



Presented by:
Nikki Cvitanovic

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



Active
R2009725

Board: F
Apartment/Condo

313 20420 54 AVENUE

Langley
Langley City
V3A 6N6

Residential Attached

\$109,900 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$210.35**

Original Price: **\$109,900**
Approx. Year Built: **1976**
Age: **39**
Zoning: **RM3**
Gross Taxes: **\$1,114.99**
For Tax Year: **2014**
Tax Inc. Utilities?: **No**
P.I.D.: **001-400-207**

Mgmt. Co's Name: **Steadfast Properties**

Mgmt. Co's Phone: **604-864-6400**

View: **No :**

Complex / Subdiv: **RIDGEWOOD MANOR**

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

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **1 BLK**
Units in Development: **41**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**
Legal: **PL NWS515 LT 33 DL 36 LD 36**

Amenities: **Elevator, Shared Laundry, Storage, Workshop Attached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5" x 16'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Kitchen	7' x 7'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Den	11' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	764	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	764 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed					5				Door Height:
Grand Total:	764 sq. ft.	Basement:	None					6				
								7				
								8				

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

Great TOP FLOOR one bedroom AND DEN unit on the South/quiet side of the building. Featuring laminate flooring, a galley kitchen and a large covered balcony, this home is a must see! Close to all amenities including Douglas Park, shopping, restaurants, schools, transit, the Langley City public library and much more. Call today to schedule your private viewing.



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Active
F1448832

Board: F
Apartment/Condo

225 5379 205TH STREET

Langley
Langley City
V3A 7V7

Residential Attached

\$139,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$155,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1988**
Depth / Size (ft.): Bedrooms: **2** Age: **27**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,502.00**
Approval Req?: Half Baths: **0** For Tax Year: **2014**
Exposure: Maint. Fee: **\$220.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **005-489-075**
Mgmt. Co's Name: **Campbell Management**
Mgmt. Co's Phone: **778-564-3499**
View: **Yes: Trees, Douglas Park**
Complex / Subdiv: **Heritage Manor**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Garage, Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Management**
Legal: **PL NWS2483 LT 15 DL 36 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**

Amenities: **In Suite Laundry, Storage, Wheelchair Access**

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

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

Finished Floor (Main):	1,055	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age: 55+			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,055 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Grand Total:	1,055 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Sutton Showplace Realty (2015)**

Spacious 1,055 sq ft. North facing unit with a generously-sized enclosed balcony. Located in Heritage Manor, a peaceful, 55+ age-restricted building. Immediate proximity to grocery stores, coffee shops, the library, the casino and more! 2 b locks from the Langley Bus Loop allows for quick commuting if you don't have a car and the unit comes with covered parking if you do. No pets, no rentals, you'll be surrounded by other owners and the pride of ownership shows in this clean building! Building is in great shape and had a new roof 3 years ago.



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Active
F1445803

Board: F
Apartment/Condo

102 19528 FRASER HIGHWAY

Cloverdale
Cloverdale BC
V3S 8P4

Residential Attached

\$154,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$176,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1994
Depth / Size (ft.):	Bedrooms: 1	Age: 21
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MF
Flood Plain: No	Full Baths: 1	Gross Taxes: \$928.00
Approval Req?:	Half Baths: 0	For Tax Year: 2014
Exposure:	Maint. Fee: \$250.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 019-015-194
Mgmt. Co's Name:		
Mgmt. Co's Phone:		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **1 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground**
Locker:
Dist. to School Bus:
Total Units in Strata:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Maint Fee Inc: **Gardening, Gas, Hot Water, Management, Recreation Facility**
Legal: **PL LMS1649 LT 10 LD 36 SEC 10 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'			x			x
Main	Kitchen	9' x 12'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Master Bedroom	13'5 x 10'10			x			x
Main	Den	10'6 x 9'4			x			x
Main	Laundry	5'7 x 3'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 850	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 850 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 850 sq. ft.				7				
				8				

