / Size: 155	Bathrooms:	1	Age: 118
Lot Area (sq.ft.): 5,092.00	Full Baths:	1	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,730.88
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-114-495
			Tour: Virtual Tour URL

View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access:
Parking: **Open**
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 NWP4412 LT 34 DL 30 LD 36. GROUP 2.**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 11'			x			x
Main	Kitchen	9'7' x 10'			x			x
Main	Dining Room	19' x 8'7			x			x
Main	Master Bedroom	11'2 x 8'			x			x
Main	Bedroom	9'4 x 8'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

Prime Boundary Bay lot just steps from the beach! 33' x 155' lot on one of Tsawwassen's most desired streets. Situated amongst many new luxury beach homes, this is the perfect spot to build your dream residence! Unbeatable location with two road frontages allows you to have more options for house/yard directional exposure. Current house is livable but sold "as-is".



Presented by:
Nikki Cvitanovic

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



Active
R2328522

Board: V
House/Single Family

5679 47A AVENUE

Ladner
Delta Manor
V4K 4B5

Residential Detached

\$998,800 (LP)

(SP)



Sold Date:	Frontage (feet):	32.00	Original Price: \$998,800
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1998
Depth / Size: 100	Bathrooms:	3	Age: 20
Lot Area (sq.ft.): 3,211.00	Full Baths:	2	Zoning: CD250
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,643.78
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 023-768-011
			Tour: Virtual Tour URL

View: :
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 Slab**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**

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

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

Legal: **PL LMS2812 LT 1 DL 116 LD 36. GROUP 2, 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: **None**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'0 x 6'0	Above	Bedroom	8'5 x 9'2			x
Main	Kitchen	12'11 x 9'2	Above	Walk-In Closet	5'0 x 3'11			x
Main	Dining Room	11'11 x 7'8			x			x
Main	Family Room	11'11 x 13'6			x			x
Main	Laundry	7'4 x 5'2			x			x
Main	Living Room	12'0 x 21'0			x			x
Above	Master Bedroom	12'1 x 13'8			x			x
Above	Walk-In Closet	7'7 x 7'0			x			x
Above	Bedroom	12'3 x 9'7			x			
Above	Bedroom	12'3 x 9'1			x			

Finished Floor (Main): **939**
Finished Floor (Above): **955**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,894 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,894 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

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

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

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

The perfect home for the holidays! This family residence features nearly 2,000 sq.ft with 4 bedrooms upstairs. Highly updated, nearly everything has been done including hardwood floors, new kitchen w/ stone counters, new backsplash, & newer appliances, upgraded bathrooms, crown mouldings, newer W & D, and much more. Other highlights include an easy maintenance west-facing rear yard w inviting patio, radiant in-floor heating on the main level, large bedrooms incl master w/ensuite & walk-in closet, huge linen closet, easy access to transit and recreation and a detached single garage plus extra parking space for a 2nd vehicle. Lots of street parking available right in front of the house too. Rarely available boutique collection of custom, Georgie Award winning homes.



Presented by:
Nikki Cvitanovic

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



Active
R2324583

Board: V
House/Single Family

5668 GREEN PLACE

Ladner
Hawthorne
V4K 4M8

Residential Detached

\$998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	51.00	Original Price: \$998,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1989
Depth / Size: 85	Bathrooms:	3	Age: 29
Lot Area (sq.ft.): 5,000.00	Full Baths:	2	Zoning: RS6
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,486.22
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-068-557
			Tour:

View: **No :**

Complex / Subdiv:

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

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

Reno. Year: **2018**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport & Garage**

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 NWP74073 LT 6 DL 116 LD 36. GROUP 2.**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security - RI, Storage Shed, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Above	Bedroom	11' x 9'			x
Main	Dining Room	12' x 9'	Above	Bedroom	13' x 11'			x
Main	Kitchen	12' x 9'			x			x
Main	Family Room	16' x 12'			x			x
Main	Eating Area	8' x 7'			x			x
Main	Hobby Room	8' x 8'			x			x
Main	Laundry	12' x 6'			x			x
Above	Master Bedroom	13' x 13'			x			x
Above	Walk-In Closet	8' x 6'			x			
Above	Bedroom	10' x 10'			x			

Finished Floor (Main): **954**
Finished Floor (Above): **889**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,843 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,843 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

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

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

Listing Broker(s): **RE/MAX Westcoast**

Sutton Group Seafair Realty

Newly 2018 renovated family home in a very quiet Cul-De-Sac. South facing backyard. 4 Bedrooms, Den, 2.5 Bathrooms. New furnace, air conditioning, fridge, stove and windows. New paint inside and out. Ready to move in!



Presented by:
Nikki Cvitanovic

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



Active
R2275265
Board: V
House/Single Family

4631 56 STREET

Ladner
Delta Manor
V4K 3W2

Residential Detached

\$995,000 (LP)

(SP)



Sold Date: Frontage (feet): **61.00** Original Price: **\$1,100,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1977**
Depth / Size: **117** Bathrooms: **3** Age: **41**
Lot Area (sq.ft.): **7,114.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,671.58**
Rear Yard Exp: **West** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **005-021-634**
Tour:

View: :
Complex / Subdiv: **DELTA MANOR**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Other**

Reno. Year: **2010**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**
Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **PL NWP52357 LT 861 DL 116 LD 36. GROUP 2.**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 18'7	Below	Laundry	7'6 x 5'10			x
Main	Dining Room	11'6 x 8'11	Below	Mud Room	8'9 x 12'10			x
Main	Kitchen	7'8 x 9'11			x			x
Main	Eating Area	6'11 x 6'7			x			x
Main	Foyer	6'10 x 4'7			x			x
Above	Master Bedroom	12'6 x 13'4			x			x
Above	Bedroom	10'1 x 9'8			x			x
Above	Bedroom	10'1 x 9'9			x			x
Above	Walk-In Closet	7'2 x 4'1			x			
Below	Family Room	13'7 x 21'1			x			

Finished Floor (Main):	625	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	685	# of Kitchens:	1	1	Above	4	No	Barn:
Finished Floor (Below):	597	# of Levels:	3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Below	2	No	Pool:
Finished Floor (Total):	1,907 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:	1,907 sq. ft.	Basement: Crawl		6				
				7				
				8				

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

Three level split with all the updates done. Located close to the town centre on a super quiet street! Long term owners have kept this home in immaculate condition + have recently renovated - updated kitchen (stainless appliances, gas stove), bathrooms, flooring, windows, roof, gutters + more! Three bedrooms on upper level, new 3-piece master ensuite. Lush private west exposed garden via french doors from family room - full landscaped all ready for entertaining. Two garden sheds. Furnace 2013. Roof 2012. Easy to show!



Presented by:
Nikki Cvitanovic

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



Active
R2328306

Board: V
House/Single Family

6378 45B AVENUE

Ladner
Holly
V4K 4T6

Residential Detached

\$988,800 (LP)

(SP)



Sold Date:	Frontage (feet):	49.38	Original Price: \$1,048,800
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1989
Depth / Size: 100	Bathrooms:	3	Age: 30
Lot Area (sq.ft.): 4,952.00	Full Baths:	2	Zoning: RS6
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,118.95
Rear Yard Exp: East			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-511-498
			Tour:

View: **:**
Complex / Subdiv: **HOLLY**

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

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

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

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

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

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

Legal: **012-511-498 PL NWP79735 LT 103 LD 36 SEC 35 TWP 5.**

Amenities:

Site Influences: **Cul-de-Sac, Private Setting, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 17'5			x			x
Main	Dining Room	13'4 x 10'11			x			x
Main	Kitchen	9'3 x 11'0			x			x
Main	Eating Area	9'0 x 13'0			x			x
Main	Family Room	17'1 x 13'2			x			x
Main	Utility	8'8 x 10'10			x			x
Above	Master Bedroom	14'0 x 14'8			x			x
Above	Bedroom	15'7 x 9'0			x			x
Above	Bedroom	12'8 x 10'8			x			
Above	Bedroom	13'0 x 16'0			x			

Finished Floor (Main): **1,255**
Finished Floor (Above): **1,152**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,407 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,407 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **19'3 X 20'1**
Door Height:

Listing Broker(s): **Sutton Group Seafair Realty**

Perfect Family Home in very desirable Holly area of Ladner close to Holly Park & Holly Elementary! Super Cul-de-Sac location with great neighbours in the area! The home features an excellent traditional functional floor plan- Living area with Gas Fireplace and Cross Hall Dining Room, Very Spacious Kitchen, Eating area & Family Room with Gas Fireplace & sliders to a Private Backyard. 4 ample sized Bedrooms on Upper Floor; Master with Deluxe Ensuite with separate shower Stall. A choice well priced home in a choice neighbourhood! See it soon!



