



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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**Active**  
**R2026870**

Board: F  
House with Acreage

**934 248 STREET**

Langley  
Otter District  
V4W 2G1

Residential Detached

**\$749,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **626**  
Lot Area (sq.ft.): **209,088.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **334.66**  
Bedrooms: **5**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Original Price: **\$749,000**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **RU2**  
Gross Taxes: **\$3,750.87**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **004-944-755**

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

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **Well - Shallow**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Carpport; Multiple, RV Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **LOT 13, SECTION 11, TOWNSHIP 10, NEW WEST DISTRICT, PLAN 40162**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Rural Setting, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 15'2	Bsmt	Den	10' x 8'			x
Main	Kitchen	17'6 x 12'9	Bsmt	Laundry	12' x 10'4			x
Main	Dining Room	13'2 x 8'6			x			x
Main	Master Bedroom	12'3 x 12'			x			x
Main	Bedroom	11' x 8'2			x			x
Main	Bedroom	10'10 x 9'			x			x
Bsmt	Recreation	19' x 14'			x			x
Bsmt	Family Room	13'6 x 12'			x			x
Bsmt	Bedroom	12' x 11'7			x			
Bsmt	Bedroom	11'3 x 9'			x			

Finished Floor (Main):	<b>1,290</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Bsmt	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,290 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>1,290</b>	Beds in Basement: <b>2</b>	5				Door Height:
Grand Total:	<b>2,580 sq. ft.</b>	Beds not in Basement: <b>3</b>	6				
		Basement: <b>Full, Unfinished</b>	7				
			8				

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

**Excellent opportunity to build your dream home or renovate the existing home on 4.8 acres in South Langley. Beautiful property with matures trees and creek. 36' x 30' hip roof barn with loft. Fantastic location close to Campbell Valley's hiking / biking / horse riding trails. Be aware that the home does not have an occupancy permit and is being sold as is, where is. Call today for details.**



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**Active**  
**R2027549**

Board: F  
House/Single Family

**7192 177A STREET**

Cloverdale  
Cloverdale BC  
V3S 7V3

Residential Detached

**\$879,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date: Frontage (feet): Original Price: **\$879,000**  
Depth / Size (ft.): Bedrooms: **3** Approx. Year Built: **2011**  
Lot Area (sq.ft.): **11,958.00** Bathrooms: **5** Age: **5**  
Flood Plain: **No** Full Baths: **4** Zoning: **CD-1**  
Rear Yard Exp: Half Baths: **1** Gross Taxes: **\$4,626.66**  
Approval Req?: For Tax Year: **2015**  
If new, GST/HST inc?: **No** Tax Inc. Utilities?: **No**  
P.I.D.: **028-017-749**

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

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

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**

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

Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Mixed**

Legal: **PL BCP42064 LT 49 LD 36 SEC 17 TWP 8**

Amenities:

Site Influences: **Cul-de-Sac, Greenbelt**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	17' x 14'10"	Main	Foyer	11'4' x 11'4'			x
Above	Bedroom	12'8' x 12'6"	Below	Gym	15'6' x 14'6"			x
Above	Bedroom	11'10' x 14'	Below	Utility	15'6' x 11'6"			x
Main	Living Room	14' x 13'6"	Below	Recreation	36' x 17'6"			x
Main	Dining Room	0' x 0'			x			x
Main	Kitchen	14' x 15'6"			x			x
Main	Family Room	15'6' x 14'			x			x
Main	Nook	11'4' x 12'			x			x
Main	Den	20' x 12'10"			x			
Main	Storage	6'2' x 7'10"			x			

Finished Floor (Main): **1,739**  
Finished Floor (Above): **1,080**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,325**  
Finished Floor (Total): **4,144 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **4,144 sq. ft.**

# of Rooms: **14**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Full, Fully Finished**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **21x20**  
Door Height:

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

**4 year old Custom built by European craftsman. Grand entrance with high ceilings and open staircase. Upstairs has three large bedrooms all with en-suite baths. Fully finished basement may be converted to in-law residence. Too many features to list. 11,958 sq. ft. cul-de-sac lot. Pics and video tour to follow on January 26th. Property being sold on an "AS IS-WHERE IS" basis.**



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**Active**  
**R2013515**

Board: F  
House/Single Family

**21003 76A AVENUE**

Langley  
Willoughby Heights  
V2Z 0A5

Residential Detached

**\$929,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>36.50</b>	Original Price: <b>\$929,000</b>
Depth / Size (ft.): <b>irreg</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2013</b>
Lot Area (sq.ft.): <b>4,118.00</b>	Bathrooms:	<b>5</b>	Age: <b>2</b>
Flood Plain: <b>No</b>	Full Baths:	<b>4</b>	Zoning: <b>R-CLB</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$5,383.02</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>028-653-475</b>

View: **No :**

Complex / Subdiv:

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

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

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

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

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Dist. to School Bus:

Legal: **PL BCP48945 LT 44 LD 36 SEC 24 TWP 8**

Amenities: **None**

Site Influences: **Central Location, Cleared**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	18' x 14'	Bsmt	Living Room	18' x 11'			x
Main	Kitchen	15' x 14'	Bsmt	Kitchen	8' x 9'			x
Main	Dining Room	15' x 8'	Bsmt	Bedroom	13' x 12'			x
Main	Den	9' x 11'	Bsmt	Bedroom	13' x 11'			x
Main	Laundry	7'6 x 6'6			x			x
Above	Master Bedroom	18' x 18'			x			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	11' x 12'4			x			x
Above	Bedroom	12' x 11'6			x			
Above	Media Room	16'5 x 13'			x			

Finished Floor (Main): **1,108**  
Finished Floor (Above): **1,405**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,108**  
Finished Floor (Total): **3,621 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **3,621 sq. ft.**

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

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

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

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

**This is the one you've been waiting for. Truly a gem in the heart of Langley. Enter onto high-end eng wood floor that takes you to spacious open concept design great rm with 2 feature rock walls. Gourmet white kitchen loaded with cabinetry, granite countertops & large island, complete with crown moulding, drop ceilings, no expense spared. 4 large bdrms up, vaulted ceiling in master. Media rm in basement for upstairs enjoyment & 3 bdrm legal suite rented for \$1300/mo. Great for entertaining, back patio has heat pump and gas hookup for bbq. All this on a private setting corner lot. OPEN HOUSE Sun 2 to 4pm.**