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

Court order sale, great one bedroom and den on ground floor. Nicely taken care of huge patio area partially covered, newer flooring in kitchen and bathroom. Amenities-club house include pool table, kitchen, library area, exercise room, his and hers steam room. Bonus two parking stalls and one locker. Located steps to Willowbrook mall. Call today to view, easy to show. OPEN HOUSE SUNDAY NOVEMBER 22ND 1-4PM



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Active
R2016621

Board: F
Apartment/Condo

118 6336 197 STREET

Langley
Willoughby Heights
V2Y 2T7

Residential Attached

\$154,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$159,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1998**
Depth / Size (ft.): Bedrooms: **2** Age: **17**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C-1**
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,917.17**
Approval Req?: Half Baths: **0** For Tax Year: **2014**
Exposure: Maint. Fee: **\$240.82** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **024-000-175**
Mgmt. Co's Name: **Baywest**
Mgmt. Co's Phone: **604-591-6060**
View: **:**
Complex / Subdiv: **Rockport**
Services Connected: **Community**

Style of Home: **Ground Level Unit**
Construction: **Concrete Frame**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **52** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **52**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PL LMS3074 LT 16 LD 36 SEC 10 TWP 8 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Club House, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'6			x			x
Main	Kitchen	10' x 10'			x			x
Main	Dining Room	10'6 x 7'			x			x
Main	Master Bedroom	12'6 x 11'6			x			x
Main	Bedroom	10' x 10'			x			x
Main	Storage	5' x 3'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 740	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 740 sq. ft.	# or % of Rentals Allowed: #5			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 740 sq. ft.	Basement: None			7				
				8				

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

Royal LePage - Wolstencroft

Welcome to Rockport! Rare elevated 2 bedroom 1 bathroom Ground floor corner unit with a wide open floor plan. Lots of room for storage. Large private patio backing onto the quiet side of the building. Amenity room right across the hall with access to a huge grassed courtyard area ideal for those larger gatherings. Prime location in the heart of Willoughby just steps away from Willowbrook mall, transit, restaurants, schools and parks. Call today for your private viewing!



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Active
R2013930

Board: F
Apartment/Condo

212 20145 55A AVENUE

Langley
Langley City
V3A 8L6

Residential Attached

\$169,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$179,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1994**
Depth / Size (ft.): Bedrooms: **2** Age: **21**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CONDO**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,791.05**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2014**
Exposure: **East** Maint. Fee: **\$321.43** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **019-115-601**
Mgmt. Co's Name: **N.A.I.**
Mgmt. Co's Phone: **604-534-7974**
View: **Yes: TREES AND STREET**
Complex / Subdiv: **BLACKBERRY LANE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground, Visitor Parking**
Locker:
Dist. to Public Transit:
Units in Development: **41** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **41**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**
Legal: **PL LMS1763 LT 25 DL 305 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF T**
Amenities: **Elevator, In Suite Laundry, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6' x 4'			x			x
Main	Living Room	17'2 x 13'4			x			x
Main	Dining Room	11'4 x 10'4			x			x
Main	Kitchen	10'3 x 9'			x			x
Main	Eating Area	9' x 6'			x			x
Main	Laundry	6'6 x 5'			x			x
Main	Master Bedroom	11'8 x 11'			x			x
Main	Bedroom	12' x 10'8			x			x
Main	Walk-In Closet	6' x 6'			x			x
		x			x			

Finished Floor (Main):	1,173	# of Rooms:	9	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,173 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed					5				Door Height:
Grand Total:	1,173 sq. ft.	Basement:	None					6				
								7				
								8				

Listing Broker(s): **Royal LePage West R.E.S.**

WOW!!! WHAT A GREAT OPPORTUNITY. Unit needs carpets and paint and a little elbow grease. Bright open floor plan for this large corner unit with a view overlooking the trees along the street. The maple kitchen cabinetry has lots of nice features, the eating area and living room access the huge covered deck from separate slider doors-perfect for entertaining, the living room has a gas fireplace feature wall, separate dining room with pass thru to kitchen, the master suite has a walk in closet and 5 pc, en-suite and the in-suite laundry has overhead cabinets. Hurry-this style of layout does not come for sale often.