Presented by:
Nikki Cvitanovic

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



Active
R2322961
Board: V
House/Single Family

5318 WINDJAMMER ROAD

Ladner
Neilsen Grove
V4K 5A6

Residential Detached

\$988,000 (LP)

(SP)



Sold Date: Frontage (feet): **49.44** Original Price: **\$988,000**
Meas. Type: **Metres** Bedrooms: **3** Approx. Year Built: **1994**
Depth / Size: **31.14** Bathrooms: **2** Age: **24**
Lot Area (sq.ft.): **5,029.00** Full Baths: **2** Zoning: **CD98A**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,247.07**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **018-480-438**
Tour: **Virtual Tour URL**

View: **No :**
Complex / Subdiv: **MARINA GARDEN ESTATES**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Wood**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**

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

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

Legal: **PL LMP12586 LT 59 DL 471 LD 36. GROUP 2.**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Jetted Bathtub, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 12'4			x			x
Main	Dining Room	11'6 x 9'4			x			x
Main	Kitchen	14'11 x 10'			x			x
Main	Eating Area	7'8 x 7'2			x			x
Main	Family Room	17'4 x 12'10			x			x
Main	Master Bedroom	13'10 x 12'10			x			x
Main	Bedroom	12'2 x 9'4			x			x
Main	Bedroom	12'2 x 10'8			x			x
Main	Utility	9'5 x 6'6			x			x
		x			x			
Finished Floor (Main):	1,699	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 19.5 x 19.1 Door Height:	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No		
Finished Floor (Below):	0	# of Levels: 1	2	Main	5	Yes		
Finished Floor (Basement):	0	Suite: None	3					
Finished Floor (Total):	1,699 sq. ft.	Crawl/Bsmt. Height:	4					
		Beds in Basement: 0	5					
Unfinished Floor:	0	Basement: None	6					
Grand Total:	1,699 sq. ft.		7					
			8					

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

Welcome home! Awesome RARELY available 3 bed/2 bath rancher in desirable Marina Garden Estates! The family-friendly layout features a separate formal living and dining area as well as a large bright, south-facing family room off the kitchen. Enjoy a large master suite complete with walk-in closet and 5 piece ensuite bathroom with jetted tub. This fabulous rancher won't last long, don't miss it! Situated in a quiet culdesac, yet minutes to Ladner Village - the location is perfect, enjoy a golf course, marina and walking trails all at your doorstep. Open House Sunday November 18 from 2pm-4pm.



Presented by:
Nikki Cvitanovic

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



Active
R2322507
Board: V
House/Single Family

4932 MARINER PLACE

Ladner
Neilsen Grove
V4K 4J4

Residential Detached

\$979,900 (LP)

(SP)



Sold Date:	Frontage (feet):	65.62	Original Price: \$979,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1984
Depth / Size: 77.56	Bathrooms:	2	Age: 35
Lot Area (sq.ft.): 5,191.43	Full Baths:	2	Zoning: RS8
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,759.72
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 000-642-797
			Tour: Virtual Tour URL

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

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

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

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

Legal: **PL NWP66670 LT 178 DL 116 LD 36. GROUP 2.**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'2			x			x
Main	Dining Room	14'7 x 9'11			x			x
Main	Kitchen	10'10 x 9'4			x			x
Main	Eating Area	8'4 x 5'9			x			x
Main	Family Room	14'2 x 12'5			x			x
Main	Master Bedroom	14'2 x 12'4			x			x
Main	Foyer	10'2 x 6'9			x			x
Above	Bedroom	20'3 x 11'10			x			x
Above	Bedroom	12'2 x 20'3			x			
Above	Storage	25'9 x 5'11			x			

Finished Floor (Main): **1,292**
Finished Floor (Above): **700**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,992 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,992 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

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

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

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

Unbeatable location just steps to Ladner Village! This bright, updated 3 bedroom home offers nearly 2,000 sq.ft of living space including a master bedroom on the main floor & 2 large bedrooms up. Features include a newly renovated kitchen, hardwood flooring, upgraded bathrooms, new paint, crown mouldings, double garage and an outstanding covered patio with wood deck perfect for year round outdoor enjoyment. This home is situated on a quiet street and can be perfect for the downsizer looking for a master on the main or a family needing 3 good-sized bedrooms. Undeniable convenience across from Lions Park and just steps away from all local amenities.



Presented by:
Nikki Cvitanovic

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



Active
R2324654
Board: V
House/Single Family

4851 ELLIS LANE

Ladner
Ladner Elementary
V4K 0C5

Residential Detached

\$970,000 (LP)

(SP)



Sold Date:	Frontage (feet):	32.00	Original Price: \$988,800
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2017
Depth / Size: 53	Bathrooms:	4	Age: 1
Lot Area (sq.ft.): 1,700.00	Full Baths:	3	Zoning: CD460
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,643.53
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-932-858
			Tour: Virtual Tour URL

View: :
Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

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

Legal: **PL EPP59484 LT 3 DL 106 LD 36. GROUP 2.**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'1 x 10'7			x			x
Main	Dining Room	12'10 x 6'4			x			x
Main	Living Room	17' x 15'4			x			x
Above	Master Bedroom	13' x 12'7			x			x
Above	Walk-In Closet	8' x 4'3			x			x
Above	Bedroom	10'7 x 10'4			x			x
Above	Bedroom	10'9 x 8'1			x			x
Below	Bedroom	12'6 x 11'8			x			x
Below	Walk-In Closet	4'9 x 3'7			x			x
		x			x			

Finished Floor (Main): **745**
Finished Floor (Above): **734**
Finished Floor (Below): **398**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,877 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,877 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

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

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

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

Why buy a townhouse when you can buy a Fully Detached Home? Just like new with NO GST! Built in 2017 right near the heart of Historic Ladner Village, this STUNNING 4 bedroom home offers all modern luxuries in a fully detached home just steps from everything! Walk virtually everywhere! In to town, to school, to parks, to restaurants and shops, this location cannot be beat! Highlights include: 1,800+ sq.ft. of open concept living space, gourmet kitchen w/SS appliance incl. gs range, radiant heated flooring throughout, double side-by-side garage, 3 large bedrooms up incl. master with ensuite and walk-in closet. Fenced yard suitable for children and pets. Bonus family room on ground floor can be an extra bedroom if desired. Act fast! Great value here for an almost new detached home!



Presented by:
Nikki Cvitanovic

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



Active
R2303626

Board: V
House/Single Family

4458 52A STREET

Ladner
Delta Manor
V4K 2Y4

Residential Detached

\$968,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$968,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1971
Depth / Size: 126	Bathrooms:	1	Age: 47
Lot Area (sq.ft.): 7,500.00	Full Baths:	1	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,537.06
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-875-203
			Tour:

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

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

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**

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 NWP33392 LT 275 DL 177 LD 36. GROUP 2.**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 14'9			x			x
Main	Dining Room	10'6 x 7'2			x			x
Main	Kitchen	14' x 12'			x			x
Main	Master Bedroom	13'1 x 10'11			x			x
Main	Bedroom	11'11 x 9'4			x			x
Main	Bedroom	11'11 x 9'4			x			x
Main	Laundry	13'3 x 6'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,319	# of Rooms:	7	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	1		3				Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4				Pool:
Finished Floor (Total):	1,319 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3		6				Door Height:
Grand Total:	1,319 sq. ft.	Basement: Full			7				
					8				

Listing Broker(s): **RE/MAX Select Properties**

Keller Williams Elite Realty

This 3 Bedroom rancher sits on a LARGE 7,500 SqFt. rectangular lot in the most convenient location on a quiet, low traffic street! This home is perfect for growing families or as an investment property! Updates include new roof in 2004, new kitchen in 2005, new hot water tank in 2010, new furnace in 2011, new back windows and doors in 2015, and a new garden shed. Large private back yard with lush landscaping; perfect for children, outdoor entertaining, or for those with a green thumb. Walking distance to Ladner Village. Close to shops, many parks, rec centers and Ladner Elementary.



Presented by:
Nikki Cvitanovic

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



Active
R2331315

Board: V
House/Single Family

5504 50 AVENUE

Ladner
Hawthorne
V4K 2A2

Residential Detached

\$967,000 (LP)
(SP)



Sold Date: Frontage (feet): **70.01** Original Price: **\$967,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1971**
Depth / Size: **94.32** Bathrooms: **3** Age: **48**
Lot Area (sq.ft.): **6,722.00** Full Baths: **2** Zoning: **RS2**
Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$3,650.43**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-527-440**
Tour:
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
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: **008-527-440 PL NWP38180 LT 234 DL 116 LD 36. GROUP 2.**

Amenities: **Garden**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Hot Tub Spa/Swirlpool, Pantry, Smoke Alarm, Storage Shed**

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

Finished Floor (Main):	1,070	# of Rooms:	11	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	682	# of Kitchens:	1	1	Main	2	No			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	Yes			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No			Pool:
Finished Floor (Total):	1,752 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5						Door Height:
Grand Total:	1,752 sq. ft.	Basement:	None	6						
				7						
				8						

Listing Broker(s): **Sutton Group Seafair Realty**

One of a kind private 3 bed 3 bath home oasis in the heart of Ladner. Cozy family home with great central location steps away from Leslie Park, and close to shopping/recreation. Main level includes beautiful reclaimed mahogany wood floors with custom wood burning fireplace. Mantle is a 1000 year old floor joist from a San Francisco pawnshop! Bright open kitchen with S/S appliances and butcher block countertops. Large family room with den and private bathroom. Gorgeous backyard comes with amenities you would expect to find at a Whistler Resort. Covered sundeck, hot tub, and private park-like yard with veggie garden. Upstairs are 3 large bedrooms and 2 updated bathrooms. Recent upgrades include new cedar siding and gutters, new windows throughout, new hot water heater, and much more!



