



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
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Active
R2080115
Board: V
House/Single Family

15 700 SOUTH DYKE ROAD

New Westminster
Queensborough
V3M 6L6

Residential Detached

\$299,000 (LP)

(SP)



Sold Date:	Frontage (feet):	71.75	Original Price: \$399,000
Meas. Type: Metres	Bedrooms:	1	Approx. Year Built: 9999
Depth / Size: 37.3	Bathrooms:	0	Age: 999
Lot Area (sq.ft.): 8,363.00	Full Baths:	0	Zoning: RW-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$1,154.31
Rear Yard Exp: South			For Tax Year: 2015
Approval Req?: No			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 028-773-365
			Tour:

View: **Yes: Fraser River**
Complex / Subdiv: **Queensgate Marina**
Services Connected: **Community**

Style of Home: **End Unit, Floating Home**
Construction: **Other**
Exterior: **Other**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **2** Dist. to School Bus: **1**
Title to Land: **Freehold Strata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Other**

Legal: **PL LMS3671 LT 15 DL 757 LD 36**

Amenities: **None**

Site Influences: **Central Location, Marina Nearby, Private Setting, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	50' x 50'			x			x
Main	Kitchen	50' x 50'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	6,160	# of Rooms:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1				Barn:
Finished Floor (Below):	0	# of Levels:	1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	6,160 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 1	5				Door Height:
Unfinished Floor:	0	Basement:	None	6				
Grand Total:	6,160 sq. ft.			7				
				8				

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

Waterfront in New Westminster for under \$400,000? Build or bring in your compliant floathome in this double size end unit waterlot. All the amenities are here, including gas, right at lot line. Reasonable strata fees maintain the deck and common areas and yet, you have all the privacy and privilege of the fee simple interest in your floathome. The lot comes with its own boat slip, easy access to open water from the quiet arm of the Fraser. Park view across the water and next door, this end unit is the biggest and best location in all of Queensgate Marina. Floathome living, steps from all commuter routes at an unbelievable price. CALL NOW and never pay moorage again.



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Active
R2073332

Board: V
House/Single Family

8 3350 WESTHAM ISLAND ROAD

Ladner
Westham Island
V4K 0A4

Residential Detached

\$319,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$319,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 9999
Depth / Size: 0	Bathrooms:	1	Age: 999
Lot Area (sq.ft.): 625.00	Full Baths:	1	Zoning: CD275
Flood Plain:	Half Baths:	0	Gross Taxes: \$773.00
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 800-104-301
			Tour:
View:	Yes: RIVER		
Complex / Subdiv:	WESTHAM ISLAND MARINA		
Services Connected:	Electricity, Sanitary Sewer, Water		

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

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

Total Parking: **2** Covered Parking: **0** Parking Access:
Parking: **Open**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Leasehold not prepaid-NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **FLOAT HOME LD 36.**

Amenities:

Site Influences: **Adult Oriented, Marina Nearby, Recreation Nearby, Waterfront Property**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	14' x 10'			x			x
Above	Living Room	17' x 17'			x			x
Above	Kitchen	13' x 12'			x			x
Above	Eating Area	12' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	625	# of Rooms:	5	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	625	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	1,250 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2		6							Door Height:
Grand Total:	1,250 sq. ft.	Basement: None			7							
					8							

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

This one has WOW FACTOR! 2 large bedrooms on the lower floor each with a patio door for access to the walk around deck and to let in lots of light and fresh air. The bathroom has marble tile, rain shower, wall mount toilet and modern taps on the sink and soaker tub. Upstairs is totally open with kitchen, living room and eating area. The barge is concrete and foam and house is clad in easy to care for vinyl. The views are amazing from every room and deck!



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Active
R2119484

Board: V
House/Single Family

27 3871 RIVER ROAD

Ladner
Port Guichon
V4K 3N2

Residential Detached

\$358,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$358,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1975**
Depth / Size: **0** Bathrooms: **2** Age: **41**
Lot Area (sq.ft.): **0.01** Full Baths: **1** Zoning: **SF**
Flood Plain: Half Baths: **1** Gross Taxes: **\$639.26**
Rear Yard Exp: **Northwest** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **800-109-219**
Tour: **Virtual Tour URL**

View: **Yes: River**
Complex / Subdiv: **LADNER REACH**
Services Connected: **Electricity, Septic, Water**

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

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

Total Parking: **2** Covered Parking: **0** Parking Access:
Parking: **Open, Visitor Parking**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Leasehold not prepaid-NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **PL 19817 LD36 PL19817 FOR UPLAND SEE 316-605-00-0 W/LOT IS FLOAT HOME ONLY**

Amenities:

Site Influences: **Adult Oriented, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 13'3			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	8'11 x 6'10			x			x
Main	Eating Area	8' x 6'10			x			x
Above	Master Bedroom	13' x 12'			x			x
Above	Den	9'11 x 7'			x			x
Above	Nook	8'6 x 6'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **604**
Finished Floor (Above): **427**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,031 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,031 sq. ft.**

of Rooms: **7**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **1**
Basement: **Part**

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

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

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

Sutton Group - Seafair Realty

This is your opportunity to own a piece of paradise in this modern cottage style float home. Wonderful views, wild life at the door and peace and quiet. Lovingly restored with a white Ikea kitchen, 3 piece bath, easy care laminate flooring, a cozy gas fireplace and room for a home office looking out on the river. Upstairs you will find 2 spacious areas for your studio/craft or lounge. Roomy master bedroom and 2 piece bath upstairs saves running downstairs in the night. New vinyl siding and main floor windows. Lovely front deck to enjoy all the river life offers. Call to view!



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Active
R2111242
Board: V
House/Single Family

5552 TIDEWATER BAY

Ladner
Neilsen Grove
V4K 4R9

Residential Detached

\$569,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$589,900**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1989**
Depth / Size: Bathrooms: **1** Age: **27**
Lot Area (sq.ft.): **3,757.00** Full Baths: **1** Zoning: **CD98A**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,687.48**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-669-713**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PL NWS2528 LT 103 DL 452 LD 36 SEC 3&10 TWP 6**

Amenities: **None**

Site Influences: **Adult Oriented, Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5" x 11'7"			x			x
Main	Kitchen	9' x 8'			x			x
Main	Eating Area	9' x 8'			x			x
Main	Master Bedroom	13' x 11'8"			x			x
Main	Bedroom	11' x 11'			x			x
Main	Laundry	11' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	950	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	950 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2		6							Door Height:
Grand Total:	950 sq. ft.	Basement: None			7							
					8							

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

Here is your chance to own in South Pointe; Ladner's popular gated 55+ retirement community! Enjoy an afternoon stroll on one of the many walking trails. Dock your boat at Captain's Cove Marina and visit Steveston Village or even Vancouver by boat! Spend the day golfing at the challenging executive Cove Links Golf Course! This wonderful 2 bedroom home is located in a quiet cul-de-sac within the community. Downsizing is easy with this spacious floor plan, lovely yard, and single garage! This one will not last!



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Active
R2108836
Board: V
House/Single Family

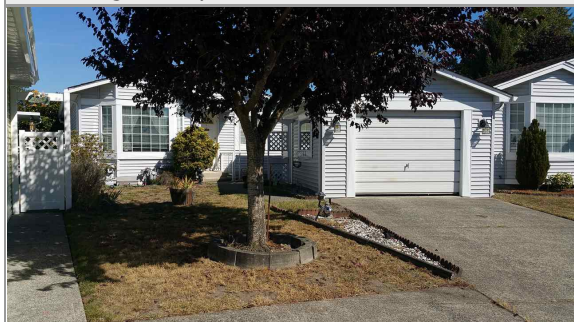
5532 SPINNAKER BAY

Ladner
Neilsen Grove
V4K 4R9

Residential Detached

\$575,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$575,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1991
Depth / Size:	Bathrooms: 2	Age: 25
Lot Area (sq.ft.): 3,942.00	Full Baths: 1	Zoning: CD98A
Flood Plain:	Half Baths: 1	Gross Taxes: \$2,725.72
Rear Yard Exp:		For Tax Year: 2016
Approval Req?:		Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 011-670-452
		Tour:

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

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

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

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

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

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

Legal: **PL NWS2528 LT 113 DL 452 LD 36 SEC 3&10 TWP 6**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 11'10			x			x
Main	Kitchen	9'6 x 8'2			x			x
Main	Dining Room	10' x 9'			x			x
Main	Master Bedroom	15'3 x 11'11			x			x
Main	Bedroom	12' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	976	# of Rooms:	5	Bath		Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1		2	Main	2	Yes			Barn:
Finished Floor (Below):	0	# of Levels:	1	2		3						Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3		4						Pool:
Finished Floor (Total):	976 sq. ft.	Crawl/Bsmt. Height:		4		5						Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2	5		6						Door Height:
Unfinished Floor:	0	Basement: None		6		7						
Grand Total:	976 sq. ft.			7		8						
				8								

Listing Broker(s): **RE/MAX Michael Cowling & Assoc**

Popular South Pointe, a secure peaceful gated 55+ community in Nelson Grove on the north shore of Ladner, two bedrooms, one and a half bathrooms all on one level with a nice walk out to patio and private fenced yard. Detached garage and extra parking. Located on a quiet cul-de-sak within the gated community.



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Active
R2124552
Board: V
House/Single Family

5229 SCHOONER GATE

Ladner
Neilsen Grove
V4K 4N4

Residential Detached

\$584,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$584,900**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1988**
Depth / Size: Bathrooms: **2** Age: **28**
Lot Area (sq.ft.): **3,549.00** Full Baths: **2** Zoning: **SFD**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,718.90**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-040-890**
Tour:

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **DetachedGrge/Carport**

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

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

Legal: **SP NW 2528 LT 35 SEC 3 & 10 TWP 6 DL 452 GP 2**

Amenities: **In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Golf Course Nearby, Retirement Community**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Freezer**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 12'0			x			x
Main	Dining Room	10'6 x 12'0			x			x
Main	Kitchen	10'0 x 8'8			x			x
Main	Master Bedroom	14'3 x 12'6			x			x
Main	Bedroom	12'9 x 12'0			x			x
Main	Laundry	5'9 x 8'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,150	# of Rooms:	6	Bath		Floor		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	Yes			Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3						Pool:
Finished Floor (Total):	1,150 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5						Door Height:
Grand Total:	1,150 sq. ft.	Basement: Crawl		6						
				7						
				8						

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

RE/MAX Treeland Realty

Your quiet retirement rancher awaits!! SOUTHPOINT 55+ Gated Community. This extremely clean and well maintained home features 2 large bedrooms and 2 full bathrooms all on one level. Nice walk out to large patio, no maintenance yard and single detached garage. Brand new roof, new Everlast hot water tank, updated appliances, carpets, kitchen countertops, exterior paint and windows. All you have to do is move in! Located near walking trails, golf course, restaurants and only 10 mins from the new Tsawwassen Mills shopping center. Ladner's best value!