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Active
R2006419

Board: F
Townhouse

6227 W GREENSIDE DRIVE

Cloverdale
Cloverdale BC
V3S 5M8

Residential Attached

\$192,500 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure:
If new, GST/HST inc?: **No**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$276.00**

Original Price: **\$199,500**
Approx. Year Built: **1980**
Age: **35**
Zoning: **MF**
Gross Taxes: **\$1,467.83**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **001-695-959**

Mgmt. Co's Name:

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv: **GREENSIDE ESTATES**

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Open**
Locker:
Dist. to School Bus:
Total Units in Strata:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
Legal: **PL NWS1218 LT 235 LD 36 SEC 10 TWP 8**

Amenities: **Club House, Pool; Outdoor, Tennis Court(s)**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'8			x			x
Main	Dining Room	11' x 9'6			x			x
Main	Kitchen	11'4 x 9'			x			x
Main	Utility	12'8 x 5'6			x			x
Main	Den	8'10 x 8'6			x			x
Above	Master Bedroom	11'4 x 11'4			x			x
Above	Bedroom	10'10 x 10'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	708	# of Rooms:	7	# of Kitchens:	1	# of Levels:	2	Bath	1	Floor	Above	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	462	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	0	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4								Pool:
Finished Floor (Total):	1,170 sq. ft.	# or % of Rentals Allowed:						5								Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns					6								Door Height:
Grand Total:	1,170 sq. ft.	Basement:	None					7								
								8								

Listing Broker(s): **RE/MAX 2000 Realty**

GREENSIDE ESTATES. Complex currently in the process of replacing all siding and windows, roofs replaced in 2012. This is an end unit property in need of interior repairs. Great location in the complex, total of 2 BDS up, Den on the Main and Vaulted Ceilings. Schedule A to accompany all offers. Please do not disturb current owner, all appointments are a must.



Presented by:
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Active
R2003605

Board: F
Townhouse

12 5351 200 STREET

Langley
Langley City
V3A 1M2

Residential Attached

\$195,900 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?: **No**
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **1**
Half Baths: **1**
Maint. Fee: **\$170.00**

Original Price: **\$210,000**
Approx. Year Built: **1972**
Age: **43**
Zoning: **RM1**
Gross Taxes: **\$1,803.58**
For Tax Year: **2014**
Tax Inc. Utilities?: **No**
P.I.D.: **001-079-531**

Mgmt. Co's Name: **Self managed**

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv: **Brydon Park**

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

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

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

Total Parking: **1** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Locker: **N**
Dist. to Public Transit: **1 block**
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Management**
Legal: **PL NWS66 LT 12 LD 36 SEC 3 TWP 8 PART NE 1/4**

Amenities: **In Suite Laundry**

Site Influences: **Private Yard, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 9'			x			x
Main	Dining Room	12' x 7'			x			x
Main	Living Room	15' x 8'			x			x
Above	Master Bedroom	15' x 9'			x			x
Above	Bedroom	11' x 7'			x			x
Above	Bedroom	9' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	418	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	466	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	407	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,291 sq. ft.	# or % of Rentals Allowed: 3			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns			6				
Grand Total:	1,291 sq. ft.	Basement: Full			7				
					8				

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

3 BEDROOM TOWNHOME IN BRYDON PARK, CENTRAL LOCATION IN LANGLEY CITY. 2 STOREY WITH BASEMENT HOME, FENCED BACK YARD, CHILDREN AND PET FRIENDLY!! LOW MAINTENANCE FEES JUST \$170.00 PER MONTH!! AT THIS PRICE IT WON'T LAST LONG!!