Presented by:
Nikki Cvitanovic

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



Active
R2298703
Board: V
House/Single Family

5070 WESTMINSTER AVENUE
Ladner
Hawthorne
V4K 2H9

Residential Detached
\$960,000 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size: **0**
Lot Area (sq.ft.): **10,656.00**
Flood Plain:
Rear Yard Exp: **Southeast**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **0.00**
Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**

Original Price: **\$998,000**
Approx. Year Built: **1948**
Age: **70**
Zoning: **RM1**
Gross Taxes: **\$4,053.67**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **006-649-637**
Tour:

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

Style of Home: Rancher/Bungalow w/Loft	Total Parking: 6	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Stucco			
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Title to Land: Freehold NonStrata		
Renovations:	Property Disc.: Yes		
# of Fireplaces: 1	PAD Rental:		
Fireplace Fuel: Wood	Fixtures Leased: No		
Water Supply: City/Municipal	Fixtures Rmvd: No		
Fuel/Heating: Forced Air	Floor Finish: Mixed		
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			

Legal: **006-649-637 PL NWP31935 LT 105 DL 116 LD 36. GROUP 2.**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'7 x 10'			x			x
Main	Bedroom	11'7 x 9'8			x			x
Main	Bedroom	11'9 x 10'4			x			x
Above	Master Bedroom	16'5 x 14'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,963	# of Rooms: 4	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	463	# of Kitchens: 0	1	Above	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,426 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	2,426 sq. ft.	Beds not in Basement: 4	7				
			8				

Listing Broker(s): **Sutton Group Seafair Realty**

Endless character in this home located on one of Ladner's prime streets! Private yard with over 10,000 sq ft lot! Renovate or build fresh, the possibilities are endless with this rectangular lot, steps from Hawthorne Elementary, Lions Park, and the town centre. Best of both worlds having rancher living with Master bedroom and bathroom on the second floor. Plenty of room for the whole family and updated kitchen awaiting your ideas. A perfect location for your forever home!



Presented by:
Nikki Cvitanovic

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



Active
R2326829

Board: V
House/Single Family

5016 MARINER PLACE

Ladner
Neilsen Grove
V4K 4J4

Residential Detached

\$959,900 (LP)

(SP)



Sold Date:	Frontage (feet):	41.00	Original Price: \$998,800
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1986
Depth / Size: IRR	Bathrooms:	3	Age: 33
Lot Area (sq.ft.): 4,754.00	Full Baths:	2	Zoning: RS8
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,803.06
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-893-707
			Tour: Virtual Tour URL

View: :
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:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Wood**

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

Total Parking: **4** Covered Parking: **0** Parking Access:
Parking: **Open**
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 NWP66670 LT 191 DL 116 LD 36. GROUP 2.**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 13'2	Above	Master Bedroom	15'6 x 12'			x
Main	Dining Room	13'2 x 9'9	Above	Walk-In Closet	4'9 x 7'8			x
Main	Kitchen	11'11 x 8'9	Above	Bedroom	10'4 x 10'			x
Main	Eating Area	10'6 x 9'11	Above	Bedroom	10'1 x 9'11			x
Main	Family Room	15'7 x 11'	Above	Walk-In Closet	4' x 3'2			x
Main	Flex Room	19'4 x 14'	Above	Bedroom	17'6 x 12'9			x
Main	Laundry	11'3 x 7'10			x			x
Main	Storage	19'4 x 4'9			x			x
Main	Storage	4'8 x 3'			x			
Main	Foyer	10'3 x 5'			x			

Finished Floor (Main): **1,505**
Finished Floor (Above): **1,006**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,511 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,511 sq. ft.**

of Rooms: **16**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

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

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

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

Unbeatable cul-de-sac location on Ladner's desirable Mariner Place! This 4 bedroom home has been lovingly cared for by the long time owners and is immaculate inside and out. Situated near the end of this no-thru street, there is virtually no car traffic making this an incredible family friendly residence. Walk everywhere as Ladner Village, Lions Park, multiple restaurants and amenities are just steps away. Tasteful updates throughout allow you to move-in and enjoy or further update as you wish. Traditional layout with kitchen, living, family & dining rooms down and 4 bedrooms up. Private backyard with inviting hot tub. 2 car garage has been converted into additional living space which can be reverted if desired.



Presented by:
Nikki Cvitanovic

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



Active
R2328980
Board: V
House/Single Family

5962 49A AVENUE

Ladner
Hawthorne
V4K 4L9

Residential Detached

\$950,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$950,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**
Depth / Size: **0** Bathrooms: **3** Age: **46**
Lot Area (sq.ft.): **4,639.00** Full Baths: **2** Zoning: **RS7**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,761.37**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **004-588-665**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

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

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

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

Legal: **004-588-665 PL NWP72173 LT 4 DL 139 LD 36. GROUP 2.**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum Blt. In, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'9"			x			x
Main	Dining Room	13'9' x 9'			x			x
Main	Kitchen	14' x 10'			x			x
Main	Family Room	9' x 9'			x			x
Main	Laundry	12' x 6'			x			x
Main	Eating Area	14'6' x 12'			x			x
Above	Master Bedroom	14'9' x 12'7"			x			x
Above	Bedroom	12' x 9'			x			x
Above	Bedroom	10'8' x 8'5"			x			x
		x			x			

Finished Floor (Main): **1,077**
Finished Floor (Above): **677**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,754 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,754 sq. ft.**

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

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

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

Listing Broker(s): **Sutton Group Seafair Realty**

This is it! Beautiful home with separate living room and dining room, crown mouldings and laminate flooring on the main. This home features 2 fireplaces, kitchen, family room opens onto sunny south exposed back yard. Large Master bedroom with ensuite and 2 large bedrooms for the family. Double car garage, yard for the children and pets...close to schools, parks and all amenities. *OPEN SAT JAN 12th 2-4pm*****



Presented by:
Nikki Cvitanovic

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



Active
R2319745
Board: V
House/Single Family

4918 55B STREET

Ladner
Hawthorne
V4K 3B9

Residential Detached

\$949,900 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$949,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1960
Depth / Size: 100	Bathrooms:	2	Age: 58
Lot Area (sq.ft.): 6,599.00	Full Baths:	1	Zoning: RS2
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,638.83
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-577-315
			Tour: Virtual Tour URL

View: :

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** 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: **No** :
Floor Finish:

Legal: **PL NWP39304 LT 343 DL 116 LD 36. GROUP 2.**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'9			x			x
Main	Kitchen	11'2 x 7'10			x			x
Main	Eating Area	14'5 x 8'4			x			x
Main	Dining Room	13'10 x 13'6			x			x
Main	Master Bedroom	12' x 13'11			x			x
Main	Bedroom	13'7 x 11'4			x			x
Main	Bedroom	11'7 x 11'			x			x
Main	Storage	8'3 x 3'5			x			x
Main	Foyer	6'6 x 5'4			x			x
		x			x			

Finished Floor (Main):	1,498	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	1,498 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:	1,498 sq. ft.	Basement: None		6				
				7				
				8				

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

Substantially updated rancher on a quiet street in popular West Ladner! Almost everything has been renovated in this 3 bedroom, one level home including roof, windows, hardwood flooring, newer kitchen w/granite counters, new cabinets, stainless appliances, newer bathrooms, crown mouldings, enclosed single garage, gorgeous stamped concrete driveway and more! Beautifully landscaped, well maintained and ready to move in! Large bedrooms provide loads of space for the downsizer or growing family. 6,600 sq.ft rectangular lot w/ private, fenced backyard plus two entertaining sundecks on the front and back of the house. Just minutes to Ladner Village and only steps to schools, parks, recreation and transit.



