



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2009725**

Board: F  
Apartment/Condo

**313 20420 54 AVENUE**

Langley  
Langley City  
V3A 6N6

Residential Attached

**\$99,000** (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: **40**  
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):	<b>764</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>764 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals Not Allowed</b>					5				Door Height:
Grand Total:	<b>764 sq. ft.</b>	Basement:	<b>None</b>					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.**



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



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



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



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

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



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



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





Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



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



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



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



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2021004**

Board: F  
Townhouse

**6292 W GREENSIDE DRIVE**

Cloverdale  
Cloverdale BC  
V3S 5M8

Residential Attached

**\$199,900** (LP)

(SP)



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

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

Original Price: **\$199,900**  
Approx. Year Built: **1979**  
Age: **36**  
Zoning: **MR**  
Gross Taxes: **\$1,245.72**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **001-696-751**

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: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	953 sq. ft.	Basement: <b>None</b>			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).**



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2013469**

Board: F  
Townhouse

**80 5850 177B STREET**

Cloverdale  
Cloverdale BC  
V3S 4J6

Residential Attached

**\$234,900** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$254,900**  
Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **1969**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **4** Age: **46**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,525.76**  
Approval Req?: \_\_\_\_\_ Half Baths: **2** For Tax Year: **2015**  
Exposure: \_\_\_\_\_ Maint. Fee: **\$329.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **000-987-034**  
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**

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





Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2016743**

Board: F  
Townhouse

**22 6238 192 STREET**

Cloverdale  
Cloverdale BC  
V3S 0S2

Residential Attached

**\$274,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$299,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2007</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>9</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>CD</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,012.56</b>
Approval Req?:	Half Baths: <b>1</b>	For Tax Year: <b>2015</b>
Exposure:	Maint. Fee: <b>\$267.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-266-354</b>
Mgmt. Co's Name: <b>Homelife Peninsula</b>		
Mgmt. Co's Phone: <b>604-536-0220</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>Bakerview Terrace</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

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 School Bus: **Close**  
Total Units in Strata: **29**  
Dist. to Public Transit: **Close**  
Units in Development: **29**  
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: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	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: <b>Y</b>	Dogs: <b>Y</b>	3	Above	4	No	Pool:
Finished Floor (Total):	1,376 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	1,376 sq. ft.	Basement: <b>Part</b>			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.**



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2025529**

Board: F  
Townhouse

**49 6575 192 STREET**

Cloverdale  
Clayton  
V4N 5T8

Residential Attached

**\$279,900** (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: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee:

Original Price: **\$279,900**  
Approx. Year Built: **2007**  
Age: **9**  
Zoning: **MULTI**  
Gross Taxes: **\$1,896.07**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **027-297-519**

Mgmt. Co's Name:

Mgmt. Co's Phone:

View: :

Complex / Subdiv: **Ixia**

Services Connected: **Electricity, Water**

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

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

Total Parking: **2** Covered Parking: **2**  
Parking: **Tandem Parking**

Parking Access: **Front**

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: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Maint Fee Inc:

Legal: **PL BCS2250 LT 58 LD 36 SEC 16 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'			x			x
Main	Dining Room	10'7 x 9'9			x			x
Main	Kitchen	14'4 x 11'10			x			x
Above	Master Bedroom	12'2 x 11'			x			x
Above	Bedroom	11' x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>600</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>600</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,200 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:			5				Door Height:
Grand Total:	<b>1,200 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Regent Park Fairchild Rlty Inc**