Presented by:
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Active
R2021199

Board: F
Apartment/Condo

408 5474 198 STREET

Langley
Langley City
V3A 1G2

Residential Attached

\$197,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$197,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2008**
Depth / Size (ft.): Bedrooms: **2** Age: **7**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,379.67**
Approval Req?: Half Baths: **0** For Tax Year: **2014**
Exposure: Maint. Fee: **\$244.48** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-224-040**
Mgmt. Co's Name: **Kyle Properties**
Mgmt. Co's Phone: **604-732-5623**
View: **:**
Complex / Subdiv: **Southbrook**
Services Connected: **Electricity, Sanitary Sewer, Water**

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

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit:
Units in Development: **39** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **39**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**
Legal: **PL BCS2540 LT 32 LD 36 SEC 3 TWP 8 STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Gated Complex**
Features: **Security - RI, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	15'4 x 10'			x			x
Main	Bedroom	10' x 8'			x			x
Main	Living Room	14' x 10'6			x			x
Main	Dining Room	10'6 x 7'4			x			x
Main	Laundry	5' x 4'			x			x
Main	Kitchen	11' x 8'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	844	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	844 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	844 sq. ft.				7				
					8				

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

Royal LePage - Wolstencroft

Lock the Door against High Rent! You will want to own this Top Floor open floor plan with 2 bedroom and 2 full baths! Spacious Kitchen with gorgeous granite countertops. Large Master Suite with ensuite and plenty of closet space! Second bedroom and bath on opposite side of living room for maximum privacy. Deck off living room overlooks courtyard. Located in up and coming area just a 5 minute drive to Willowbrook Mall and tons of shopping and amenities. Call today!



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Active
R2021004

Board: F
Townhouse

6292 W GREENSIDE DRIVE

Cloverdale
Cloverdale BC
V3S 5M8

Residential Attached

\$199,900 (LP)

(SP)



**NO IMAGE
AVAILABLE**

Sold Date: _____ Frontage (feet): _____ Original Price: **\$199,900**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1979**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **36**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MR**
Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$1,245.72**
Approval Req?: _____ Half Baths: **0** For Tax Year: **2015**
Exposure: **Northeast** Maint. Fee: **\$276.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **001-696-751**
Mgmt. Co's Name: **Greenside Estates**
Mgmt. Co's Phone: **604-530-6169**
View: **No** : _____
Complex / Subdiv: **Greenside Estates**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Open**
Locker: **Y**
Dist. to Public Transit: **Close**
Units in Development: **280**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: _____
Fixtures Rmvd: _____
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup**
Legal: **PL NWS1218 LT 272 LD 36 SEC NW10 TWP 8**

Amenities: **Club House, Pool; Outdoor, Tennis Court(s)**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'			x			x
Main	Kitchen	12' x 8'			x			x
Main	Dining Room	10' x 5'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	10'6 x 9'6			x			x
Main	Laundry	12' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	953	# of Rooms:	6	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	2	Cats:		Dogs:		3				Pool:
Finished Floor (Total):	953 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Grand Total:	953 sq. ft.	Basement:	None					6				
								7				
								8				

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

Greenside Estates - 2 bedroom Rancher End Unit Townhome with a patio & spacious private grassed yard. This unit has vaulted ceilings, gas fireplace, open living plan and LARGE kitchen & Laundry with extra storage. The exterior is newer including roof, windows and siding. Close to schools, transit, shopping and lots of great amenities in the complex. 2 parking spots. Quiet part of the complex (Cluster #8).



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Active
R2008534

Board: F
Townhouse

6070 E GREENSIDE DRIVE

Cloverdale
Cloverdale BC
V3S 5M8

Residential Attached

\$201,900 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$210,900
Meas. Type: Feet	Frontage (metres): 0.00	Approx. Year Built: 1979
Depth / Size (ft.): 0.00	Bedrooms: 2	Age: 36
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MR 15
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,245.00
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$276.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-690-621
Mgmt. Co's Name: Self Managed		
Mgmt. Co's Phone: 604-530-6169		
View: No :		
Complex / Subdiv: Greenside Estates		
Services Connected: Electricity, Sanitary Sewer, Water		