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Active
R2107331
Board: V
House/Single Family

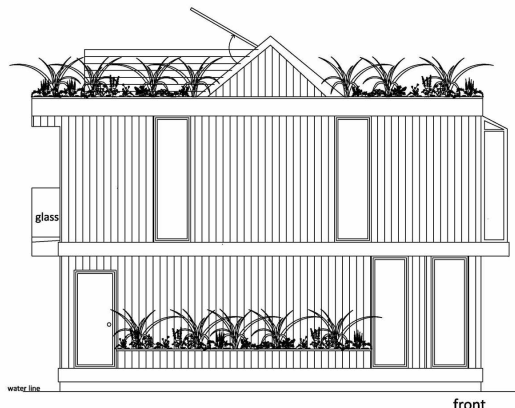
6W7 8191 RIVER ROAD

Richmond
Bridgeport RI
V6X 1X8

Residential Detached

\$595,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.01** Original Price: **\$595,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2017**
Depth / Size: **.01** Bathrooms: **3** Age: **0**
Lot Area (sq.ft.): **0.01** Full Baths: **2** Zoning: **MARINA**
Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **Yes** P.I.D.: **800-108-075**
Tour:

View: **Yes: FRASER RIVER**
Complex / Subdiv: **RIVER VILLAGE at Richmond Marina**
Services Connected: **Electricity, Water**

Style of Home: **2 Storey, Floating Home**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Other**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Rooftop Deck**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**

Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Leasehold not prepaid-NonStrata**

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

Legal: **FLOAT HOME ONLY**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Pantry**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9' x 8'			x			x
Main	Master Bedroom	10' x 12'			x			x
Main	Bedroom	9' x 13'			x			x
Main	Mud Room	5'6 x 13'			x			x
Above	Kitchen	15' x 10'			x			x
Above	Dining Room	15' x 10'6			x			x
Above	Living Room	15' x 13'			x			x
Above	Office	8'6 x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main): **600**
Finished Floor (Above): **600**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,200 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,200 sq. ft.**

of Rooms: **8**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **2**
Basement: **None**

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

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

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

Sutton Group - Seafair Realty

Build your new float home at RIVER VILLAGE at Richmond Marina. Work with a reputable builder, mindful of the Ecology of River living. Engage with his personalized approach and he will create an environment that you will be proud to call home. Exterior 2x6 construction, 2 bed/2.5 bath, Expansive roof top terrace. Open kitchen, living room, dining room with 9 ft ceilings, quartz counter tops and 5 appliances. Bedrooms on lower level and/or den/flex room with radiant heated floors and plentiful storage. Sustainable living close to transit, YVR, cycling paths, restaurants, and great shopping. Fully engineered home with concrete float built to BC Float Home Standards. Secure moorage in a fabulous central Richmond location. Moorage - \$900/mth.



Presented by:
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Active
R2084087
Board: V
House/Single Family

1 23260 DYKE ROAD

Richmond
Hamilton RI
V6V 1E2

Residential Detached

\$629,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$629,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1984
Depth / Size: 0.00	Bathrooms:	2	Age: 32
Lot Area (sq.ft.): 2,613.00	Full Baths:	2	Zoning: MA2
Flood Plain:	Half Baths:	0	Gross Taxes: \$1,482.71
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 024-620-734
			Tour:

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

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

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

Total Parking: **2** Covered Parking: **0** Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **PL LMS4027 LT 1 BLK 4N LD 36 SEC 1 RNG 4W**

Amenities: **None**

Site Influences: **Marina Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	17'6" x 11'			x			x
Main	Kitchen	13' x 11'6"			x			x
Main	Flex Room	17'6" x 12'			x			x
Above	Living Room	17'6" x 15'6"			x			x
Above	Master Bedroom	15' x 12'			x			x
Above	Bedroom	8' x 7'6"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **770**
Finished Floor (Above): **730**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,500 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,500 sq. ft.**

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

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

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

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

No moorage fees to pay here, this is a strata float home community. This executive style float home, is perfect for entertaining or just to relax and take in the sweeping river views. There is nothing to do here but to bring your suit case, even the furnishings are available If desired. Sitting on a concrete and foam barge, this open concept float home has hardwood floors large windows, a fully equipped kitchen, wood stove and a large roof deck. A unique feature is a huge flex room perfect for another bedroom, work shop or???



Presented by:
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Active
R2106842

Board: V
House/Single Family

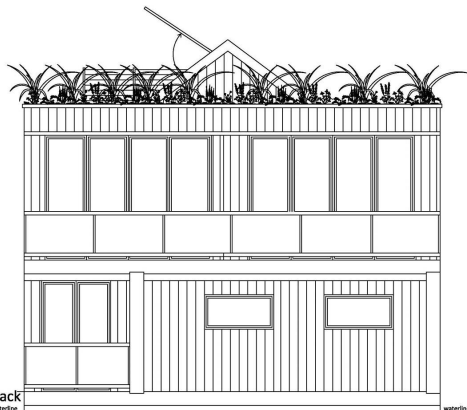
6W6 8191 RIVER ROAD

Richmond
Bridgeport RI
V6X 1X8

Residential Detached

\$645,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.01	Original Price: \$645,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 2017
Depth / Size: .01	Bathrooms:	3	Age: 0
Lot Area (sq.ft.): 0.01	Full Baths:	2	Zoning: MARINA
Flood Plain:	Half Baths:	1	Gross Taxes: \$0.00
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: Yes			P.I.D.: 800-108-067
			Tour:

View: **Yes: FRASER RIVER**
Complex / Subdiv: **RIVER VILLAGE at Richmond Marina**
Services Connected: **Electricity, Water**

Style of Home: **2 Storey, Floating Home**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Other**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s), Rooftop Deck**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**

Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Leasehold not prepaid-NonStrata**

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

Legal: **FLOAT HOME ONLY**

Amenities: **None**

Site Influences: **Central Location, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	11'6" x 8'			x			x
Below	Master Bedroom	12' x 11'6"			x			x
Below	Bedroom	12'6" x 9'6"			x			x
Below	Mud Room	16' x 8'			x			x
Below	Walk-In Closet	8' x 8'			x			x
Main	Kitchen	10'6" x 8'			x			x
Main	Dining Room	11' x 15'			x			x
Main	Living Room	13' x 15'			x			x
Main	Office	8' x 8'6"			x			x
		x			x			x

Finished Floor (Main): **720**
Finished Floor (Above): **720**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,440 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,440 sq. ft.**

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

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

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

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

Sutton Group - Seafair Realty

NEW FLOAT HOME! Build your new float home at RIVER VILLAGE at Richmond Marina. Work with a reputable builder mindful of the Ecology of River living. Engage with his personalized approach and he will create an environment that you will be proud to call home. Exterior 2x6 construction, 2 bed/2.5 bath, expansive roof top terrace. Open kitchen, living room, dining room with 9ft ceilings, quartz counter tops and 5 appliances. Bedrooms on lower level with radiant heated floors and plentiful storage. Sustainable living, close to transit, YVR, cycling paths, restaurants and great shopping. Full engineered home with concrete float built to BC Float Home Standards. Secure moorage in a fabulous central Richmond location. Moorage - \$1080/mth



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Active
R2103605
Board: V
House/Single Family

7 750 DYKE ROAD

New Westminster
Queensborough
V3M 4Z8

Residential Detached

\$649,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$649,900
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 2015
Depth / Size:	Bathrooms:	2	Age: 1
Lot Area (sq.ft.): 0.01	Full Baths:	1	Zoning: MARINA
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,391.07
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 028-244-877
			Tour: Virtual Tour URL

View: **Yes: FRASER RIVER**
Complex / Subdiv: **QUEENSGATE MARINA**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

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

Legal: **LOT 7 DL 757 NWD PLAN LMS 3671 GRP 1**

Amenities: **None**

Site Influences: **Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Sprinkler - Fire, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 17'5			x			x
Main	Dining Room	8' x 8'2			x			x
Main	Kitchen	8' x 11'3			x			x
Main	Den	7'11 x 10'6			x			x
Main	Laundry	5'1 x 7'11			x			x
Main	Foyer	4'9 x 7'11			x			x
Above	Bedroom	7'11 x 10'4			x			x
Above	Master Bedroom	7'11 x 10'4			x			x
Above	Walk-In Closet	4'6 x 4'11			x			
		x			x			

Finished Floor (Main): **762**
Finished Floor (Above): **422**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,184 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,184 sq. ft.**

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

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

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

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

A rare bird is now available! ... one year old strata float home with boat slip right beside your home...built of high quality materials and finishes...natural gas connection for stove, bbq and fireplace...fully sprinklered...metal roof...concrete flotation...all hardwood floors...pets ok...no rentals...monthly maintenance \$345



Presented by:
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Active
R2119280
Board: V
House/Single Family

5220 REGATTA WAY

Ladner
Neilsen Grove
V4K 4N5

Residential Detached

\$658,888 (LP)

(SP)



Sold Date:	Frontage (feet):	10.00	Original Price: \$658,888
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1991
Depth / Size:	Bathrooms:	2	Age: 25
Lot Area (sq.ft.): 4,205.00	Full Baths:	2	Zoning: CD98A
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,832.70
Rear Yard Exp: Southwest			For Tax Year: 2016
Approval Req?: No			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-041-080
			Tour:

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

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

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

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

Legal: **PL NWS2528 LT 49 DL 452 LD 36 SEC 3&10 TWP 6**

Amenities: **Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Golf Course Nearby, Marina Nearby, Private Yard**
Features: **Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Stove, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'			x			x
Main	Dining Room	9'8 x 8'6			x			x
Main	Kitchen	12' x 8'10			x			x
Main	Master Bedroom	16' x 11'			x			x
Main	Bedroom	11'9 x 9'			x			x
Main	Den	12'7 x 8'			x			x
Main	Laundry	7' x 5'6			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

What if you could choose to live in a gated community close to golf, nature trails, the waterfront, all of the boutiques and services of historic Ladner Village - yet only 35 minutes drive to downtown Van & YVR or 10 min to the new Tsawwassen Mills? Start Here! This lovely 2 bedroom PLUS den rancher in South Pointe is located on a quiet cul-de-sac and features a single garage with lots of extra storage. Gorgeous, custom crafted sundeck enhances one of the largest properties in the community - the yard is a blank canvas for a gardener who will adore having a south and west exposure. New vinyl windows. Immaculately maintained. Perfect for Snowbirds and early retired - one owner must be 55 - safe, secure and convenient!