**Court Ordered Sale - subject to Schedule A. Property is sold "as is" and "where is".**



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2019042**

Board: F  
Townhouse

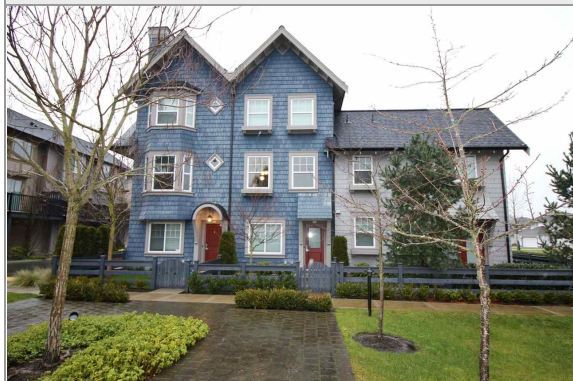
**6 6450 187 STREET**

Cloverdale  
Cloverdale BC  
V3S 2X4

Residential Attached

**\$288,800** (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: **4**  
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):	<b>557</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>568</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>48</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>1,173 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,173 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**INVESTOR ALERT! 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. Complex allow rentals and 2 dogs or 1 dog and 1 cat.**



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**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: **9**  
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: **\$224.75** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-016-625**  
Mgmt. Co's Name: **Teamwork**  
Mgmt. Co's Phone: **604-257-0325**  
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):	<b>710</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>710</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>101</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats:	Dogs: <b>Y</b>	3	<b>Below</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,521 sq. ft.</b>	# or % of Rentals Allowed: <b>10%</b>			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	<b>1,521 sq. ft.</b>	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			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.**





Presented by:  
**Nikki Cvitanovic**

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



**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: **5**  
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 School Bus: **5**

Total Units in Strata: **81**

Dist. to Public Transit: **1**

Units in Development: **81**

Title to Land: **Freehold Strata**

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**

Finished Floor (Above): **647**

Finished Floor (Below): **0**

Finished Floor (Basement): **231**

Finished Floor (Total): **1,537 sq. ft.**

Unfinished Floor: **0**

Grand Total: **1,537 sq. ft.**

# of Rooms: **10** # of Kitchens: **1** # of Levels: **3**

Crawl/Bsmt. Height:

Restricted Age:

# of Pets: Cats: Dogs:

# or % of Rentals Allowed:

Bylaw Restrict: **Pets Allowed w/Rest., Rentals**

**Allwd w/Restrctns**

Basement: **Fully Finished, Part**

Bath Floor # of Pieces Ensuite?

1 Main 2 No

2 Above 4 No

3 Above 3 Yes

4 Bsmt 2 Yes

5

6

7

8

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Door Height:

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.**



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2025780**

Board: F  
Townhouse

**69 8089 209 STREET**

Langley  
Willoughby Heights  
V2Y 0B1

Residential Attached

**\$425,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$425,000**  
Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2007**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **4** Age: **9**  
Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **TWHS**  
Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$3,023.25**  
Approval Req?: \_\_\_\_\_ Half Baths: **1** For Tax Year: **2015**  
Exposure: \_\_\_\_\_ Maint. Fee: **\$272.86** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **027-033-139**  
Mgmt. Co's Name: **AMW Alliance**  
Mgmt. Co's Phone: **604-685-3227**  
View: **No :**  
Complex / Subdiv: **ARBOREL PARK**  
Services Connected: **Electricity, 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: \_\_\_\_\_  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s), Patio(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: **Front**  
Parking: **Garage; Double**  
Locker: **N**  
Dist. to Public Transit: **NEAR**  
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: **Gardening, Management, Recreation Facility**  
Legal: **STRATA PL BCS2285 STRATA LT 27 LD 36 SEC 25 TWP 8**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 15'			x			x
Main	Dining Room	9' x 7'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Eating Area	9' x 7'			x			x
Main	Family Room	12' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Master Bedroom	12' x 12'			x			x
Below	Bedroom	11' x 9'			x			
Below	Laundry	6' x 8'			x			

Finished Floor (Main):	<b>828</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>753</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>361</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,942 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Below</b>	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	<b>1,942 sq. ft.</b>	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>Fully Finished, Part</b>			7				
					8				

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

**Sutton Centre Realty**

**Duplex style end unit in Arborel Park. This spacious 1900+ square feet townhouse features 4 bedrooms, 3.5 baths, family room, gourmet kitchen, double garage and more. Amenities include clubhouse/rec facility, party room, outdoor pool & fitness room. Close to schools, transportation and shopping. By appointment only.**