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

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

Total Parking: **2** Covered Parking: Parking Access:
Parking: **Open**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
Legal: **PL NWS 1218 LT 55 LD 36 SEC 10 TWP 8 PART NW 1/4, STRATA**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Outdoor**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'			x			x
Main	Dining Room	5' x 8'			x			x
Main	Kitchen	12' x 10'8"			x			x
Main	Foyer	13'6" x 3'9"			x			x
Main	Laundry	7' x 12'			x			x
Main	Master Bedroom	13' x 12'6"			x			x
Main	Bedroom	9'4" x 12'5"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	937	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	937 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	937 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

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

Incredible opportunity to purchase in Greenside Estates. Enjoy the modern updates which will include new vinyl windows & siding. New roof in 2012. This 2 bedroom end unit feels like a house and is situated in a quiet part of the complex (Cluster #38). It boasts a large kitchen with generous eating area & adjacent laundry/store room. The living/dining room has wooden vaulted ceilings, an efficient gas fireplace & convenient glass sliding door out to a very large backyard. Rec. facilities include a pool, gym and tennis court. Excellent location close to elementary school, shopping, transit and restaurants.



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Active
R2020565

Board: F
Apartment/Condo

308 21009 56 AVENUE

Langley
Salmon River
V3A 0C9

Residential Attached

\$207,500 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$207,500**
Meas. Type: Frontage (metres): Approx. Year Built: **2011**
Depth / Size (ft.): Bedrooms: **2** Age: **4**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**
Flood Plain: Full Baths: **2** Gross Taxes: **\$2,407.01**
Approval Req?: Half Baths: **0** For Tax Year: **2014**
Exposure: Maint. Fee: **\$260.51** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **028-694-597**
Mgmt. Co's Name: **Baywest**
Mgmt. Co's Phone: **604-591-6060**
View: **No :**
Complex / Subdiv: **Cornerstone**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Locker: **Y**
Dist. to Public Transit: **1/2 blk** Dist. to School Bus: **1/2 blk**
Units in Development:
Title to Land: **Freehold Strata** Total Units in Strata: **232**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **PL BCS4261 LT 62 DL 306 LD 36 GROUP 2**

Amenities: **Bike Room, Elevator, In Suite Laundry, Playground, Storage, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 18'9			x			x
Main	Kitchen	10' x 7'6			x			x
Main	Master Bedroom	11'2 x 10'			x			x
Main	Bedroom	11'9 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	861	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	861 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allowed			6				
Grand Total:	861 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Royal LePage West R.E.S.**

This beautiful corner suite offers lots of natural light in every room with lots of windows in every room. The open floor plan makes great use of the space. Great functional modern kitchen with quartz countertops and opens to the dining & living room that is great for entertaining. Location, Location, close to Kwantlen College, Langley Hospital, shopping and transportation. Come see for yourself.



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Active
R2013469

Board: F
Townhouse

80 5850 177B STREET

Cloverdale
Cloverdale BC
V3S 4J6

Residential Attached

\$239,900 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **Houghton Realty**
Mgmt. Co's Phone: **604-576-2141**
View: **No**
Complex / Subdiv: **Dogwood Gardens**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **4**
Bathrooms: **3**
Full Baths: **1**
Half Baths: **2**
Maint. Fee: **\$329.00**

Original Price: **\$254,900**
Approx. Year Built: **1969**
Age: **46**
Zoning: **MF**
Gross Taxes: **\$1,525.76**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **000-987-034**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Locker: **N**
Dist. to School Bus: **Close**
Total Units in Strata: **86**
Dist. to Public Transit: **Close**
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Cable/Satellite, Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Legal: **PL NWS10 LT 80 LD 36 SEC 8 TWP 8**