Presented by:
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Active
R2108860
Board: V
House/Single Family

4533 W RIVER ROAD

Ladner
Port Guichon
V4K 1R9

Residential Detached

\$775,000 (LP)
(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$775,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1986**
Depth / Size: **51** Bathrooms: **1** Age: **30**
Lot Area (sq.ft.): **3,361.00** Full Baths: **1** Zoning: **CD357**
Flood Plain: Half Baths: **0** Gross Taxes: **\$593.40**
Rear Yard Exp: **Northwest** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **000-513-415**
Tour:
View: **Yes: BURNABY, LADNER, GULF ISLANDS**
Complex / Subdiv: **PORT GUICHON**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 1/2 Storey, Floating Home**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Propane**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal**

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

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **3 BLOCKS** Dist. to School Bus:
Title to Land: **Other**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Softwood**

Legal: **PL 12416 LT 13 DL 96 LD 36 GROUP 2, SEE WATERLOT D-701-913-05-0.**

Amenities: **Storage, Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Shopping Nearby, Waterfront Property**
Features: **Clothes Washer/Dryer, Free Stand F/P or Wdstove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 10'			x			x
Main	Living Room	14' x 12'			x			x
Above	Master Bedroom	10' x 18'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
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Listing Broker(s): **Sutton Group - Seafair Realty**

Sutton Group - Seafair Realty

CLOSE TO US BORDER, stunning views of mountains islands and Ladner Harbour from this FLOAT HOME/VACATION HOME on the river, walking distance to downtown LADNER. One bedroom and bath but with bonus floating studio/office/laundry and decks on all sides. Includes 1/2 ownership of the waterfront property with a revenue producing house on the uplands. These properties are rare indeed and are perfect for those souls seeking peace and tranquility. Sit on the deck and enjoy visits with the resident swans, eagles and seals or go fishing and crabbing. You also have the enjoyment of two boat slips. EXPLORE THE POSSIBILITIES!



Presented by:
Nikki Cvitanovic

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Active
R2118349

Board: V
House/Single Family

139 CARROLL STREET

New Westminster
The Heights NW
V3L 4E5

Residential Detached

\$799,000 (LP)

(SP)



Sold Date:	Frontage (feet):	52.90	Original Price: \$799,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1956
Depth / Size: 132	Bathrooms:	2	Age: 60
Lot Area (sq.ft.): 6,982.80	Full Baths:	2	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,871.22
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-785-742
			Tour:

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access:
Parking: **Open**
Dist. to Public Transit: **1** Dist. to School Bus: **4**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed**

Legal: **PL NWP2620 LT 15 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 12'	Bsmt	Workshop	14'8 x 10'1			x
Main	Dining Room	15'4 x 7'			x			x
Main	Kitchen	13' x 8'8			x			x
Main	Master Bedroom	13' x 8'4			x			x
Main	Bedroom	11'4 x 9'7			x			x
Main	Bedroom	10' x 8'			x			x
Above	Recreation	25'2 x 13'2			x			x
Bsmt	Bedroom	14'6 x 10'6			x			x
Bsmt	Bedroom	13'2 x 8'9			x			
Bsmt	Living Room	22'4 x 10'11			x			

Finished Floor (Main):	1,100	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	325	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement):	1,100	Suite:	3				Pool:
Finished Floor (Total):	2,525 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	2,525 sq. ft.		7				
			8				

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

INVESTOR/BUILDER ALERT! Fantastic opportunity to hold & renovate or build your dream home in the desired Lower Heights neighbourhood of New Westminster. This 52.9x132ft RS-1 zoned lot is located on the end of a quiet street & close to all New Westminster's amenities. The perfect location for a family, walking distance to skytrain, Canada Games Pool, Schools & short distance to groceries, restaurants, Pier Park, Queens Park. The home has 5 bedrooms with over 2500 square feet & potential to suite the basement. Call today for more information!



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Active
R2120070

Board: V
House/Single Family

222 TENTH AVENUE

New Westminster
GlenBrooke North
V3L 2B2

Residential Detached

\$799,000 (LP)

(SP)



Sold Date: Frontage (feet): **52.00** Original Price: **\$799,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1942**
Depth / Size: **115.4** Bathrooms: **2** Age: **74**
Lot Area (sq.ft.): **6,000.00** Full Baths: **2** Zoning: **RES**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,056.96**
Rear Yard Exp: **South** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **000-732-621**
Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Block**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**

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

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

Legal: **PL NWP2620 LT 43 LD 36 **RELIST****

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	23' x 16'			x			x
Main	Kitchen	9' x 7'			x			x
Main	Bedroom	10' x 7'			x			x
Above	Living Room	13' x 9'			x			x
Above	Kitchen	13' x 9'			x			x
Above	Bedroom	10' x 9'			x			x
Above	Bedroom	10' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	730	# of Rooms:	7	Bath		Floor		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	730	# of Kitchens:	2	1		Main		3	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2		Above		4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,460 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5						Door Height:
Grand Total:	1,460 sq. ft.	Basement: None		6						
				7						
				8						

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

This house is perfect for holding with TLC, or building on! This is great investment opportunity for a first home buyers as well. 6000 SF lot with over 1400 SF home situated within walking distance to Herbert Spencer Elementary School, Glenbrooke Middle school, shares its boundary with city of Burnaby, close to transit, and few blocks from Canada Games Pool and Shopping plaza. Come and see for yourself! Can be sold together with the next property, please look at MLS: R2123041.



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Active
R2123679

Board: V
House/Single Family

1468 VILLAGE GREENS WYND

Tsawwassen
Beach Grove
V4L 2K4

Residential Detached

\$799,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$799,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1985
Depth / Size: 0.00	Bathrooms:	2	Age: 31
Lot Area (sq.ft.): 3,886.00	Full Baths:	2	Zoning: RM4
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,407.03
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-813-188
			Tour: Virtual Tour URL

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

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

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

Total Parking: **5** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PL NWS1478 LT 17 LD 36 SEC 11 TWP 5 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'2 x 17'7			x			x
Main	Dining Room	8'1 x 7'11			x			x
Main	Kitchen	10'2 x 12'11			x			x
Main	Eating Area	10'10 x 10'0			x			x
Main	Laundry	5'11 x 4'11			x			x
Above	Master Bedroom	16'2 x 12'10			x			x
Above	Bedroom	12'0 x 9'4			x			x
Below	Bedroom	18'3 x 10'11			x			x
Below	Family Room	28'3 x 10'0			x			
Below	Foyer	9'3 x 6'6			x			

Finished Floor (Main):	822	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	914	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	401	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,137 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,137 sq. ft.		7				
			8				

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

THE LOWEST PRICED DETACHED HOME IN TSAWWASSEN! ABSOLUTELY GORGEOUS, RENOVATED INTERIOR DESIGNER'S OWN HOME! Located in the popular "Village Green" within walking distance to amenities, Beach Grove Elementary school & Southpointe Academy (private school). Featuring beautiful Living Rm with vaulted ceilings, Brazilian cherry wood flooring, fireplace and sliding door leading to a large, sunny deck area. Extra spacious Master with renovated ensuite (granite counter top, large shower room). Renovated, gourmet Kitchen with stainless steel appliances. 3 Bdrms, 2 full baths (renovated), extra spacious Family/Rec Rm with gas fireplace. Tasteful colours & decoration throughout! 2 car garage, private back yard with plumbed in gas for BBQ. OPEN SUNDAY 2-4



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Active
R2124853

Board: V
House/Single Family

1922 TENTH AVENUE

New Westminster
West End NW
V3M 3J6

Residential Detached

\$825,000 (LP)
(SP)



Sold Date:	Frontage (feet):	48.70	Original Price: \$825,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1949
Depth / Size: 132	Bathrooms:	2	Age: 67
Lot Area (sq.ft.): 6,428.00	Full Baths:	2	Zoning: NR1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,053.85
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 013-482-602
			Tour:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Hot Water, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

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

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

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

Legal: **PL NWP2620 LT 6 LD 36**

Amenities:

Site Influences: **Central Location, Lane Access, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	10' x 9'			x			x
Bsmt	Bedroom	0' x 0'			x			x
		x			x			x
Bsmt	Laundry	20' x 12'			x			x
Bsmt	Other	12' x 8'			x			x
Bsmt	Storage	0' x 0'			x			x
Main	Kitchen	12' x 11'			x			x
Main	Living Room	17' x 14'			x			
Main	Dining Room	10' x 9'			x			

Finished Floor (Main):	968	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	929	Suite:	3				Pool:
Finished Floor (Total):	1,897 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 1 Beds not in Basement: 2	5				Door Height:
Unfinished Floor:	0	Basement: Full, Separate Entry	6				
Grand Total:	1,897 sq. ft.		7				
			8				

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

LOCATION, AMENITIES & PRICE! You get big 3 factors at the same time plus a bonus of back lane. Deep lot. Furnace & Hot water tank 3 yrs old. Potential basement suite with separate entry for mortgage helper (no appliances). Walking distance to Lord Tweedsmuir & Stride Ave Elementary & Byrne Creek Secondary. Walking distance to 22nd skytrain, near Edmonds station. Near by grocery stores, stores, restaurants, cafes, banks, other amenities & parks. OPEN HOUSE SUN NOV. 27, 2-4.



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Active
R2101761
Board: V
House/Single Family

866 56 STREET

Tsawwassen
Tsawwassen East
V4L 2L7

Residential Detached

\$840,000 (LP)

(SP)



Sold Date: Frontage (feet): **65.00** Original Price: **\$888,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1987**
Depth / Size: **109** Bathrooms: **1** Age: **29**
Lot Area (sq.ft.): **7,180.00** Full Baths: **1** Zoning: **RS5**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,292.18**
Rear Yard Exp: **East** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **003-584-674**
Tour: **Virtual Tour URL**

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

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

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

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

Legal: **PL 65500 LT 240 LD 36 SEC 11 TWP 5**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 10'6			x			x
Main	Kitchen	10'6 x 10'			x			x
Main	Eating Area	8' x 6'			x			x
Main	Family Room	14' x 10'5			x			x
Main	Foyer	7' x 7'			x			x
Main	Laundry	10'8 x 5'			x			x
Main	Master Bedroom	15' x 12'			x			x
Main	Bedroom	11'3 x 10'			x			x
Main	Bedroom	11'2 x 10'			x			x
		x			x			

Finished Floor (Main):	1,381	# of Rooms:	9	Bath		Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1								Barn:
Finished Floor (Below):	0	# of Levels:	1	2								Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3								Pool:
Finished Floor (Total):	1,381 sq. ft.	Crawl/Bsmt. Height:		4								Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5								Door Height:
Grand Total:	1,381 sq. ft.	Basement: None		6								
				7								
				8								

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

The best value in Tsawwassen. 1380 square foot 3 bedroom and 1 full bathroom home located on a 7180 square foot lot. Centrally located across the street from Winskill park and walking distance to Tsawwassen town center.



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Active
R2100717

Board: V
House/Single Family

6355 HOLLY PARK DRIVE

Ladner
Holly
V4K 4T2

Residential Detached

\$849,900 (LP)

(SP)



Sold Date: Frontage (feet): **52.00** Original Price: **\$899,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1989**
Depth / Size: **IRR** Bathrooms: **2** Age: **27**
Lot Area (sq.ft.): **6,078.00** Full Baths: **2** Zoning: **RS6**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,591.00**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-813-915**
Tour: **Virtual Tour URL**

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

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

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

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

Legal: **PL 80184 LT 175 LD 36 SEC 35 TWP 5**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 15'2	Main	Walk-In Closet	9'11 x 3'10			x
Main	Dining Room	12'3 x 11'11			x			x
Main	Kitchen	9'6 x 10'5			x			x
Main	Family Room	11'2 x 21'8			x			x
Main	Master Bedroom	12'8 x 14'			x			x
Main	Bedroom	9'5 x 10'7			x			x
Main	Bedroom	9'6 x 10'10			x			x
Main	Laundry	9'6 x 5'9			x			x
Main	Foyer	5'8 x 6'7			x			
Main	Eating Area	9' x 5'7			x			

Finished Floor (Main):	1,704	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,704 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,704 sq. ft.	Basement: None	6				
		Beds not in Basement: 3	7				
			8				

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

One storey living in popular Ladner! Welcome home to this fabulous 3 bedroom, 2 bathroom rancher in the desirable neighbourhood of Holly. Close to schools, parks and only minutes into town, this quiet location is perfect for everyone from the young family to the down sizer. Featuring a functional 1,680+ sqft floorplan on a 6,078 sqft lot, this home has recent updates including a new roof in 2013, new boiler in 2012, new interior and exterior trim paint and a new double garage door in Aug 2016. Other bonuses include radiant in-floor heating, a good sized master bedroom with ensuite incl jacuzzi tub, generous closet space plus a fenced yard perfect for entertaining, gardening, kids and pets.