Presented by:
Nikki Cvitanovic

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



Active
R2275012
Board: V
House/Single Family

4778 45 AVENUE

Ladner
Ladner Elementary
V4K 1J8

Residential Detached

\$949,800 (LP)

(SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$1,049,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1968**
Depth / Size: Bathrooms: **3** Age: **51**
Lot Area (sq.ft.): **6,180.00** Full Baths: **2** Zoning: **RM1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,701.47**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **000-450-596**
Tour: **Virtual Tour URL**

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

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

Reno. Year: **1984**
R.I. Plumbing:
R.I. Fireplaces:

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

Legal: **000-450-596PL NWP34966 LT 328 DL 115 LD 36. GROUP 2.**

Amenities: **Garden, In Suite Laundry, Workshop Attached**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'	Below	Workshop	13' x 6'			x
Main	Kitchen	16' x 13'	Below	Laundry	10' x 10'			x
Main	Dining Room	16' x 9'	Main	Foyer	8' x 8'			x
Main	Family Room	22' x 17'			x			x
Main	Master Bedroom	17'5 x 10'5			x			x
Main	Bedroom	12' x 12'			x			x
Main	Bedroom	12' x 12'			x			x
Below	Recreation	16' x 13'5			x			x
Below	Bedroom	13' x 13'			x			
Below	Family Room	22' x 17'			x			

Finished Floor (Main):	1,918	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	2	Yes	Barn:
Finished Floor (Below):	1,384	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total):	3,302 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz: 25' X 18'5
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				Door Height:
Grand Total:	3,302 sq. ft.	Basement: Full		6				
				7				
				8				

Listing Broker(s): **Sutton Group Seafair Realty**

PLENTY OF SPACE with over 3200 square feet on two levels. A new roof in December 2018. Large Single car garage with workshop. Family sized addition upstairs and down with lots of newer windows and light. Room for a games room or bring your ideas for a home business or suite. Upstairs has a huge kitchen with eating area plus separate dining room and downstairs could potentially be set up for a rental. Sunny South facing, fenced yard and garden. Three bedrooms up. House has two wood burning fireplaces. Plenty of storage plus a large shed in back yard. One block to schools and bus stop is across street. Call for an appointment to view.



Presented by:
Nikki Cvitanovic

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



Active
R2318172
Board: V
House/Single Family

5601 47A AVENUE

Ladner
Delta Manor
V4K 4B5

Residential Detached

\$949,800 (LP)

(SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$995,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1979**
Depth / Size: _____ Bathrooms: **3** Age: **39**
Lot Area (sq.ft.): **6,715.00** Full Baths: **3** Zoning: **RS1**
Flood Plain: _____ Half Baths: **0** Gross Taxes: **\$3,934.97**
Rear Yard Exp: _____ For Tax Year: **2018**
Council Apprv?: _____ Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **005-447-411**
Tour: **Virtual Tour URL**

View: _____
Complex / Subdiv: _____
Services Connected: **Community**

Style of Home: **2 Storey**
Construction: **Frame - Metal**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2010**
R.I. Plumbing: _____
R.I. Fireplaces: _____

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **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: _____
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL NWP56449 LT 1142 DL 116 LD 36. GROUP 2.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Kitchen	12' x 10'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Eating Area	12' x 8'8			x			x
Main	Family Room	25' x 13'9			x			x
Main	Laundry	8' x 6'			x			x
Above	Master Bedroom	15' x 11'7			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	10' x 9'			x			x
		x			x			

Finished Floor (Main): **1,329**
Finished Floor (Above): **695**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,024 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,024 sq. ft.**

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

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

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

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

Sutton Group-West Coast Realty

PERFECT FOR INVESTMENT, BUILDER OR GROWING FAMILIES! LOCATION LOCATION! Safe & desirable Delta Manor neighbourhood, seconds walk to Ladner Elem. Close to parks, busses, Ladner Village, schools & easy access to highway. Fully fenced yard on FLAT 6715 SQFT LOT w/ covered patio. 3 beds & 2 full baths upstairs - large master bedroom w/ 4 pce ensuite, spacious 2nd & 3rd bedrooms! Main floor boasts foyer, open living & dining rooms, spacious kitchen w/ eating area, full washroom & HUGE 25'x13'9 finished rec room! FLEX USE SPACE - Use rec room as 4TH BEDROOM, office, kids playspace, gym or convert to 2 EXTRA BEDROOMS. DOUBLE garage & space for RV parking. Bring your decorative imagination & TLC - your dream home is waiting. Quick possession possible! *OPEN HOUSE Sat & Sun Dec 15/16 from 2-4PM*



Presented by:
Nikki Cvitanovic

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



Active
R2244537

Board: V
House/Single Family

9190 LADNER TRUNK ROAD

Ladner
East Delta
V4K 3N3

Residential Detached

\$949,000 (LP)

(SP)



Sold Date: Frontage (feet): **102.00** Original Price: **\$1,080,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1951**
Depth / Size: **106** Bathrooms: **2** Age: **67**
Lot Area (sq.ft.): **10,891.00** Full Baths: **2** Zoning: **ALR**
Flood Plain: Half Baths: **0** Gross Taxes: **\$1,955.28**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-228-498**
Tour: **Virtual Tour URL**

View: **Yes: City, Mountains**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2017**
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt, Fibreglass**

Total Parking: **9** Covered Parking: **1** Parking Access: **Front**
Parking: **DetachedGrge/Carport, Garage, Single, RV Parking Avail.**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LD 36 TWP 3. PARCEL ONE, NE QTR SEC 33, EXP PL 12199.**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm, Windows -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 8'2	Below	Workshop	12' x 12'			x
Main	Living Room	18' x 11'3	Below	Flex Room	12' x 10'			x
Main	Eating Area	9' x 8'2			x			x
Main	Master Bedroom	13'6 x 10'6			x			x
Main	Bedroom	11'6 x 8'7			x			x
Main	Laundry	8' x 10'			x			x
Main	Mud Room	5' x 5'			x			x
Main	Foyer	9' x 6'			x			x
Below	Bedroom	14' x 11'			x			
Below	Family Room	22' x 11'			x			

Finished Floor (Main):	1,080	# of Rooms:	12	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	1,080	# of Levels:	2	2	Below	3	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3						Pool:
Finished Floor (Total):	2,160 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:	2,160 sq. ft.	Basement: Full		6						
				7						
				8						

Listing Broker(s): **Sutton Group Seafair Realty**

Charming 2100sq.ft. home sitting on a large 10,891 sq.ft lot with city and mountains views. The private south facing backyard comes with a gated deck perfect for lounging in the summers and watching sunsets in the evenings. There is a garage along with ample parking with enough room for a RV / boat, etc. The upper level features an updated kitchen, laundry room, living room with a gas fireplace and two bedrooms. Going down the stairs to the lower level you'll find a flex area, family room with a gas fireplace, bedroom and workshop. The house is very well kept and in fantastic condition. Major updates include the roof, septic, drainage, windows & vinyl siding.



Presented by:
Nikki Cvitanovic

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



Active
R2329129
Board: V
House/Single Family

173 66A STREET
Tsawwassen
Boundary Beach
V4L 1M6

Residential Detached
\$949,000 (LP)
(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$949,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 9999
Depth / Size: 99	Bathrooms:	1	Age: 999
Lot Area (sq.ft.): 4,963.00	Full Baths:	1	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,090.78
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-490-427
			Tour: Virtual Tour URL

View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Solar**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access:
Parking: **Open**
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 NWP8198 LT 36 DL 30 LD 36. GROUP 2.**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 13'7			x			x
Main	Kitchen	9'7 x 10'4			x			x
Main	Dining Room	8'0 x 6'2			x			x
Main	Den	10'5 x 9'10			x			x
Main	Master Bedroom	11'11 x 9'10			x			x
Main	Bedroom	11'11 x 9'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

Solar House by the sea, just steps from the beach in beautiful Boundary Bay! Completely remodeled in 2008, this lovely 2 bed/1 bath approx 1100 s.f. idyllic cottage offers no more Hydro bills and no more black outs! Other features include hot water on demand, SS appliances, granite counter tops, under-mounted sink, Viking gas range, BBQ hook-up, soaker tub, 100% New Zealand wool carpets with laminate underneath and a cozy fireplace. Quiet and serene, spend your days wind surfing, kayaking, crabbing, swimming, paddle boarding or just soaking up the sun in the extensive, lush, organic, productive gardens. The yard surrounding the home is rich with fruit trees, herbs, berries, perennial flowers, and raised beds for vegetables. Call today to view this incredible and unique property!"



Presented by:
Nikki Cvitanovic

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



Active
R2329327
Board: V
House/Single Family

1492 GILLESPIE ROAD

Tsawwassen
Beach Grove
V4L 1W1

Residential Detached

\$948,888 (LP)

(SP)



Sold Date:	Frontage (feet):	98.42	Original Price: \$948,888
Meas. Type: Metres	Bedrooms:	2	Approx. Year Built: 1972
Depth / Size:	Bathrooms:	1	Age: 47
Lot Area (sq.ft.): 6,254.00	Full Baths:	1	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,963.96
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-538-335
			Tour:

View: **No : GOLF COURSE**

Complex / Subdiv: **BEACH GROVE**

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**

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: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL 4746 LT 19 BLK 18 LD 36 SEC 11 TWP 5**

Amenities: **In Suite Laundry**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 10'			x			x
Main	Living Room	20' x 12'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Master Bedroom	12' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,500	# of Rooms:	5	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	1		3				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4				Pool:
Finished Floor (Total):	1,500 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2		6				Door Height:
Unfinished Floor:	0	Basement: None			7				
Grand Total:	1,500 sq. ft.				8				

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

FANTASTIC LOCATION! ATTENTION INVESTORS & BUILDERS! Here is a RARE OPPORTUNITY to build your dream home WITH A STUNNING GOLF COURSE VIEW & JUST MINUTES FROM THE BEACH in SUNNY BEACH GROVE!! Or bring your UPDATING IDEAS & EASILY TRANSFORM the SOLID, WELL KEPT 1500 sq ft RANCHER into a MODERN DREAM home! FLAT, FENCED 6254 sq ft lot is perfect for enjoying BBQS with friends & a safe haven for kids & dogs to play! INCREDIBLE NEIGHBOURHOOD where pride of ownership is apparent with many gorgeous updated & custom homes! Golf across the street & just minutes to the ocean, shopping, schools, recreation, parks, transit & the ferry terminal! TONS OF POTENTIAL as a holding property, future development or build now! CALL CORBIN TODAY!