Amenities: **Club House, In Suite Laundry, Pool; Outdoor, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'3			x			x
Main	Dining Room	9'2 x 8'3			x			x
Main	Kitchen	9'8 x 7'8			x			x
Above	Master Bedroom	12'8 x 11'			x			x
Above	Bedroom	12'4 x 12'2			x			x
Above	Bedroom	12'6 x 9'			x			x
Above	Bedroom	12'6 x 7'9			x			x
Above	Storage	0' x 0'			x			x
		x			x			
		x			x			

Finished Floor (Main):	609	# of Rooms:	8	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	857	Crawl/Bsmt. Height:						1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Above	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3	Above	3	No	Pool:
Finished Floor (Total):	1,466 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed					5				Door Height:
Grand Total:	1,466 sq. ft.	Basement:	None					6				
								7				
								8				

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

DOGWOOD GARDENS. 4 bedrooms, 3 bathrooms and gas fireplace. Great location for this end unit which is one of the large plans in the complex. Quiet area within the complex which has an outdoor pool and a newer roof. Lots of green space with a kids playground, Clubhouse and a lovely outdoor pool. Pets allowed with restrictions but sorry no rentals.



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Active
R2016743

Board: F
Townhouse

22 6238 192 STREET

Cloverdale
Cloverdale BC
V3S 0S2

Residential Attached

\$284,900 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$299,900**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2007**
Depth / Size (ft.): _____ Bedrooms: **3** Age: **8**
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,012.56**
Approval Req?: _____ Half Baths: **1** For Tax Year: **2015**
Exposure: _____ Maint. Fee: **\$267.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **027-266-354**
Mgmt. Co's Name: **Homelife Peninsula**
Mgmt. Co's Phone: **604-536-0220**
View: **No :**
Complex / Subdiv: **Bakerview Terrace**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Fibreglass**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Locker: **N**
Dist. to Public Transit: **Close**
Units in Development: **29** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **STRATA LOT 22 PLAN BCS2564 LAND DIST 36 SECTION 10 TOWNSHIP 8 NWD TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 11'6			x			x
Main	Dining Room	19' x 14'5			x			x
Main	Kitchen	11'2 x 11'2			x			x
Above	Master Bedroom	19' x 14'3			x			x
Above	Bedroom	12'4 x 7'6			x			x
Above	Bedroom	10'9 x 9'			x			x
Below	Recreation	10'8 x 10'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	551	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	586	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	239	# of Pets:	Cats: Y	Dogs: Y	3	Above	4	No	Pool:
Finished Floor (Total):	1,376 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/ Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,376 sq. ft.	Basement: Part			6				
					7				
					8				

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

Bakerview Terrace. Unit is located away from the front gate and is very quiet. 3 bedrooms, 3 bathrooms and a rec room on the bottom level make this an ideal family home. Close to shopping, transportation, schools and other amenities. Only 8 years old with a modern open plan. 1 covered parking plus an open spot. Loads of storage... Pets allowed with restrictions but sorry not rentals allowed.



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Active
R2019042

Board: F
Townhouse

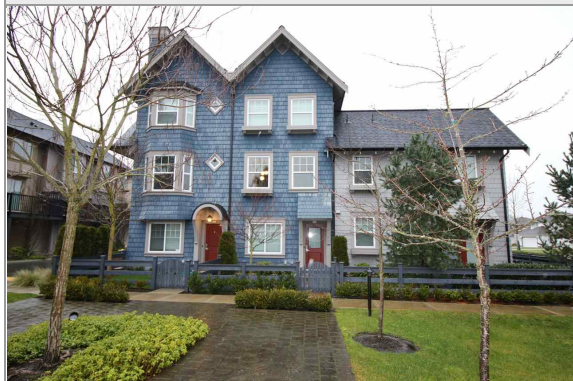
6 6450 187 STREET

Cloverdale
Cloverdale BC
V3S 2X4

Residential Attached

\$299,900 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **Yes**
Approval Req?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$175.11**

Original Price: **\$299,900**
Approx. Year Built: **2012**
Age: **3**
Zoning: **TNHM**
Gross Taxes: **\$1,729.56**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **028-791-886**