Presented by:
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Active
R2059593

Board: V
House/Single Family

4624 51 STREET

Ladner
Ladner Elementary
V4K 2V7

Residential Detached

\$888,000 (LP)

(SP)



Sold Date:	Frontage (feet):	37.00	Original Price: \$888,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1984
Depth / Size: 122	Bathrooms:	2	Age: 32
Lot Area (sq.ft.): 4,435.00	Full Baths:	1	Zoning: RS7
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,958.86
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 000-678-376
			Tour:

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

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

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

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

Legal: **PL 66167 LT 546 DL 106 LD 36**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 16'			x			x
Main	Dining Room	9' x 11'7			x			x
Main	Kitchen	8'8 x 8'2			x			x
Main	Master Bedroom	12'10 x 14'2			x			x
Main	Bedroom	8'11 x 11'			x			x
Main	Bedroom	8'11 x 8'8			x			x
Main	Laundry	11'4 x 5'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,387	# of Rooms:	7	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	2	No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	1,387 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Grand Total:	1,387 sq. ft.	Basement: None		6					
				7					
				8					

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

Prime land assembly opportunity in stunning location just steps to Ladner Village. Inquire at city hall for zoning details. OCP designated ground-oriented residential. Possibility for townhomes and maybe condos. Total combined site exceeds 36,000 sqft.



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Active
R2125010

Board: V
House/Single Family

5272 DIXON PLACE

Ladner
Hawthorne
V4K 1Z4

Residential Detached

\$888,000 (LP)
(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$888,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1971
Depth / Size: 136.92	Bathrooms:	3	Age: 45
Lot Area (sq.ft.): 7,061.00	Full Baths:	1	Zoning: RS2 SF
Flood Plain: No	Half Baths:	2	Gross Taxes: \$3,779.45
Rear Yard Exp: East			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-358-680
			Tour:

View: :
Complex / Subdiv: **Hawthorne**
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: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **3 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL 38075 LT 317 DL 116 LD 36**

Amenities: **Garden, Storage, Workshop Attached**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Yard, Shopping Nearby**
Features: **Clothes Dryer, Clothes Washer, Free Stand F/P or Wdstove, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 12'2	Above	Bedroom	10'9 x 9'7			x
Main	Dining Room	11'2 x 9'9	Above	Office	7'2 x 7'			x
Main	Kitchen	12' x 10'9			x			x
Main	Eating Area	12'2 x 11'9			x			x
Main	Family Room	21'10 x 10'11			x			x
Main	Flex Room	14'6 x 11'			x			x
Main	Laundry	11'2 x 5'8			x			x
Above	Master Bedroom	12'3 x 12'3			x			x
Above	Bedroom	11'10 x 9'3			x			
Above	Bedroom	11'3 x 8'7			x			
Finished Floor (Main):	1,300	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	850	# of Kitchens: 1	1	Main	2	No	Barn: Workshop/Shed: 14 x 10 Pool: Garage Sz: Door Height:	
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No		
Finished Floor (Basement):	0	Suite: None	3	Above	2	Yes		
Finished Floor (Total):	2,150 sq. ft.	Crawl/Bsmt. Height:	4					
Unfinished Floor:	0	Beds in Basement: 0	5					
Grand Total:	2,150 sq. ft.	Basement: Crawl	6					
		Beds not in Basement: 4	7					
			8					

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

Cherish. Delight. Treasure - Start making memories this December! A classic 4 bedroom + den home awaits your family and it's ready to move right in. Enjoy entertaining friends with the formal living spaces. Prepare holiday meals in the updated kitchen that features newer appliances and a gas stove. Cozy up in front of the wood burning stove, bringing a true Canadian feel to the family room featuring planked cedar, built-in shelves and skylights. Kids and pets can play safe in the quiet cul-de-sac and fully fenced +7000 sf yard. Short walk to Hawthorne Elementary and Delta Secondary schools, plus all the shops and boutiques of Ladner Village. 10 min drive to Tsawwassen Mills - 25 min to YVR. Bonus Flex room & 2 outside workshops.



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Active
R2122885

Board: V
House/Single Family

1659 DUNCAN DRIVE

Tsawwassen
Beach Grove
V4L 1S1

Residential Detached

\$898,000 (LP)

(SP)



Sold Date:	Frontage (feet):	46.50	Original Price: \$898,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1949
Depth / Size: 130	Bathrooms:	1	Age: 67
Lot Area (sq.ft.): 5,768.00	Full Baths:	1	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,601.32
Rear Yard Exp: West			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-329-491
			Tour: Virtual Tour URL

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

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Block**
Rain Screen: **No**
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 8 SECTION 14 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 8473**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Fireplace Insert, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'6"			x			x
Main	Dining Room	13' x 10'			x			x
Main	Kitchen	15'7 x 12'6"			x			x
Main	Master Bedroom	15'6 x 9'			x			x
Main	Bedroom	12'4 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,023	# of Rooms:	5	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	1,023 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2		6							Door Height:
Grand Total:	1,023 sq. ft.	Basement: Crawl			7							
					8							

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

Super popular Beach Grove - prime location north of 16th Ave close to desirable elementary school & family friendly neighbourhood! Great western exposed rear yard is sunny & private. Cutesy older home is solid and well presented and has lots of good miles left. Live in, hold, rent then build your family dream home - 2442 sf buildable! Large open living/dining room is light & bright with cozy FP. Updated kitchen with light maple cabinets, white appliances & island with eating bar. This one has lots going for it so see the virtual tour then call to book your private viewing!



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Active
R2124934
Board: V
House/Single Family

439 56 STREET

Tsawwassen
Pebble Hill
V4L 1Z5

Residential Detached

\$898,800 (LP)

(SP)



**NO IMAGE
AVAILABLE**

Sold Date: Frontage (feet): **65.00** Original Price: **\$898,800**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**
Depth / Size: **125** Bathrooms: **3** Age: **43**
Lot Area (sq.ft.): **8,171.00** Full Baths: **3** Zoning: **RM1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,630.75**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **006-023-312**
Tour:

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

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

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

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

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

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

Legal: **PL 41162 LT 391 LD 36 SEC 3 TWP 5**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'8 x 11'2	Below	Laundry	12'11 x 8'3			x
Main	Living Room	18'4 x 13'6			x			x
Main	Dining Room	11'3 x 9'7			x			x
Main	Master Bedroom	15' x 12'1			x			x
Main	Bedroom	13'1 x 10'1			x			x
Main	Bedroom	13'8 x 8'8			x			x
Below	Recreation	26'10 x 13'0			x			x
Below	Foyer	10'5 x 6'0			x			x
Below	Bedroom	13'4 x 8'6			x			
Below	Bedroom	13'3 x 10'			x			

Finished Floor (Main):	1,350	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,150	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	2,500 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,500 sq. ft.	Basement: None	6				
		Beds not in Basement: 5	7				
			8				

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

Panoramic views! Outstanding value here in desirable Tsawwassen! Large two level home with views overlooking the Southlands and out to Boundary Bay offering 5 bedrooms and 2,500 sqft of living space. 8,171 sqft rectangular lot with west facing backyard. Conveniently located close to top rated schools, world class shopping, Point Roberts and countless local amenities.



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Active
R2120228
Board: V
House/Single Family

253 66A STREET

Tsawwassen
Boundary Beach
V4L 1M6

Residential Detached

\$899,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$899,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1956
Depth / Size: 0	Bathrooms:	1	Age: 60
Lot Area (sq.ft.): 4,855.00	Full Baths:	1	Zoning: SFD
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,820.21
Rear Yard Exp: West			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-297-634
			Tour:

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

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

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Other**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **PL 10326 LT 8 BLK F DL 30 LD 36 GROUP 2.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 11'			x			x
Main	Kitchen	9'4 x 8'4			x			x
Main	Master Bedroom	10' x 9'6			x			x
Main	Bedroom	10' x 7'			x			x
Main	Utility	10' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	827	# of Rooms:	5	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite: Licensed Suite			4							Pool:
Finished Floor (Total):	827 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2		6							Door Height:
Unfinished Floor:	0	Basement: Crawl			7							
Grand Total:	827 sq. ft.				8							

Listing Broker(s): **Sutton Grp-West Coast (w.blvd)**

Beautiful Boundary Bay is the place to be! This sturdy 2 bedroom home on a fantastic corner lot with lane access is set smack dab in the heart of this sought after community. You can build your dream home or renovate with the plans that are in place it's your choice! So close to the sandy Centennial Beach. Bring your most whimsical ideas or state of the art building plans and make this fabulous address yours today.



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Active
R2114069
Board: V
House/Single Family

2303 EDINBURGH STREET
New Westminster
Connaught Heights
V3M 2Y3

Residential Detached
\$899,000 (LP)
(SP)



Sold Date:	Frontage (feet):	49.96	Original Price: \$938,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1948
Depth / Size: 120	Bathrooms:	1	Age: 68
Lot Area (sq.ft.): 5,995.00	Full Baths:	1	Zoning: NR-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,351.87
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-622-063
			Tour:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL NWP2974 LT 14 BLK 18 DL 172 LD 36 GROUP 1**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			x			x
Main	Kitchen	12' x 10'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Master Bedroom	11' x 11'			x			x
Main	Bedroom	11' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	800	# of Rooms:	5	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	800 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	800	Beds in Basement: 0	Beds not in Basement: 2		6							Door Height:
Grand Total:	1,600 sq. ft.	Basement: Unfinished			7							
					8							

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

Investor & builder alert! Perfect lot for holding or building on. Tenanted \$1200 option to stay. Come take a look this weekend. Open House, Sun, Oct 9th, 2-4PM. This great investment opportunity won't last long. See you there this weekend!