Presented by:
Nikki Cvitanovic

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



Active
R2329779
Board: V
House/Single Family

4445 46B STREET
Ladner
Ladner Elementary
V4K 2M8

Residential Detached
\$948,000 (LP)
(SP)



Sold Date: Frontage (feet): **60.01** Original Price: **\$948,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**
Depth / Size: **100** Bathrooms: **2** Age: **47**
Lot Area (sq.ft.): **6,000.00** Full Baths: **2** Zoning: **RD3**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,589.65**
Rear Yard Exp: **West** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **008-619-191**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Water**

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

Reno. Year: **2007**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Open, RV Parking Avail.**
Dist. to Public Transit: **1 block** Dist. to School Bus: **3 blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL NWP39495 LT 499 DL 115 LD 36. GROUP 2.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 12'5	Below	Laundry	15'3 x 10'5			x
Main	Dining Room	10'10 x 8'11	Below	Foyer	12'5 x 7'0			x
Main	Kitchen	15'10 x 10'5	Below	Patio	28'0 x 12'0			x
Main	Master Bedroom	12'6 x 10'5	Below	Storage	13'0 x 12'0			x
Main	Bedroom	12'5 x 9'2			x			x
Main	Bedroom	10'6 x 9'0			x			x
Main	Patio	16'0 x 14'0			x			x
Below	Recreation	23'3 x 12'2			x			x
Below	Family Room	15'3 x 12'5			x			
Below	Bedroom	12'9 x 10'5			x			

Finished Floor (Main): **1,072**
Finished Floor (Above): **0**
Finished Floor (Below): **1,019**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,091 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,091 sq. ft.**

of Rooms: **14**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

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

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

Listing Broker(s): **Macdonald Realty**

Top 10 reasons to make this your next home: 1. Spacious 4 bed with living room, family room & recreation room 2. Located in historic & sought-after Port Guichon area 3. Walking distance to town, Ladner market in the summer 4. Big, west-facing, partially covered deck to take advantage of afternoon & evening sun 5. Close to everything—elementary schools, high school, easy access to transit 6. Big open plan kitchen, with a large eat up island 7. Well maintained: newer roof, hot water tank, furnace & external painting 8. Ample parking—driveway can fit four cars or an RV! 9. Close to Tsawwassen Mills and ferries, Point Roberts, only 20 minutes to downtown Vancouver 10. Home has been in the same family until now! Open house Sunday January 20th from 2-4pm. Measurements approx. Buyer to verify.



Presented by:
Nikki Cvitanovic

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



Active
R2325465
Board: V
House/Single Family

6 5511 48B AVENUE

Ladner
Hawthorne
V4K 0B1

Residential Detached

\$929,000 (LP)
(SP)



Sold Date: Frontage (feet): **33.50** Original Price: **\$929,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2011**
Depth / Size: **92** Bathrooms: **3** Age: **7**
Lot Area (sq.ft.): **3,015.00** Full Baths: **2** Zoning: **CD349**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,556.10**
Rear Yard Exp: **East** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-423-590**
Tour:
View: **No :**
Complex / Subdiv: **Linden Mews**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Other, Wall/Wall/Mixed**

Legal: **PL BCS2775 LT 13 DL 116 LD 36. GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **None**

Site Influences: **Central Location**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Security**

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

Finished Floor (Main): **877**
Finished Floor (Above): **971**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,848 sq. ft.**

Unfinished Floor: **284**
Grand Total: **2,132 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **17.5 x 18.9**
Door Height:

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

RE/MAX Crest Realty

Popular Linden Mews! This well maintained and quality built detached home features 9' ceilings on the main with a spacious entry, open concept with a home office/den on the main floor. A spacious, gourmet kitchen with an island, SS appliances, quartz counters and a full pantry. Upstairs has 3 spacious bedrooms; the master with a walk-in-closet and spa-like ensuite. BONUS 284 sqft attic space! Private, fully fenced yard. Just minutes to all of the amenities and town centre. Balance of 2-5-10 warranty.



Presented by:
Nikki Cvitanovic

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



Active
R2317667
Board: V
House/Single Family

4740 44B AVENUE

Ladner
Ladner Elementary
V4K 1H8

Residential Detached

\$929,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$950,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1968
Depth / Size: 126.6	Bathrooms:	2	Age: 51
Lot Area (sq.ft.): 7,560.00	Full Baths:	2	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,689.76
Rear Yard Exp: South			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-619-071
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**

Dist. to Public Transit: **1 BLK** Dist. to School Bus: **4 BLK**
Title to Land: **Freehold NonStrata**

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

Legal: **001-619-071 PL NWP34966 LT 308 DL 115 LD 36. GROUP 2.**

Amenities: **Shared Laundry**

Site Influences: **Central Location, Paved Road**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'6	Below	Bedroom	11' x 9'			x
Main	Dining Room	10'6 x 9'	Below	Bedroom	9'6 x 8'6			x
Main	Kitchen	14' x 9'	Below	Foyer	8' x 6'			x
Main	Eating Area	9' x 7'			x			x
Main	Master Bedroom	12'6 x 10'4			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	9'6 x 9'			x			x
Below	Living Room	16'6 x 12'6			x			x
Below	Kitchen	12' x 6'			x			
Below	Eating Area	9' x 7'			x			

Finished Floor (Main): **1,034**
Finished Floor (Above): **0**
Finished Floor (Below): **1,010**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,044 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,044 sq. ft.**

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

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

Outbuildings
Barn:
Workshop/Shed: **10' X**
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Sutton Group Seafair Realty**

Turn key home with legal 2 bedroom suite. Fabulous home with new vinyl windows, newer furnace on quiet south exposed lot close to all schools. Upstairs has a newer kitchen and appliances, new bathroom and 3 good sized bedrooms. Downstairs is a great 2 bedroom suite with new bath and great open kitchen, living, dining area and with French doors leading out to the lovely backyard. This home also comes with a Energuide rating of 82, very efficient.



Presented by:
Nikki Cvitanovic

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



Active
R2332194
Board: V
House/Single Family

5367 HAZEL COURT

Ladner
Hawthorne
V4K 4G9

Residential Detached

\$899,900 (LP)
(SP)



**NO IMAGE
AVAILABLE**

Sold Date: _____ Frontage (feet): **31.00** Original Price: **\$899,900**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1985**
Depth / Size: **IRR** Bathrooms: **2** Age: **34**
Lot Area (sq.ft.): **5,263.00** Full Baths: **2** Zoning: **R56**
Flood Plain: _____ Half Baths: **0** Gross Taxes: **\$3,711.28**
Rear Yard Exp: _____ For Tax Year: **2018**
Council Apprv?: _____ Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **002-401-525**
Tour: _____

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

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Slab**
Rain Screen: _____
Renovations: _____
of Fireplaces: **1**
Fireplace Fuel: **Propane Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**

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

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

Legal: **PL NWP63403 LT 127 DL 116 LD 36. GROUP 2.**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum Blt. In, Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 15'			x			x
Main	Dining Room	9'8 x 9'4			x			x
Main	Living Room	20'4 x 16'			x			x
Main	Master Bedroom	11'10 x 17'6			x			x
Main	Bedroom	9'5 x 9'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,223	# of Rooms:	5	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4		Yes		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,223 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz: 13'3 X 19'4
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5						Door Height:
Grand Total:	1,223 sq. ft.	Basement: None		6						
				7						
				8						

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

RE/MAX Progroup Realty

Custom built 2 bedroom rancher in desirable cul-de-sac location just minutes to Ladner town center and all amenities. A well thoughtout and accessible plan with tile floors, wide halls, a large main and ensuite bathrooms, open concept kitchen and family room area and over-sized single garage. Plenty of parking including space for RV or boat and matching shed with water. Entertainment sized yard with mature landscaping, privacy hedge and spacious patio. many updates including stamped concrete driveways, walkways and patio, roof and appliances. Ideal for starters and retirees.



Presented by:
Nikki Cvitanovic

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



Active
R2307644

Board: V
House/Single Family

1357 DUNCAN DRIVE

Tsawwassen
Beach Grove
V4L 1R3

Residential Detached

\$899,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$929,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1955
Depth / Size: 125	Bathrooms:	1	Age: 63
Lot Area (sq.ft.): 6,631.00	Full Baths:	1	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,021.99
Rear Yard Exp: West			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-945-539
			Tour:

View: :

Complex / Subdiv:

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**

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: **Wall/Wall/Mixed**

Legal: **010-945-539 PL NWP4746 LT 6 BLK 13 LD 36 SEC 11 TWP 5.**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			x			x
Main	Living Room	10' x 10'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Master Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	960	# of Rooms:	5	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	1		3				Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4				Pool:
Finished Floor (Total):	960 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2		6				Door Height:
Grand Total:	960 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Sutton Group Seafair Realty**

Sutton Group Seafair Realty

BUILDER ALERT! Come build your dream home on this 50X125 lot with West facing backyard. Easy walking distance to Beach Grove school, golf course, beaches, off leash dog park and walking trails. Beach Grove is a very sought after family friendly area. Come bring your new home ideas to this beautiful lot and make it your forever home.