Mgmt. Co's Name: **PENINSULA**
Mgmt. Co's Phone: **604-385-2242**
View: **No :**

Complex / Subdiv:

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

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

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Grge/Double Tandem**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **Yes: AS IS WHERE IS CONDITION ON CO**
Fixtures Rmvd: **Yes: AS IS WHERE IS CONDITION ON CO**
Floor Finish: **Mixed**

Maint Fee Inc: **Gardening**
Legal: **PL BCS4376 LT 6 LD 36 SEC 16 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
Amenities: **Club House, In Suite Laundry, Playground**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 12'4			x			x
Main	Dining Room	11' x 8'10			x			x
Main	Kitchen	12'4 x 11'			x			x
Above	Master Bedroom	12' x 10'			x			x
Above	Bedroom	12' x 11'10			x			x
Bsmt	Foyer	9'2 x 4'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	557	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	568	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	48	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,173 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,173 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Johnston Meier Ins & Realty**

2 bedroom 2 bathroom townhome in the Hillcrest development by Mosaic. Open concept on the main floor with the kitchen, eating area and the living room all flowing together. High ceilings and lots of light from the south. Laminate flooring on the main level. The lower level has a tandem garage and walks out to a green space that is in front of the unit.



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Active
R2021217

Board: F
Townhouse

5 6635 192 STREET

Cloverdale
Clayton
V4N 5T9

Residential Attached

\$314,000 (LP)

(SP)



**NO IMAGE
AVAILABLE**

Sold Date: _____ Frontage (feet): _____ Original Price: **\$314,000**
Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **2007**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **8**
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RES**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,087.10**
Approval Req?: _____ Half Baths: **1** For Tax Year: **2015**
Exposure: _____ Maint. Fee: **\$131.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **027-016-625**
Mgmt. Co's Name: **Teamwork**
Mgmt. Co's Phone: **604-854-1734**
View: **No** :
Complex / Subdiv: _____
Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: _____
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Add. Parking Avail., Grge/Double Tandem**
Locker: **N**
Dist. to Public Transit: **NEAR BY**
Units in Development: _____
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: _____
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Other**
Legal: **PL BCS2267 LT 5 LD 36 SEC 16 TWP 8 THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10" x 9'			x			x
Main	Kitchen	13' x 10'			x			x
Main	Dining Room	10'8" x 12'6"			x			x
Main	Eating Area	10'6" x 4'11"			x			x
Above	Master Bedroom	15'4" x 10'8"			x			x
Above	Other	13'5" x 14'4"			x			x
Bsmt	Bedroom	9'7" x 8'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 710	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 710	Crawl/Bsmt. Height: _____			1	Above	4	No	Barn:
Finished Floor (Below): 101	Restricted Age: _____			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1 Cats: _____ Dogs: Y			3	Below	2	No	Pool:
Finished Floor (Total): 1,521 sq. ft.	# or % of Rentals Allowed: 10%			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 1,521 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Amex - Fraseridge Realty**

All sizes and age are approx. only. The Buyer should not rely upon listing information without Buyer independently verifying the information. More than a house, its a way of life at Leafside Lane. Come view this 2 bedroom and 3 bathroom townhouse. Features include laminate flooring, granite countertops, stainless steel appliances, gas fireplace, large bright open living space, Master bedroom with walk-in closet. This is an end unit and faces West, maint. is \$131. Tandem garage, pets and children welcome, 10% rentals allowed and close to shops, transit and schools.