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Active
R2103112
Board: V
House/Single Family

22160 SHARPE AVENUE

Richmond
Hamilton RI
V6V 3C5

Residential Detached

\$899,000 (LP)

(SP)



Sold Date: Frontage (feet): **29.88** Original Price: **\$899,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2006**
Depth / Size: Bathrooms: **4** Age: **10**
Lot Area (sq.ft.): **3,025.00** Full Baths: **3** Zoning: **ZS8**
Flood Plain: Half Baths: **1** Gross Taxes: **\$2,709.17**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **025-910-612**
Tour:

View: :

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double, Open**
Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: All windows coverings**
Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL BCP10451 LT 39 BLK 4N LD 36 SEC 2 RNG 4W**

Amenities: **In Suite Laundry**

Site Influences: **Lane Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 10'10			x			x
Main	Family Room	15'5 x 10'3			x			x
Main	Dining Room	13'4 x 10'11			x			x
Main	Kitchen	7'11 x 10'5			x			x
Main	Foyer	7'7 x 5'1			x			x
Above	Bedroom	9'4 x 10'6			x			x
Above	Bedroom	11'11 x 13'8			x			x
Above	Walk-In Closet	8'8 x 5'6			x			x
Above	Bedroom	9'3 x 10'6			x			
Above	Master Bedroom	19'0 x 14'1			x			

Finished Floor (Main): **837**
Finished Floor (Above): **1,040**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,877 sq. ft.**

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

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

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

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

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

This 10 year old Hamilton home is sure not to last. Quiet and central location minutes to New West with easy access to Vancouver and Richmond Center. European built and immaculately cared for by the original owner. Features 3 bedrooms on the top floor with 2 full bathrooms plus a master bedroom on the main floor with ensuite bathroom and a powder room. Nothing to do but move in, perfect for families. Hurry on this one!



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Active
R2124285
Board: V
House/Single Family

10471 FUNDY DRIVE
Richmond
Steveston North
V7E 5K8

Residential Detached
\$899,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$899,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1981
Depth / Size: 0	Bathrooms:	3	Age: 35
Lot Area (sq.ft.): 5,155.00	Full Baths:	2	Zoning: RES
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,163.56
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-895-343
			Tour:

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

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

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

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

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

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

Legal: **PL 57562 LT 909 BLK 4N LD 36 SEC 35 RNG 7W**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 17'			x			x
Main	Dining Room	12' x 11'			x			x
Main	Kitchen	15' x 10'			x			x
Main	Family Room	16' x 12'			x			x
Main	Laundry	11' x 6'			x			x
Above	Master Bedroom	15' x 13'			x			x
Above	Bedroom	12' x 9'			x			x
Above	Bedroom	12'4 x 12'4			x			x
		x			x			
		x			x			

Finished Floor (Main): **1,014**
Finished Floor (Above): **786**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,800 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,800 sq. ft.**

of Rooms: **8**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

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

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

Listing Broker(s): **New Coast Realty**

Spacious and bright home in Steveston North Richmond on a 5155 lot. Close to Diefenbaker Elementary School and Diefenbaker Park. Great neighbourhood and beautiful surroundings. Upstairs features 3 large bedrooms, 2 full bathrooms. Great floor plan, kitchen with eating area, family room off kitchen with west fenced yard. Updates within a year: newer 3pc ensuite and new roof with 10 years warranty.



Presented by:
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Active
R2118579
Board: V
House/Single Family

4980 55B STREET

Ladner
Hawthorne
V4K 3B9

Residential Detached

\$899,900 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$899,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1975**
Depth / Size: **100** Bathrooms: **2** Age: **41**
Lot Area (sq.ft.): **6,600.00** Full Baths: **1** Zoning: **RS2**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,591.00**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **000-872-199**
Tour: **Virtual Tour URL**

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

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

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

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

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

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

Legal: **LOT 462 DISTRICT LOT 116 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 41183**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Family Room	22' x 19'			x			x
Main	Laundry	10' x 6'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,658	# of Rooms:	8	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	2	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	1,658 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Grand Total:	1,658 sq. ft.	Basement: Crawl		6					
				7					
				8					

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

A great place to call home. Spacious Rancher on Quiet Street, close to Hawthorne Elementary School, Parks and Transit. Many updates in past few years, including; New Roof, high efficiency Furnace & H.W. Tank, newer Ikea Kitchen, both bathrooms updated. New sundeck & Fence, new windows, etc. Nothing left to do except enjoy the one level living.



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Active
R2076764

Board: V
House/Single Family

22460 GILLEY ROAD

Richmond
Hamilton RI
V6V 1E4

Residential Detached

\$909,900 (LP)

(SP)



Sold Date:	Frontage (feet):	72.23	Original Price: \$998,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1961
Depth / Size: 120	Bathrooms:	2	Age: 55
Lot Area (sq.ft.): 8,667.60	Full Baths:	2	Zoning: RS1 B
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$2,485.72
Rear Yard Exp: South			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-153-610
			Tour:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2BLOCKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LT E1/2 4 EXCEPT PL 79860 LD 36 SEC 2 B4N R4W PL 5334**

Amenities: **Garden, Storage**

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	16'0" x 15'7"			x			x
Main	Bedroom	12' x 12'1"			x			x
Main	Bedroom	12'2" x 9'6"			x			x
Main	Laundry	5'9" x 10'0"			x			x
Bsmt	Other	11' x 23'3"			x			x
Main	Living Room	18'0" x 11'13"			x			x
Main	Kitchen	13' x 11'7"			x			x
Above	Bedroom	9'6" x 10'6"			x			x
		x			x			
		x			x			

Finished Floor (Main): **923**
Finished Floor (Above): **102**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,025 sq. ft.**

Unfinished Floor: **256**
Grand Total: **1,281 sq. ft.**

of Rooms: **8**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Unfinished**

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

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

Listing Broker(s): **Royalty Group Realty Inc.**

Reduced To: \$909,000 ALMOST 9,000 SQ/FT OF LAND · RICHMOND · SINGLE FAMILY ZONED Country living in Richmond with 9,000 Sq/Ft of land, in a country setting. This is an opportunity to invest in the future of Richmond/Hamilton for under a million dollars. Very private, South Facing backyard with room to spare. The house has 4 bedrooms and is very livable, with decks in the front and back. For the future, when you decide to Re-Develop? The City of Richmond will allow 3850 Sq/Ft of House, 2 1/2 Stories high, plus a Two-Car Garage. For a good example of the zoning allowance, just look next door. This Eastern part of Richmond (Hamilton) & Southern New Westminster (Queensborough) is where all the growth over the next 10 years will be. Spread out and enjoy the country.



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Active
R2113994

Board: V
House/Single Family

407 EIGHTH AVENUE

New Westminster
GlenBrooke North
V3L 1Y4

Residential Detached

\$910,000 (LP)

(SP)



Sold Date:	Frontage (feet):	44.00	Original Price: \$968,888
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1913
Depth / Size: 120	Bathrooms:	1	Age: 103
Lot Area (sq.ft.): 5,280.00	Full Baths:	1	Zoning: RS-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,724.81
Rear Yard Exp: Northwest			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-556-312
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Side**
Parking: **DetachedGrge/Carport**

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

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

Legal: **PL NWP2620 LT 4 LD 36**

Amenities:

Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Living Room	10' x 15'			x			x
Main	Kitchen	10' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	750	# of Rooms:	4	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1		Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2					Workshop/Shed:
Finished Floor (Basement):	750	Suite:	None	3					Pool:
Finished Floor (Total):	1,500 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2	5					Door Height:
Unfinished Floor:	100	Basement: Unfinished		6					
Grand Total:	1,600 sq. ft.			7					
				8					

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

Investors, Builders!!! Value mainly in 5280 square foot lot. Solid, small 750 square foot house with 750 square foot unfinished basement suitable for renting while plans are completed. Lane access at side of house. Detached single car garage. 7 foot ceiling in basement.



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Active
R2098364

Board: V
House/Single Family

5518 1 AVENUE

Tsawwassen
Pebble Hill
V4M 3Y1

Residential Detached

\$915,000 (LP)

(SP)



Sold Date:	Frontage (feet):	62.00	Original Price: \$1,049,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1984
Depth / Size: 100	Bathrooms:	2	Age: 32
Lot Area (sq.ft.): 6,200.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,191.33
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-392-755
			Tour:

View: :

Complex / Subdiv:

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double**

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

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

Legal: **PL 59633 LT 1179 LD 36 SEC 3 TWP 5**

Amenities: **Garden**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	15'4 x 11'			x			x
Main	Walk-In Closet	8'4 x 6'2			x			x
Main	Bedroom	9' x 11'8			x			x
Main	Bedroom	10'11 x 9'4			x			x
Main	Laundry	6'9 x 6'			x			x
Main	Living Room	14' x 17'			x			x
Main	Dining Room	10' x 12'6			x			x
Main	Family Room	10'10 x 12'6			x			x
Main	Kitchen	10'6 x 10'			x			x
Main	Nook	10' x 10'10			x			x

Finished Floor (Main):	1,660	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,660 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,660 sq. ft.	Beds not in Basement: 3	7				
			8				

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

Royal LePage Regency Realty

Price Reduced best value in upper Tsawwassen! Prime location Situated directly across the street from beautiful Diefenbaker Park, which features walking trails, a nature pond and water park! Enjoy tranquil views of the park from this solid rancher, which features 3 spacious bedrooms and 2 full bathrooms and an excellent open plan ready for your decorating ideas. This home is located on a good sized rectangular lot with 62 ft frontage and 100 ft depth for a total of 6,200 sq ft. All measurements approximate. House square footage from BC assessment 1661 square feet



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Active
R2123139
Board: V
House/Single Family

10751 ALEXIS COURT

Richmond
McNair
V7A 4Y4

Residential Detached

\$928,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$928,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1983
Depth / Size:	Bathrooms:	3	Age: 33
Lot Area (sq.ft.): 2,707.00	Full Baths:	2	Zoning: RSI/A
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,485.65
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-581-477
			Tour: Virtual Tour URL

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

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

Reno. Year: **2016**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage, Single**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL 65895 LT 608 BLK 4N LD 36 SEC 26 RNG 6W**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System**

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

Finished Floor (Main): **768**
Finished Floor (Above): **826**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,594 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,594 sq. ft.**

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

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

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

Listing Broker(s): **RE/MAX Austin Kay Realty**

Amazingly affordable & fully DETACHED family home with 3 bedrooms, open den and 2.5 bathrooms! This south facing & super cute home features brand new laminate flooring, new paint inside & out, a totally efficient floor plan with 1594 SF, bright kitchen, cozy fireplace, huge walk in closet in the master bedroom, security system, single car garage & a fully fenced backyard. Roof is only 7 years old. Originally built by Polygon these homes are located in a quiet cul-de-sac in a family oriented neighbourhood near schools, buses, shopping & just minutes from Ironwood Mall.