Presented by:
Nikki Cvitanovic

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



Active
R2319327
Board: V
House/Single Family

937 56A STREET
Tsawwassen
Tsawwassen East
V4L 1Y6

Residential Detached
\$898,800 (LP)
(SP)



Sold Date: Frontage (feet): **81.00** Original Price: **\$898,800**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**
Depth / Size: **100** Bathrooms: **2** Age: **45**
Lot Area (sq.ft.): **8,127.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,664.32**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-486-771**
Tour:

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

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Electric**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Tar & Gravel**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Parking: **Carport; Multiple**
Dist. to Public Transit: **1 Blk** Dist. to School Bus: **1 Blk**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **PL NWP19438 LT 45 LD 36 SEC 11 TWP 5.**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Private Yard**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'6 x 13'6			x			x
Main	Kitchen	12'9 x 9'6			x			x
Main	Dining Room	10' x 8'3			x			x
Below	Family Room	17'6 x 10'7			x			x
Below	Bedroom	9'3 x 10'6			x			x
Below	Foyer	13'11 x 5'11			x			x
Below	Laundry	9'11 x 8'2			x			x
Above	Master Bedroom	15'11 x 13'4			x			x
Above	Bedroom	10'9 x 9'6			x			
Above	Bedroom	11'10 x 8'5			x			

Finished Floor (Main):	527	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	649	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below):	535	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,711 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,711 sq. ft.		7				
			8				

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

Great 4 Bedroom 2 bath 3 level split home with a nice outdoor deck on a nicely landscaped yard for you and or you children and pets to roam around in. Home has been well maintained. Close to South park School with option to a french immersion learning. Close to South Delta Secondary School. Walking distance to shopping, schools, beach, and on the Transit route. Close to USA border. Don't missed out Contact listing agent for viewing. OPEN HOUSE SAT. DEC 8TH 2:30-4PM



Presented by:
Nikki Cvitanovic

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



Active
R2317249
Board: V
House/Single Family

5775 16 AVENUE

Tsawwassen
Beach Grove
V4L 1G8

Residential Detached

\$889,000 (LP)

(SP)



Sold Date: Frontage (feet): **70.00** Original Price: **\$959,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1967**
Depth / Size: **110** Bathrooms: **3** Age: **52**
Lot Area (sq.ft.): **7,707.00** Full Baths: **1** Zoning: **RM 1**
Flood Plain: Half Baths: **2** Gross Taxes: **\$3,746.57**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **002-637-359**
Tour: **Virtual Tour URL**

View: **Yes: Golf course view from deck**
Complex / Subdiv: **Beach Grove**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, RV Parking Avail.**

Dist. to Public Transit: **1/4 blk** Dist. to School Bus:
Title to Land: **Freehold NonStrata**

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

Legal: **PL NWP19638 LT 20 DL 170 LD 36. GROUP 2.**

Amenities: **In Suite Laundry, Storage, Swirlpool/Hot Tub, Workshop Attached**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'3 x 14'2	Below	Laundry	12'10 x 7'2			x
Main	Dining Room	10'1 x 8'4	Below	Foyer	11'9 x 8'3			x
Main	Kitchen	9'8 x 8'3			x			x
Main	Eating Area	9'8 x 8'			x			x
Main	Master Bedroom	12'8 x 11'7			x			x
Main	Bedroom	12' x 9'2			x			x
Main	Bedroom	10'1 x 9'1			x			x
Below	Family Room	17'2 x 12'1			x			x
Below	Bedroom	12'7 x 9'2			x			
Below	Utility	16'7 x 7'10			x			

Finished Floor (Main):	1,249	# of Rooms:	12	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	986	# of Levels:	2	2	Main	2	Yes			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Below	2	No			Pool:
Finished Floor (Total):	2,235 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5						Door Height:
Grand Total:	2,235 sq. ft.	Basement: Full		6						
				7						
				8						

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

Great solid 2 level in Beach Grove offers a nice view looking onto Beach Grove Golf Course from awesome spacious covered deck with natural gas heater perfect for entertaining all year round. Home features 3 bedrooms up and 1 bedroom down with ideal suite potential. Also offers 7 year old roof, hardwood floors, good sized fenced private backyard and a central location to school, park, beach, transportation and shopping.



Presented by:
Nikki Cvitanovic

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



Active
R2332222

Board: V
House/Single Family

5495 CANDLEWYCK WYND

Tsawwassen
Cliff Drive
V4M 3T7

Residential Detached

\$888,000 (LP)
(SP)



**NO IMAGE
AVAILABLE**

Sold Date: Frontage (feet): **70.00** Original Price: **\$888,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1978**
Depth / Size: **100** Bathrooms: **2** Age: **41**
Lot Area (sq.ft.): **7,000.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,722.09**
Rear Yard Exp: **West** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **004-140-541**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Wood**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **3 BLKS** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **PL NWP50634 LT 148 LD 36 SEC 15 TWP 5.**

Amenities:

Site Influences: **Private Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Security - RI, Storage Shed, Vacuum**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'11 x 13'2	Main	Utility	4'1 x 7'9			x
Main	Dining Room	9'11 x 11'8			x			x
Main	Kitchen	10'10 x 10'1			x			x
Main	Family Room	14'11 x 12'11			x			x
Main	Master Bedroom	13'1 x 13'11			x			x
Main	Bedroom	10'2 x 9'5			x			x
Main	Bedroom	9'5 x 9'6			x			x
Main	Laundry	8' x 7'10			x			x
Main	Walk-In Closet	5'11 x 3'9			x			
Main	Foyer	6'10 x 5'8			x			

Finished Floor (Main):	1,614	# of Rooms:	11	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3		Yes		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3						Pool:
Finished Floor (Total):	1,614 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:	1,614 sq. ft.	Basement: None		6						
				7						
				8						

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

Great floor plan in this cozy rancher, feels larger than the measurements. Family room adjacent to the kitchen. 3 bdrms, 2 baths, separate living and dining room. Home is clean but ready for your updating ideas. Private west back yard that backs on to the tennis courts. Full size double garage. Quiet street and great area. Hurry on this one!



Presented by:
Nikki Cvitanovic

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



Active
R2331593
Board: V
House/Single Family

1430 VIEW CRESCENT

Tsawwassen
Beach Grove
V4L 1Z1

Residential Detached

\$888,000 (LP)

(SP)



Sold Date:	Frontage (feet):	35.00	Original Price: \$888,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1985
Depth / Size: IRR	Bathrooms:	3	Age: 34
Lot Area (sq.ft.): 2,831.00	Full Baths:	2	Zoning: RT40
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,143.55
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 001-812-963
			Tour: Virtual Tour URL

View: **Yes: GOLF COURSE & MT. BAKER**
Complex / Subdiv: **VILLAGE GREENS WYND**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood, Other**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2017**
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Wood**

Total Parking: **5** Covered Parking: **3** Parking Access: **Front, Rear**
Parking: **Garage; Triple**
Dist. to Public Transit: **STEPS** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **PL NWS1478 LT 6 LD 36 SEC 11 TWP 5. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'11 x 11'10			x			x
Main	Living Room	12' x 10'10			x			x
Main	Dining Room	13'11 x 8'			x			x
Main	Kitchen	12' x 7'8			x			x
Main	Foyer	8'7 x 8'			x			x
Below	Family Room	18'3 x 16'			x			x
Below	Bedroom	12'7 x 9'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	864	# of Rooms:	7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	652	# of Levels:	2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Below	4	No	Pool:
Finished Floor (Total):	1,516 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5				Door Height:
Grand Total:	1,516 sq. ft.	Basement: Crawl, Fully Finished		6				
				7				
				8				

Listing Broker(s): **Royal LePage Regency Realty**

WOW! Just steps from the town centre, this spectacularly updated 1516 sf, 2 bedroom, 3 bathroom rancher style home has it all- panoramic views of the golf course, Boundary Bay and Mt Baker, modern open style living space, all new contemporary kitchen with quartz counters, eating bar, SS appliances, shaker cabinets and tile, garage parking for THREE vehicles, a family room and bedroom below. Walk right in, it's all been done- roof, bathrooms, washer and dryer. Unbelievable offering in sought after Village Greens Wynd!