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Active
R2012159

Board: F
Townhouse

10 7121 192 STREET

Cloverdale
Clayton
V4N 6K6

Residential Attached

\$314,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$314,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2011**
Depth / Size (ft.): Bedrooms: **4** Age: **4**
Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **30 ZON**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,129.05**
Approval Req?: **No** Half Baths: **2** For Tax Year: **2015**
Exposure: **East** Maint. Fee: **\$183.67** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **028-415-108**
Mgmt. Co's Name: **Davin Mgmt**
Mgmt. Co's Phone: **604-594-5643**
View: **No :**
Complex / Subdiv: **Allegro**
Services Connected: **Electricity, Sanitary Sewer, Water**

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

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Carport; Single, Garage; Single**
Locker: **N**
Dist. to Public Transit: **1**
Units in Development: **81** Dist. to School Bus: **5**
Title to Land: **Freehold Strata** Total Units in Strata: **81**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No : sold as is where is**
Fixtures Rmvd: **No : sold as is where is**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **STRATA LOT 10 SECTION 16 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4003**

Amenities: **Club House, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 13'			x			x
Main	Kitchen	8'6 x 8'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Family Room	10'6 x 10'			x			x
Above	Master Bedroom	13' x 10'6			x			x
Above	Bedroom	11'8 x 9'4			x			x
Above	Bedroom	10'10 x 9'			x			x
Above	Laundry	2'6 x 3'			x			x
Bsmt	Foyer	3' x 5'			x			
Bsmt	Bedroom	10'6 x 9'10			x			

Finished Floor (Main):	659	# of Rooms:10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	647	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	231	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total):	1,537 sq. ft.	# or % of Rentals Allowed:			4	Bsmt	2	Yes	Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,537 sq. ft.	Allwd w/Restrctns			6				
		Basement: Fully Finished, Part			7				
					8				

Listing Broker(s): **Royal LePage West R.E.S.**

WOW!!! What a great find - the Allegro Townhouse development in Cloverdale. Layout features 3 bedroom on the top floor with a 4th bedroom/den on the ground level-layout is perfect for a teenager or live-in parent. The basement bedroom has a 2pc. en-suite bath and access out to the front fenced-in patio. The main floor features a beautiful kitchen with tile floor, granite counters and dark stained wood cabinets, 9' ceilings, laminate floors and crown moulding details, the living room has a cozy electric fireplace and the family room has a walk-out deck. The upper floor has closet style laundry and a master suite with a full 3pc en-suite including a large shower. The parking is unique, single garage and 1 single carport.



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Active
R2016829

Board: F
Townhouse

1 20120 68 AVENUE

Langley
Willoughby Heights
V2Y 3E9

Residential Attached

\$359,900 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?: **No**
Exposure: **North**
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
Maint. Fee: **\$266.61**

Original Price: **\$359,900**
Approx. Year Built: **2005**
Age: **10**
Zoning: **CD-52**
Gross Taxes: **\$2,903.40**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **026-383-241**

Mgmt. Co's Name: **Leonis**

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv: **The Oaks**

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

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

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Locker: **N**
Dist. to Public Transit: **2 Blks**
Units in Development: **36**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **PL BCS1443 LT 1 DL 311 LD 36**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Security - RI, Smoke Alarm, Vacuum R.I., Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 10'9			x			x
Main	Dining Room	14'4 x 8'4			x			x
Main	Kitchen	11'4 x 9'1			x			x
Main	Family Room	14'5 x 12'1			x			x
Main	Foyer	10'9 x 4'			x			x
Above	Master Bedroom	12'3 x 12'1			x			x
Above	Bedroom	10'7 x 9'			x			x
Above	Bedroom	11'4 x 9'9			x			x
Below	Recreation	15'5 x 9'9			x			
		x			x			

Finished Floor (Main):	718	# of Rooms:9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	745	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	200	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,663 sq. ft.	# or % of Rentals Allowed:			4	Below	4	No	Garage Sz: 21'8
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
		Allwd w/Restrctns			6				
Unfinished Floor:	0				7				
Grand Total:	1,663 sq. ft.	Basement: Fully Finished			8				

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

RE/MAX LifeStyles Realty

"The OAKS". Three bdrm 3 1/2 bathrms. END unit has 9ft ceilings, recrm + Dble SxS garage. Porch at front & deck at back. Extra large side yard. Rainscreened complex backs onto Willoughby Trail. Minutes to downtown Langley. Measurements are approximate and should be verified by the Buyer if important to them.