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Active
R2124638
Board: V
House/Single Family

306 E EIGHTH AVENUE

New Westminster
The Heights NW
V3L 4K6

Residential Detached

\$929,000 (LP)
(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$929,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1976
Depth / Size: 120	Bathrooms:	3	Age: 40
Lot Area (sq.ft.): 3,960.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,531.00
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-305-565
			Tour:

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

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

Reno. Year: **2015**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Single**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed**

Legal: **PL NWP2620 LT 61 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 14'	Below	Family Room	16'11 x 13'7			x
Main	Dining Room	10'11 x 9'11	Below	Flex Room	12'5 x 10'3			x
Main	Kitchen	10' x 9'9	Below	Bar Room	10'4 x 7'8			x
Main	Eating Area	9'11 x 7'9	Below	Laundry	9'5 x 6'4			x
Main	Master Bedroom	13'10 x 13'10	Below	Mud Room	12'5 x 6'9			x
Main	Bedroom	10'3 x 9'3	Below	Bedroom	13'8 x 9'11			x
Main	Bedroom	10'4 x 10'1						x
Main	Solarium	12'3 x 10'						x
Main	Walk-In Closet	5'3 x 3'4						
Below	Recreation	14'9 x 10'4						

Finished Floor (Main):	1,200	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,200	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	2,400 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Grand Total:	2,400 sq. ft.	Basement: Full, Fully Finished	6				
			7				
			8				

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

Well maintained & loved, immaculate 2400 sf 4 bdrm & den, 3 bath, 1976 Vancouver Special in the Heights area of New Westminster. Features newer hardwood floors on main, spacious rooms, living room with stone faced wood burning fireplace, open kitchen with eating area, formal dining room, 3 bdrms, on the main including master with a 2 pce ensuite & W/I closet, sun room & deck with river views, full height basement with suite potential with rec room and gas fireplace. Home also has BI vac system, security system, newer hi/eff furnace, metal roof with warranty, HW tank & more. Property has back lane access with oversized single garage at back. Lot Size: 33' x 120'. **OPEN HOUSE SAT NOV 26TH 2:00-4:00 PM**



Presented by:
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Active
R2124031
Board: V
House/Single Family

7480 FROBISHER DRIVE

Richmond
Quilchena RI
V7C 4N5

Residential Detached

\$938,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$938,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1976
Depth / Size:	Bathrooms:	2	Age: 40
Lot Area (sq.ft.): 3,564.00	Full Baths:	1	Zoning: 023
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,144.78
Rear Yard Exp: East			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-503-623
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Water		

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

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

Legal: **PL 48205 LT 376 SEC 14 BLK 4N RGE 7W NWD**

Amenities:

Site Influences: **Cul-de-Sac, Private Yard, Shopping Nearby**
Features: **Clothes Washer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 19'			x			x
Main	Dining Room	12' x 11'			x			x
Main	Kitchen	12' x 7'			x			x
Main	Recreation	12' x 24'			x			x
Main	Storage	9' x 4'8			x			x
Above	Master Bedroom	12' x 12'			x			x
Above	Bedroom	9'8 x 10'7			x			x
Above	Bedroom	9'10 x 8'9			x			x
Above	Den	8'7 x 7'			x			
Above	Walk-In Closet	12' x 7'			x			

Finished Floor (Main):	725	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	725	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,450 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,450 sq. ft.	Beds not in Basement: 3	7				
			8				

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

Great location in desirable Quilchena area! Functional layout with 3 good size bedrooms up + open den, spacious living & dining room, bonus 12' x 24' sunroom or rec room at back + extra storage space. Laminated hardwood floor thru out on two levels, very well kept, good neighbours & close to shopping, restaurants & schools. Perfect for young family or first time buyer, don't miss this one!



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Active
R2110541
Board: V
House/Single Family

4586 SAVOY STREET

Ladner
Port Guichon
V4K 4T1

Residential Detached

\$939,000 (LP)

(SP)



Sold Date: Frontage (feet): **54.00** Original Price: **\$959,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1989**
Depth / Size: **irreg** Bathrooms: **2** Age: **27**
Lot Area (sq.ft.): **5,565.00** Full Baths: **2** Zoning: **RS6**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,847.83**
Rear Yard Exp: **Southwest** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-642-375**
Tour: **Virtual Tour URL**

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

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

Reno. Year: **2016**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1 Block** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **PL 81041 LT 2 DL 96 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 15'3			x			x
Main	Dining Room	13'3 x 10'10			x			x
Main	Kitchen	13'3 x 9'			x			x
Main	Eating Area	10'9 x 10'6			x			x
Main	Family Room	14'2 x 12'7			x			x
Main	Master Bedroom	15'3 x 13'8			x			x
Main	Bedroom	10'10 x 10'2			x			x
Main	Bedroom	12'2 x 9'2			x			x
Main	Laundry	7'4 x 6'			x			x
		x			x			

Finished Floor (Main):	1,804	# of Rooms:	9	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3					Pool:
Finished Floor (Total):	1,804 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Grand Total:	1,804 sq. ft.	Basement: None		6					
				7					
				8					

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

RE/MAX Crest Realty Westside

Gorgeous Ladner RANCHER offering over 1800 sq ft of living in desirable West Ladner Port Guichon location! Great floorplan with spacious rooms and many recent updates that include: new laminate flooring throughout, freshly painted, fabulous open kitchen with new island, cabinets and countertop, and a new hot water tank. Living and dining provide plenty of space for entertaining. Great room style kitchen, eating area and cozy family room feature french doors that open to the lovely private south/west exposed backyard - perfect for enjoying sunny afternoons and evenings. Beautiful yard with low maintenance landscaping complete with an organic garden area, shed and new fencing. This truly is a lovely home that has been beautifully updated!



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Active
R2112871
Board: V
House/Single Family

255 SANDRINGHAM AVENUE

New Westminster
GlenBrooke North
V3L 1Z4

Residential Detached

\$948,000 (LP)

(SP)



Sold Date:	Frontage (feet):	58.60	Original Price: \$998,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1948
Depth / Size: 92'	Bathrooms:	2	Age: 68
Lot Area (sq.ft.): 5,391.20	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,295.70
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 011-245-620
			Tour:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Oil**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front, Rear**
Parking: **Carport; Single**
Dist. to Public Transit: **1 Blk** Dist. to School Bus: **3Blk**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

Legal: **PL NWP7561 LT 27 LD 36 SUBURBAN BLOCK 14, GROUP 1.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5" x 16'			x			x
Main	Kitchen	9'8" x 9'8"			x			x
Main	Eating Area	9'8" x 6'			x			x
Main	Bedroom	10'4" x 9'8"			x			x
Main	Master Bedroom	12'10" x 10'			x			x
Main	Bedroom	12'10" x 8'10"			x			x
Main	Mud Room	8' x 4'11"			x			x
Bsmt	Office	19'8" x 11'5"			x			x
Bsmt	Other	36'2" x 21'5"			x			x
		x			x			

Finished Floor (Main):	999	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	340	Suite:	3				Pool:
Finished Floor (Total):	1,339 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	652	Basement: Partly Finished	6				
Grand Total:	1,991 sq. ft.		7				
			8				

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

Design your dream home on this wonderful Glenbrooke North lot. 58.6' of frontage. Lane access. Potential of 2600+ sq.ft. buildable living space plus a 500 sq. ft. double garage off-lane. Great rental while you plan. 3 bedrooms on main with two bathrooms. Walking distance from all levels of public and private schooling, transit, recreation and shopping. Sellers are torn to leave this neighbourhood. Raise your family in one of the friendliest family neighbourhoods in the city.



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Active
R2113189
Board: V
House/Single Family

4919 52A STREET

Ladner
Hawthorne
V4K 4K1

Residential Detached

\$948,800 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,025,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1985
Depth / Size: IRR	Bathrooms:	3	Age: 31
Lot Area (sq.ft.): 5,383.00	Full Baths:	2	Zoning: RS6
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,199.01
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-723-006
			Tour:

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

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

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

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

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

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

Legal: **PL 67255 LT 234 DL 116 LD 36 GROUP 2.**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'			x			x
Main	Dining Room	12' x 14'			x			x
Main	Kitchen	18' x 11'			x			x
Main	Family Room	18' x 11'			x			x
Main	Laundry	7' x 7'			x			x
Above	Master Bedroom	15' x 12'			x			x
Above	Walk-In Closet	8' x 5'			x			x
Above	Bedroom	15' x 11'			x			x
Above	Bedroom	15' x 11'			x			x
Above	Recreation	14' x 12'			x			

Finished Floor (Main): **970**
Finished Floor (Above): **1,083**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,053 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,053 sq. ft.**

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

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

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

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

Recently remodeled 3 bedrooms 3 bathrooms 2 storey home in a quiet cul-de-sac in the Hawthorne neighbourhood. New flooring, paint, gas fireplace and completely redone kitchen with large island, quartz counter tops, and stainless appliances open to family room. Large dining room, formal living room, 1.5 car garage and a fully fenced yard. Large recroom off of upstairs bedroom. Home is situated in a quiet area and short walking distance to Ladner Village, shops and restaurants. Open House Sunday Oct 16th 2-4pm



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Active
R2118233
Board: V
House/Single Family

5563 CHESTNUT CRESCENT

Ladner
Delta Manor
V4K 1J5

Residential Detached

\$949,000 (LP)

(SP)



Sold Date: Frontage (feet): **123.92** Original Price: **\$949,000**
Meas. Type: **Metres** Bedrooms: **3** Approx. Year Built: **1971**
Depth / Size: **30.43** Bathrooms: **3** Age: **45**
Lot Area (sq.ft.): **7,476.00** Full Baths: **2** Zoning: **SFD-1**
Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$3,492.89**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **006-829-031**
Tour:

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Single, RV Parking Avail.**

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

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

Legal: **PL 33392 LT 130 DL 177 LD 36 GROUP 2.**

Amenities: **In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 13'9			x			x
Main	Dining Room	11'2 x 10'			x			x
Main	Kitchen	16' x 11'2			x			x
Main	Master Bedroom	12'3 x 10'9			x			x
Main	Bedroom	10'3 x 10'2			x			x
Main	Bedroom	10'2 x 9'1			x			x
Below	Family Room	18'1 x 13'8			x			x
Below	Den	11'2 x 10'1			x			x
Below	Laundry	13' x 10'8			x			
Below	Foyer	10' x 9'9			x			

Finished Floor (Main):	1,195	# of Rooms:	10	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Above	4	No		Barn:
Finished Floor (Below):	867	# of Levels:	2	2	Above	2	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Below	3	No		Pool:
Finished Floor (Total):	2,062 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Grand Total:	2,062 sq. ft.	Basement: Full		6					
				7					
				8					

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

With wonderful light in all rooms and an open concept floor plan, it is an ideal home to raise a healthy family in. As soon as you step onto the main floor you are greeted by the warmth of the home. Driven by the beautiful kitchen, a gas fireplace and large picture windows, there is no denying that this is a space that laughter and conversation thrive in. Cooking and entertaining is easy with this open floor plan. 3 bedrooms, 2.5 baths, bright family room, office, large laundry room, fully fenced back yard, covered sun deck, RV parking, newer Roof, and High efficiency furnace complete this ideal family home. Come enjoy this gem for yourself and imagine the potential of your future!