Presented by:
Nikki Cvitanovic

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



Active
R2325853
Board: V
House/Single Family

4992 60A STREET

Ladner
Holly
V4K 3K7

Residential Detached

\$885,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.99** Original Price: **\$885,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1968**
Depth / Size: **112** Bathrooms: **2** Age: **50**
Lot Area (sq.ft.): **7,502.88** Full Baths: **2** Zoning: **RD3**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,364.64**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-525-327**
Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **DetachedGrge/Carport, Open**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: TV AND TV MOUNT IN LIVING ROOM. SAFE IN BEDROOM.**
Floor Finish: **Mixed**

Legal: **010-525-327 PL NWP19544 LT 7 BLK C DL 139 LD 36. GROUP 2.**

Amenities: **Garden, Storage, Workshop Detached**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Pantry, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 13'2	Above	Bedroom	10'10 x 9'5			x
Main	Family Room	18'6 x 9'8	Above	Loft	6'6 x 3'5			x
Main	Laundry	6'3 x 5'9	Above	Walk-In Closet	5'1 x 4'7			x
Main	Dining Room	14'4 x 8'	Above	Steam Room	5'1 x 3'11			x
Main	Kitchen	15'3 x 10'4			x			x
Main	Pantry	5'10 x 3'7			x			x
Above	Master Bedroom	16'2 x 12'5			x			x
Above	Bedroom	14'4 x 10'			x			x
Above	Bedroom	14'4 x 10'10			x			
Above	Bedroom	11'5 x 10'10			x			
Finished Floor (Main):	1,007	# of Rooms: 14	Bath			# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,053	# of Kitchens: 1	1	Main	3	No		Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No		Workshop/Shed: 21.4 X
Finished Floor (Basement):	0	Suite: None	3					Pool:
Finished Floor (Total):	2,060 sq. ft.	Crawl/Bsmt. Height:	4					Garage Sz:
		Beds in Basement: 0	5					Door Height:
Unfinished Floor:	0	Basement: None	6					
Grand Total:	2,060 sq. ft.		7					
			8					

Listing Broker(s): **Sutton Group Seafair Realty**

This one is not to be missed! Desirable 7500 sqft+ CORNER LOT with a large private fully fenced backyard and detached garage on a quiet street. This home has something for everyone. Featuring a family friendly layout with FIVE BEDROOMS upstairs and main living on the ground floor. A large kitchen with plenty of cabinetry and an eating area with loads of natural light. This is your opportunity to get into a unique detached home in the hidden gem community of Ladner!



Presented by:
Nikki Cvitanovic

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



Active
R2316647
Board: V
House/Single Family

4340 W RIVER ROAD

Ladner
Port Guichon
V4K 1S1

Residential Detached

\$879,800 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$899,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**
Depth / Size: **100** Bathrooms: **2** Age: **47**
Lot Area (sq.ft.): **6,600.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$3,416.59**
Rear Yard Exp: **West** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-499-756**
Tour: **Virtual Tour URL**

View: **Yes: FRASER RIVER TOP FLOOR**
Complex / Subdiv: **PORT GUICHON**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Electric**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2014**
R.I. Plumbing: **No**
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, RV Parking Avail.**

Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold NonStrata**

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

Legal: **PL NWP37963 LT 43 DL 96 LD 36. GROUP 2.**

Amenities: **Garden, In Suite Laundry, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Refrigerator, Smoke Alarm, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'1 x 10'1	Below	Hobby Room	11'3 x 7'8			x
Main	Dining Room	10'5 x 7'11			x			x
Main	Library	12'3 x 23'11			x			x
Main	Bedroom	9'7 x 10'1			x			x
Main	Bedroom	10'1 x 9'3			x			x
Main	Master Bedroom	10'10 x 13'4			x			x
Below	Kitchen	9'3 x 13'3			x			x
Below	Bedroom	9'3 x 10'2			x			x
Below	Living Room	10'9 x 15'8			x			
Below	Laundry	7'3 x 6'7			x			

Finished Floor (Main): **1,025**
Finished Floor (Above): **0**
Finished Floor (Below): **732**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,757 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,757 sq. ft.**

of Rooms: **11**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Fully Finished**

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: **21'3X11'1**
Door Height:

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

RE/MAX Advantage Realty

The friendly Port Guichon community awaits its newest residents! Enjoy 6,600 sq ft of your low maintenance private fenced yard. Marvel at daily sunsets and watch birdlife float by from your grand entertaining deck. Move in without hassle – kitchen and bathrooms have been upgraded along with new flooring throughout. 1 bed suite down w/separate entry plus loads of extra parking – perfect for family, teens & guests. Handy workshop shed w/ power for the hobbyist PLUS spacious garage to store tools & toys! Access to the dyke, fresh produce market, amenities and HWY access to all the major routes within minutes – LOCATION is a key feature! See updates list available! Roof 2014 Sliding windows paint 2016 Furnace 2012.



Presented by:
Nikki Cvitanovic

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



Active
R2305913
Board: V
House/Single Family

4520 SAVOY STREET

Ladner
Port Guichon
V4K 1P2

Residential Detached

\$851,888 (LP)

(SP)



Sold Date:	Frontage (feet):	19.00	Original Price: \$851,888
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1975
Depth / Size: IRR	Bathrooms:	2	Age: 43
Lot Area (sq.ft.): 7,131.00	Full Baths:	2	Zoning: CD156
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,465.10
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-145-823
			Tour: Virtual Tour URL

View: :

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Loft**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **7** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL NWP79366 LT 3 DL 96 LD 36. GROUP 2.**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 13'11			x			x
Main	Dining Room	16'1 x 6'5			x			x
Main	Kitchen	14'1 x 11'6			x			x
Main	Master Bedroom	14'3 x 10'1			x			x
Main	Bedroom	11'7 x 10'1			x			x
Main	Bedroom	11'5 x 13'10			x			x
Main	Bedroom	14' x 13'9			x			x
Above	Loft	10'11 x 14'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,527	# of Rooms:	8	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	212	# of Kitchens:	1	1	Main	4		No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,739 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5						Door Height:
Unfinished Floor:	0	Basement: None		6						
Grand Total:	1,739 sq. ft.			7						
				8						

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

PRICED OVER \$50,000 BELOW ASSESSED VALUE! Families, downsizers, first-time buyers, take note! Great value here! Port Guichon family residence offering over 1,700 sqft and 5 potential bedrooms. This rancher with loft home, is situated on a large 7,131 sq.ft lot in one of West Ladner's favourite locations. Just steps to Port Guichon elementary school and a short stroll to Ladner Village, this is truly an outstanding location and an affordable opportunity to own a detached house in one of the lower mainland's most desirable communities. Bonuses include a large and sunny (south exposed) fenced yard and a single car garage with ample driveway space for over 4 cars. Act quickly!



Presented by:
Nikki Cvitanovic

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



Active
R2330965

Board: V
House/Single Family

4800 47A AVENUE

Ladner
Ladner Elementary
V4K 1T1

Residential Detached

\$799,000 (LP)

(SP)



Sold Date: Frontage (feet): **34.00** Original Price: **\$799,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1981**
Depth / Size: **133.5** Bathrooms: **2** Age: **38**
Lot Area (sq.ft.): **4,539.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,418.62**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **005-704-090**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
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: **No** :
Floor Finish:

Legal: **PL NWP58296 LT 504 DL 106 LD 36. GROUP 2.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 11'4			x			x
Main	Kitchen	21'1 x 11'3			x			x
Main	Dining Room	11'2 x 9'1			x			x
		x			x			x
Main	Bedroom	11'3 x 8'9			x			x
Main	Bedroom	14'10 x 11'8			x			x
Main	Laundry	8'10 x 8'10			x			x
Above	Master Bedroom	20'7 x 14'6			x			x
		x			x			
		x			x			

Finished Floor (Main): **1,205**
Finished Floor (Above): **510**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,715 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,715 sq. ft.**

of Rooms: **7**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

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

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

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

RE/MAX City Realty

Lovely west coast contemporary home in the heart of Ladner. Living room with vaulted ceilings and fireplace; new gourmet kitchen with quartz countertops and spacious island. Spacious master bedroom with fabulous ensuite bathroom. South exposed yard and also a huge west exposed patio area.



Presented by:
Nikki Cvitanovic

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



Active
R2325709
Board: V
House/Single Family

5323 REGATTA WAY

Ladner
Neilsen Grove
V4K 4R8

Residential Detached

\$749,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$749,900**
Meas. Type: Bedrooms: **2** Approx. Year Built: **1989**
Depth / Size: Bathrooms: **2** Age: **30**
Lot Area (sq.ft.): **3,703.00** Full Baths: **2** Zoning: **CD98A**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,606.46**
Rear Yard Exp: **North** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-668-440**
Tour: **Virtual Tour URL**

View: **Yes: slough**
Complex / Subdiv: **SOUTH POINTE**
Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely** Reno. Year:
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric, Heat Pump**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **4** 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 Strata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWS2528 LT 76 DL 452 LD 36 SEC 3&10 TWP 6. GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Golf Course Nearby, Marina Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 12'			x			x
Main	Dining Room	12' x 11'			x			x
Main	Living Room	12' x 18'			x			x
Main	Master Bedroom	11'10 x 16'			x			x
Main	Bedroom	12' x 11'			x			x
Main	Den	8'2 x 9'3			x			x
Main	Laundry	8'2 x 5'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,343	# of Rooms:	7	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3		Yes		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,343 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5						Door Height:
Grand Total:	1,343 sq. ft.	Basement: None		6						
				7						
				8						

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

Meticulous ! This spacious 2 bdrm, plus den/2 bath rancher has it all, with no expense spared.EVERYTHING HAS BEEN DONE HERE! Roof, vinyl fence, concrete patio, storage shed, heat pump and A/C system too. The stunning entertainers kitchen with granite countertops , large island, all new SS appliances is awesome. Master bdrm with new spa like ensuite w double walk in shower too. Vaulted ceilings, and beautiful finishings throughout, the list goes on. All you have to do is move in! Enjoy a beautiful waterfront view from your private backyard looking onto the slough. Located just steps to Cove Links Golf Course, walking trails, the marina and awesome Ladner Village. South Pointe offers an exceptional lifestyle for anyone 55+ looking for the perfect home in the perfect location.