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Active
R2117589

Board: V
House/Single Family

2233 EIGHTH AVENUE

New Westminster
Connaught Heights
V3M 2T9

Residential Detached

\$949,000 (LP)
(SP)



Sold Date: Frontage (feet): **49.96** Original Price: **\$998,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1983**
Depth / Size: **120** Bathrooms: **3** Age: **33**
Lot Area (sq.ft.): **5,995.00** Full Baths: **2** Zoning: **NR1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,690.79**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-229-609**
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt, Torch-On**

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

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

Legal: **PL NWP2974 LT 18 BLK 12 DL 172 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'5	Below	Recreation	22'2 x 15'1			x
Main	Dining Room	10'8 x 9'3	Below	Foyer	13'3 x 9'6			x
Main	Kitchen	9'9 x 8'10	Below	Storage	7'6 x 3'3			x
Main	Eating Area	9'9 x 7'11			x			x
Main	Master Bedroom	13'1 x 11'6			x			x
Main	Bedroom	10' x 9'10			x			x
Main	Bedroom	9'9 x 8'4			x			x
Below	Living Room	21'2 x 11'2			x			x
Below	Kitchen	9'10 x 7'7			x			
Below	Bedroom	12'8 x 11'			x			

Finished Floor (Main):	1,222	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	878	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Licensed Suite	3	Below	4	No	Pool:
Finished Floor (Total):	2,100 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	341	Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Grand Total:	2,441 sq. ft.	Basement: Partly Finished	6				
			7				
			8				

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

Bright & spacious sunny South facing property with partial river & Mt. Baker views in lovely Connaught Heights close to schools, parks, shopping & Skytrain. This well maintained 2441 sf home was built in 1983 with 4 bedrooms & 2.5 baths. Features oak kitchen with eating area, large living room/dining room with gas fireplace, 2 decks (front and back), 3 bedroom + 1.5 bath on main + a 1 bedroom suite down. Large newly tiled foyer & partially finished rec room. One year old roof, and newer sewer & water lines. Large unfinished basement area with potential to add a 2nd bedroom to the already existing 1 bedroom suite. Lot: 49'96 x 120'. *OPEN HOUSE SUN NOV. 27TH 2-4PM*



Presented by:
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Active
R2089377

Board: V
House/Single Family

181 65B STREET

Tsawwassen
Boundary Beach
V4L 1M9

Residential Detached

\$949,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$998,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1970
Depth / Size: 100	Bathrooms:	1	Age: 46
Lot Area (sq.ft.): 5,000.00	Full Baths:	1	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,957.86
Rear Yard Exp: West			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-984-802
			Tour: Virtual Tour URL

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

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

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

Total Parking: **2** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1 Block** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 32 DISTRICT LOT 30 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 2616**

Amenities:

Site Influences: **Greenbelt, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 13'5			x			x
Main	Dining Room	11'6 x 9'			x			x
Main	Kitchen	16' x 9'			x			x
Main	Family Room	25' x 12'1			x			x
Main	Bedroom	11'8 x 10'			x			x
Main	Bedroom	11'8 x 10'			x			x
Main	Den	9' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

Boundary Bay beach community - prime property on a quiet street with west rear yard backing onto serene greenbelt! Solidly built ranch home has lots of good economic life left so many options: start your family, retire, hold & rent or build your dream home now! Close to but well separated from exciting new Southlands Community. Fabulous beach just blocks away! This is a safe & popular niche community - those that like it, like it a lot! Private rear yard with fruit trees. Lots of storage. Newer roof and furnace. This is a comfy little home full of love, hope & opportunity for your future! See the virtual tour then call for your private viewing.



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Active
R2113997
Board: V
House/Single Family

458 FADER STREET
New Westminster
Sapperton
V3L 3T3

Residential Detached
\$949,900 (LP)
(SP)



Sold Date: Frontage (feet): **45.20** Original Price: **\$999,800**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1929**
Depth / Size: **113** Bathrooms: **2** Age: **87**
Lot Area (sq.ft.): **5,107.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,235.67**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?:
If new, GST/HST inc?: **No** P.I.D.: **004-795-245**
Tour:

View: **Yes: River and mountain view**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**

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

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

Legal: **PL 2620 LD 37 LOT 8 OF LOT 6 OF LOTS 6 TO 9 & 13 & 14 SBLK 2**

Amenities:

Site Influences: **Central Location, Lane Access, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 15'5			x			x
Main	Kitchen	16' x 13'5			x			x
Main	Den	13' x 6'			x			x
Below	Master Bedroom	13'9 x 12'			x			x
Below	Bedroom	10' x 9'			x			x
Below	Bedroom	9' x 9'			x			x
Below	Laundry	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	850	# of Rooms:	7	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1		Main		3		No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2		Below		3		Yes		Workshop/Shed:
Finished Floor (Basement):	788	Suite:	None	3								Pool:
Finished Floor (Total):	1,638 sq. ft.	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5								Door Height:
Unfinished Floor:	0	Basement: Fully Finished		6								
Grand Total:	1,638 sq. ft.			7								
				8								

Listing Broker(s): **Century 21 In Town Realty**

Fantastic view in Sapperton with lane access. Live, hold or build on this awesome river and mountain view property with large yard located in super convenient Sapperton location, close to schools, parks, shopping and skytrain. This 3 bed, 2 bath home with newer 18' x 24' detached double garage would be suitable to rent or live in.



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Active
R2123041
Board: V
House/Single Family

220 TENTH AVENUE

New Westminster
GlenBrooke North
V3L 2B2

Residential Detached

\$950,000 (LP)

(SP)



Sold Date: Frontage (feet): **52.00** Original Price: **\$950,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **9999**
Depth / Size: **115** Bathrooms: **3** Age: **999**
Lot Area (sq.ft.): **5,980.00** Full Baths: **2** Zoning: **RS-1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,027.78**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-239-256**
Tour:

View: **Yes: City / Municipal**

Complex / Subdiv:

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

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

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

Total Parking: **5** Covered Parking: Parking Access: **Front, Side**
Parking: **Carport; Multiple**

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

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

Legal: **PL NWP2620 LT 44 LD 36**

Amenities: **Garden, In Suite Laundry, Playground, Recreation Center, Storage**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8' x 12'9'	Below	Bedroom	12' x 9'			x
Main	Kitchen	14'1' x 10'2'	Below	Bedroom	10' x 8'			x
Main	Bedroom	12'4' x 9'3'	Above	Den	12'3' x 7'7'			x
Main	Master Bedroom	13'9' x 10'1'						x
Main	Bedroom	13' x 9'1'						x
Main	Bedroom	11' x 9'4'						x
Main	Eating Area	4'5' x 10'2'						x
Main	Laundry	9' x 4'						x
Below	Kitchen	12' x 9'9'						x
Below	Living Room	12' x 9'9'						x

Finished Floor (Main):	1,252	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	350	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	650	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total):	2,252 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 6	5				Door Height:
Grand Total:	2,252 sq. ft.	Basement: Crawl, Fully Finished, Separate Entry	6				
			7				
			8				

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

This is a great opportunity to own a spacious and bright home with the skylight, kitchen on both levels and new roof, new awning, and new furnace, located on prime Gleanbrook area that shares its boundary with the City of Burnaby. Top-level attic, fully finished basement, very large storage, backyard and nice front garden. Hardwood and laminated floor in basement & main floor. Ready to move in and rent out condition. Located just few blocks from Herbert Spencer Elementary and Glenbrook Middle School, Shopping Centres and Community Centre. Convenient transits to Vancouver, Burnaby, Surrey and Richmond.



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Active
R2114651
Board: V
House/Single Family

5224 57A STREET

Ladner
Hawthorne
V4K 3H3

Residential Detached

\$950,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$950,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1967
Depth / Size: 108	Bathrooms:	2	Age: 49
Lot Area (sq.ft.): 7,632.00	Full Baths:	2	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,452.34
Rear Yard Exp: South			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-567-127
			Tour:

View: **Yes: FARMLAND NS MOUNTAINS**

Complex / Subdiv:

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**

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

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

Legal: **PL 19647 LT 210 DL 139 LD 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Eating Area	7' x 7'			x			x
Main	Family Room	14'8 x 11'4			x			x
Main	Laundry	7'9 x 6'6			x			x
Main	Pantry	7'9 x 4'8			x			x
Main	Master Bedroom	15' x 12'5			x			x
Main	Bedroom	13'5 x 11'2			x			x
Main	Bedroom	11' x 10'			x			
Main	Other	10' x 7'6			x			

Finished Floor (Main):	1,649	# of Rooms:	10	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3					Pool:
Finished Floor (Total):	1,649 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Grand Total:	1,649 sq. ft.	Basement: None		6					
				7					
				8					

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

Royal Pacific Realty Corp.

Three bedroom & den rancher on no thru street. Close to Hawthorne School, Park & transit with view of North Shore Mountains & farmland, all on a huge 7,632 sq ft corner lot. Good home for first time buyer or holding property to build later. Updated includes roof, vinyl windows & hot water tank. Very good location for your dream home.



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Active
R2097079

Board: V
House/Single Family

9500 NO 6 ROAD

Richmond
East Richmond
V6W 1E4

Residential Detached

\$950,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$950,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **9999**
Depth / Size: **120** Bathrooms: **2** Age: **999**
Lot Area (sq.ft.): **7,920.00** Full Baths: **2** Zoning: **AG1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,311.31**
Rear Yard Exp: **East** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-840-898**
Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Block**
Rain Screen: **No**
Renovations: **Completely**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Lane**
Parking: **Garage; Single**

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

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

Legal: **PL 12177 LT 2 BLK 4N LD 36 SEC 28 RNG 5W**

Amenities: **In Suite Laundry**

Site Influences:
Features: **Clothes Washer/Dryer, Sprinkler - Inground, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	13'11 x 11'4	Main	Laundry	9'4 x 9'1			x
Above	Kitchen	11'7 x 11'4			x			x
Above	Bedroom	11'7 x 9'6			x			x
Above	Bedroom	11'3 x 6'			x			x
Main	Living Room	13'11 x 11'			x			x
Main	Kitchen	12'1 x 10'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Bedroom	16'9 x 11'1			x			x
Main	Bedroom	11'10 x 9'4			x			
Main	Office	7'8 x 7'1			x			

Finished Floor (Main): **1,058**
Finished Floor (Above): **733**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,791 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,791 sq. ft.**

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

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

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

Listing Broker(s): **Sutton Grp-West Coast (Van49)**

Situated on a large lot, this home features an entertainment sized sundeck, vinyl windows and crown mouldings. The lower level, complete with full kitchen, bathroom and two bedrooms is perfect for in-law/nanny quarters/mortgage helper. Irrigation system makes for easy care landscaping and fully fenced yard is great for children & /or pets. Excellent opportunity for investors or first time home owners. Close to Silver City, Country Meadows Golf Course. Ironwood Shopping Center & freeway access to Vancouver & USA. Developing area with million dollar homes. Don't miss this one! Open house Sun Aug 14 2:00pm to 4:00pm.