Presented by:
Nikki Cvitanovic

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



Active
R2332117
Board: V
House/Single Family

5279 REGATTA WAY

Ladner
Neilsen Grove
V4K 4R8

Residential Detached

\$725,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$725,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1989
Depth / Size:	Bathrooms:	2	Age: 30
Lot Area (sq.ft.): 3,600.00	Full Baths:	2	Zoning: CD98A
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,606.71
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-668-288
			Tour: Virtual Tour URL

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

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2017**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport & Garage**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **PL NWS2528 LT 67 DL 452 LD 36 SEC 3&10 TWP 6. GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Adult Oriented, Gated Complex, Golf Course Dev., Marina Nearby, Private Setting, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13'11 x 14'6			x			x
Main	Bedroom	12'2 x 13'10			x			x
Main	Dining Room	12'5 x 11'0			x			x
Main	Laundry	11'5 x 6'11			x			x
Main	Kitchen	8'5 x 17'6			x			x
Main	Living Room	11'1 x 19'3			x			x
Main	Foyer	6'10 x 9'11			x			x
Main	Solarium	9'10 x 16'3			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,294	# of Rooms:	8	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	Yes			Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3						Pool:
Finished Floor (Total):	1,294 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5						Door Height:
Grand Total:	1,294 sq. ft.	Basement: None		6						
				7						
				8						

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

South Pointe! Desirable 55+ gated community with park-like surroundings in West Ladner. Bright 2 bedroom move-in ready with attached a single car garage with space for a boat. Features include: a newer roof, newer hot water tank, newer washer & dryer, newer lighting, newer flooring, newly painted and covered sunroom for outdoor living space! Tranquil setting overlooking water way with lots of natural wildlife. Garage can fit a boat. Close to Marina, Golf Course, Trails & Ladner Village. You have to see this home to truly appreciate all it has to offer. Dreaming of downsizing? Do it Now!



Presented by:
Nikki Cvitanovic

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



Active
R2331206
Board: V
House/Single Family

5229 SCHOONER GATE

Ladner
Neilsen Grove
V4K 4N4

Residential Detached

\$649,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$649,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1988
Depth / Size:	Bathrooms: 2	Age: 31
Lot Area (sq.ft.): 3,549.00	Full Baths: 2	Zoning: CD98A
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,540.27
Rear Yard Exp:		For Tax Year: 2018
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 007-040-890
		Tour:

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

Style of Home: **Rancher/Bungalow**
Construction: **Manufactured/Mobile**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **DetachedGrge/Carport**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL NWS2528 LT 35 DL 452 LD 36 SEC 3&10 TWP 6. GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **None**

Site Influences: **Adult Oriented, Gated Complex, Private Setting, Retirement Community**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Dining Room	10'6 x 12'			x			x
Main	Kitchen	10' x 8'8			x			x
Main	Master Bedroom	14'3 x 12'6			x			x
Main	Bedroom	12'9 x 12'			x			x
Main	Laundry	5'9 x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,150	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,150 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,150 sq. ft.		7				
			8				

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

RE/MAX City Realty

Meticulously maintained RANCHER featuring living room with vaulted ceilings and gas fireplace, dining area with patio doors that walk out to a large partially covered deck plus a nice grass back yard area. Kitchen provides ample cupboard space. 2 good size bedrooms and 2 baths. Updates include newer roof, Everlast hot water tank, new flooring and new paint. Adult oriented, gated community of desirable Southpointe. Located close to the Marina, golf course & walking trails. Low maintenance fee of \$105 per month. An exceptional lifestyle for anyone 55+ looking for the perfect home in the perfect location.



Presented by:
Nikki Cvitanovic

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



Active
R2316400
Board: V
House/Single Family

5375 REGATTA WAY

Ladner
Neilsen Grove
V4K 4R9

Residential Detached

\$629,999 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$649,900
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1988
Depth / Size: 0	Bathrooms:	2	Age: 31
Lot Area (sq.ft.): 3,617.00	Full Baths:	2	Zoning: CD98A
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,615.08
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-669-012
			Tour:
View:	Yes: SLOUGH		
Complex / Subdiv:	SOUTH POINTE		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

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

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **1**

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

Legal: **PL NWS2528 LT 88 DL 452 LD 36 SEC 3&10 TWP 6. GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **None**

Site Influences: **Adult Oriented, Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'8 x 3'6			x			x
Main	Kitchen	10'4 x 8'2			x			x
Main	Eating Area	8'2 x 7'7			x			x
Main	Living Room	16'1 x 14'4			x			x
Main	Dining Room	8'9 x 8'8			x			x
Main	Master Bedroom	14'10 x 11'5			x			x
Main	Bedroom	11'3 x 8'3			x			x
Main	Laundry	8' x 7'			x			x
Main	Den	11'7 x 10'7			x			x
		x			x			

Finished Floor (Main):	1,300	# of Rooms:	9	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4		No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4		Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,300 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5						Door Height:
Grand Total:	1,300 sq. ft.	Basement: None		6						
				7						
				8						

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

This 1300 sq/ft 2 bdrm & Den, 2 bathroom rancher style home in Ladner's highly desirable South Pointe is perfect for those looking to perform some renos to make this home theirs !! This home is located in a fabulous cul-de-sac sun drenched community & features a large kitchen, D/R, living room w/ gas fireplace & 2 good sized bedrooms including a den! Backyard has a tranquil setting as it backs onto the waterway/slough. Perfect for the person looking to downsize into a detached home w/ an easy maintenance yard, a quiet street w/ friendly neighbours & a private double car garage w/ room for workshop. Close to Captain's Cove Marina, recreation/ golf course, shops & restaurants & all this only 15min from Vancouver & 10min to Ferry Terminals & USA Border.



Presented by:
Nikki Cvitanovic

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



Active
R2324406
Board: V
House/Single Family

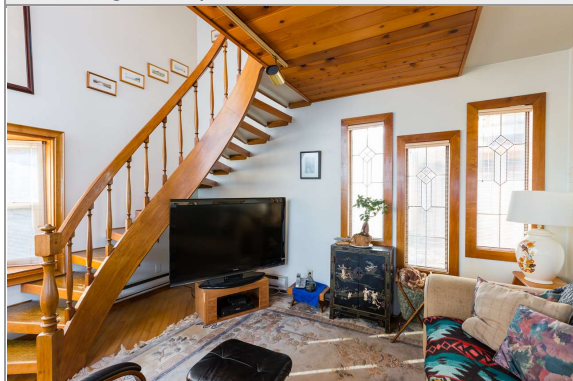
6 3871 W RIVER ROAD

Ladner
Port Guichon
V4K 3N2

Residential Detached

\$349,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$349,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1984**
Depth / Size: Bathrooms: **2** Age: **34**
Lot Area (sq.ft.): **962.00** Full Baths: **1** Zoning: **CD243**
Flood Plain: Half Baths: **1** Gross Taxes: **\$288.94**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **800-126-122**
Tour:

View: **Yes: RIVER & MOUNTAINS**
Complex / Subdiv: **LADNER REACH MARINA**
Services Connected: **Electricity, Sanitary Sewer, Water**

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

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

Total Parking: **2** Covered Parking: Parking Access:
Parking: **Open, 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: **Hardwood, Mixed**

Legal: **REGISTERED MARINE VESSEL O.N. 804214 "HUA SHAN"**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'0 x 7'3			x			x
Main	Living Room	17'9 x 13'8			x			x
Main	Kitchen	12'2 x 8'6			x			x
Above	Master Bedroom	20'7 x 11'10			x			x
Above	Walk-In Closet	7'3 x 6'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 562	# of Rooms: 5	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 400	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	2	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 962 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 962 sq. ft.	Beds not in Basement: 1	7				
		8				

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Downtown Ltd.

Sit back, relax, and enjoy your new laid back lifestyle in your own personal cabin on the water. This custom built home is ready for your special touch! This loft one bedroom home has breathtaking views along the water, two big patios, and an expansive open concept. An abundance of natural light pours in through the massive skylights. Soaring double height ceilings give this home an airy feel. Be a part of Ladner's most exclusive float home community at Ladner Reach Marina. A collection of 28 unique float homes tucked away in a quiet and relaxing waterfront location. The marina provides you with two parking spots and a huge storage locker, along with piece of mind in top notch maintenance of the community.