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Active
R2120403

Board: V
House/Single Family

22100 CHALDECOTT DRIVE

Richmond
Hamilton RI
V6V 2S8

Residential Detached

\$958,800 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$975,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1993
Depth / Size:	Bathrooms:	3	Age: 23
Lot Area (sq.ft.): 4,833.00	Full Baths:	3	Zoning: RS1/B
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,779.76
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-148-654
			Tour: Virtual Tour URL

View: **Yes: PRIVATE GREENERY**

Complex / Subdiv:

Services Connected: **Electricity, Water**

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

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

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

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: CHANDELIERS IN 3 BEDROOMS UPSTAIRS**
Floor Finish: **Mixed**

Legal: **PL LMP8745 LT 28 BLK 4N LD 36 SEC 2 RNG 4W**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	11'10 x 16'4	Above	Laundry	7'4 x 6'0			x
Main	Master Bedroom	12'11 x 12'3	Above	Foyer	10'8 x 6'5			x
Main	Bedroom	9'7 x 10'10						x
Main	Walk-In Closet	5'5 x 4'11						x
Main	Kitchen	11'7 x 9'3						x
Main	Living Room	14'10 x 15'11						x
Main	Dining Room	8' x 14'2						x
Above	Kitchen	9'11 x 8'4						x
Above	Living Room	11'6 x 16'2						x
Above	Bedroom	13'3 x 10'11						x

Finished Floor (Main): **1,402**
Finished Floor (Above): **0**
Finished Floor (Below): **834**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,236 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,236 sq. ft.**

of Rooms: **12**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

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

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

Listing Broker(s): **TAC Real Estate Corp.**

Welcome to 22100 Chaldecott Drive | Richmond (Hamilton) This spectacular family home is tucked away in the corner of a quite Hamilton neighborhood. Centrally located, Hamilton has quick access to all highways and short drive to all surrounding cities. This home has 3BR upstairs with a 1BR income generating suite downstairs for a total of 4BR & 3BA. Continuing on the private backyard has a brand new fence backing on a quiet greenbelt making this home the perfect summer oasis. This home has been lived in the the utmost care and shows better then the pictures if you can believe that. A must see home, one of the finest homes in the neighborhood.



Presented by:
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Active
R2116093
Board: V
House/Single Family

5658 WELLSGREEN PLACE

Tsawwassen
Tsawwassen East
V4L 2M8

Residential Detached

\$968,000 (LP)
(SP)



Sold Date: Frontage (feet): **40.00** Original Price: **\$998,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1992**
Depth / Size: Bathrooms: **3** Age: **24**
Lot Area (sq.ft.): **4,663.00** Full Baths: **2** Zoning: **CD189**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,511.04**
Rear Yard Exp: **South** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **017-337-291**
Tour: **Virtual Tour URL**

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

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**
Rain Screen:
Renovations: **Partly** Reno. Year:
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Wood**

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

Legal: **PL LMS27 LT 3 LD 36 SEC 2 TWP 5**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Adult Oriented, Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 15'4			x			x
Main	Dining Room	11'2 x 12'8			x			x
Main	Kitchen	11'2 x 14'3			x			x
Main	Nook	8'1 x 14'9			x			x
Main	Master Bedroom	12'11 x 13'1			x			x
Main	Bedroom	11'6 x 10'5			x			x
Main	Solarium	10'4 x 16'2			x			x
Main	Family Room	15'1 x 16'3			x			x
Main	Laundry	5'8 x 6'9			x			x
		x			x			

Finished Floor (Main):	2,108	# of Rooms:	9	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	5	Yes		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Main	2	No		Pool:
Finished Floor (Total):	2,108 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5					Door Height:
Grand Total:	2,108 sq. ft.	Basement: None		6					
				7					
				8					

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

IN WELLSGREEN ESTATES! STUNNING, updated 2,100 sq.ft. RANCHER! RARELY AVAILABLE in this popular complex! Featuring 2 Bdrms, separate Living & Dining Rooms, updated, open-design Kitchen (with a large wrap around kitchen island & numerous cabinets) & Eating & Family room areas & as a bonus, professionally built Sunroom with Conservaglass & Flextherm in-floor heating! The Master Bedroom is overlooking a courtyard patio & includes a newer, \$35,000, 5 piece Ensuite! There is an updated 3 piece bathroom adjacent to the 2nd Bdrm. Additional features include on-demand water heater, newer boiler, large skylight, outdoor hot tub & storage shed. Beautifully landscaped, adult-oriented (55+) complex on bareland strata (\$90/m). OPEN SUNDAY 2-4 BRING AN OFFER!



Presented by:
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Active
R2122193
Board: V
House/Single Family

4862 59A STREET

Ladner
Hawthorne
V4K 4L5

Residential Detached

\$969,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$969,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1987**
Depth / Size: **96.78** Bathrooms: **3** Age: **29**
Lot Area (sq.ft.): **4,607.00** Full Baths: **3** Zoning: **RS7**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,042.63**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **004-588-851**
Tour: **Virtual Tour URL**

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

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

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

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

Legal: **PL 72173 LT 19 DL 139 LD 36**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 17'5	Above	Walk-In Closet	6'6 x 11'9			x
Main	Dining Room	12'10 x 10'4	Above	Games Room	19'1 x 20'11			x
Main	Kitchen	8'3 x 8'4			x			x
Main	Eating Area	8'11 x 9'8			x			x
Main	Family Room	10'5 x 12'10			x			x
Main	Bedroom	10'11 x 12'10			x			x
Main	Bedroom	10'5 x 9'			x			x
Main	Laundry	6' x 6'3			x			x
Above	Bedroom	9'1 x 8'11			x			
Above	Master Bedroom	16'6 x 12'11			x			

Finished Floor (Main):	1,309	# of Rooms:	12	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,124	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	5	Yes		Pool:
Finished Floor (Total):	2,433 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5					Door Height:
Grand Total:	2,433 sq. ft.	Basement: None		6					
				7					
				8					

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

RE/MAX City Realty

Beautiful & updated home located in a quiet cul-de-sac only steps away from Bell Park! This lovely family home features over 2,400 sqft of living space with 4 bedroom and 3 bathrooms. Features include real hardwood flooring, granite counters in kitchen & bthrms, wet bar, french doors, newer carpeting & tiles, crown mouldings & baseboards throughout. Master bdrms up & down each with lavish ensuite so could be perfect for a young family & their parents or? Recently updated appliances incl. dishwasher, stove and a LG high efficiency washer & dryer. Bonus games room over garage, BI Vacuum, alarm sys, newer furnace. Perfect location in West Ladner close to all amenities.



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Active
R2114122
Board: V
House/Single Family

5814 GROVE AVENUE

Ladner
Hawthorne
V4K 2B4

Residential Detached

\$969,900 (LP)

(SP)



Sold Date:	Frontage (feet):	73.00	Original Price: \$1,038,800
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1969
Depth / Size: 100	Bathrooms:	3	Age: 47
Lot Area (sq.ft.): 7,857.00	Full Baths:	2	Zoning: RM1
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,554.20
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-565-736
			Tour:

View: :

Complex / Subdiv:

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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

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

Legal: **PL 19647 LT 39 DL 139 LD 36**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16'4 x 12'7	Below	Laundry	10'8 x 9'6			x
Above	Dining Room	16'7 x 10'			x			x
Above	Kitchen	16' x 11'			x			x
Above	Master Bedroom	13' x 12'			x			x
Above	Bedroom	11' x 9'7			x			x
Above	Bedroom	10' x 9'4			x			x
Below	Foyer	10' x 10'			x			x
Below	Family Room	16' x 15'			x			x
Below	Bedroom	13' x 12'			x			
Below	Bedroom	11'6 x 10'8			x			

Finished Floor (Main):	1,284	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	1,127	# of Levels: 2	2	Above	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	No	Pool:
Finished Floor (Total):	2,411 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Grand Total:	2,411 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

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

Spacious 5 bedroom, 3 bath, 2 level home on large 73 X 100 private south lot. Fully finished basement that can easily be suited. Many updates over the years, including vinyl windows, bathrooms, newer custom kitchen with granite counters and large work island, refinished hardwood floors, 2 gas fireplaces and more.....walk to Hawthorne Elementary School, transit and recreation.



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Active
R2096949

Board: V
House/Single Family

5271 12 AVENUE

Tsawwassen
Cliff Drive
V4M 2B1

Residential Detached

\$970,000 (LP)

(SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$998,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1963**
Depth / Size: **100** Bathrooms: **2** Age: **53**
Lot Area (sq.ft.): **7,492.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,544.01**
Rear Yard Exp: **North** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **009-323-520**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **WALKING** Dist. to School Bus: **WALKING**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **PL 24220 LT 68 LD 36 SEC 10 TWP 5**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'11 x 10'3	Above	Bedroom	12'9 x 9'8			x
Main	Kitchen	10'6 x 10'3			x			x
Main	Dining Room	10'6 x 10'10			x			x
Main	Family Room	12'6 x 20'8			x			x
Main	Living Room	19'2 x 12'1			x			x
Above	Laundry	8'3 x 6'3			x			x
Above	Bedroom	10'4 x 13'2			x			x
Above	Games Room	12'3 x 16'4			x			x
Above	Master Bedroom	11'1 x 12'			x			
Above	Bedroom	11'3 x 9'1			x			

Finished Floor (Main):	1,570	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Above	3	No	Barn:
Finished Floor (Below):	575	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,145 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,145 sq. ft.		7				
			8				

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

The perfect family home! There is plenty of space for everyone in this 2145 square foot, 4 bedroom, 2 full bathroom, family room, living room and games room home. Updates include windows, roof, kitchen, furnace and hot water tank. Just a short walk to Tsawwassen town center.



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Active
R2114704

Board: V
House/Single Family

1715 BRAID ROAD

Tsawwassen
Beach Grove
V4L 1T5

Residential Detached

\$975,000 (LP)

(SP)



Sold Date:	Frontage (feet):	46.00	Original Price: \$975,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1966
Depth / Size:	Bathrooms:	1	Age: 50
Lot Area (sq.ft.): 5,780.00	Full Baths:	1	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,717.30
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-725-482
			Tour:
View:	No :		
Complex / Subdiv:			
Services Connected:	Community, Electricity		

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

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

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

Legal: **PL 12624 LT 37 BLK E DL 170 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6" x 12'			x			x
Main	Dining Room	11'2" x 8'5"			x			x
Main	Kitchen	13'5" x 8'4"			x			x
Main	Laundry	7' x 6'			x			x
Main	Master Bedroom	12'6" x 11'			x			x
Main	Bedroom	11' x 10'4"			x			x
Main	Bedroom	11'10" x 9'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,154	# of Rooms:	7	Bath		Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1								Barn:
Finished Floor (Below):	0	# of Levels:	1	2								Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3								Pool:
Finished Floor (Total):	1,154 sq. ft.	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement:	0	5								Door Height:
Unfinished Floor:	0	Basement:	Crawl	6								
Grand Total:	1,154 sq. ft.			7								
				8								

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

Cozy, bright bungalow in a desirable location. Minutes from the beach, steps to Beach Grove Elementary and a short walk to Southpointe Academy. Vinyl windows, original hardwood floors, wood burning fireplace, roof and furnace replaced approximately 12 years ago. This is a 3 bedroom, 1154 sq ft home on a 46 x 125' sunny, west private fenced lot. This is a family oriented neighbourhood with the old charm of a cottage resort area. Easy to show.



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Active
R2114931
Board: V
House/Single Family

4372 48B STREET

Ladner
Ladner Elementary
V4K 2R4

Residential Detached

\$975,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$975,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1969**
Depth / Size: _____ Bathrooms: **2** Age: **47**
Lot Area (sq.ft.): **6,598.00** Full Baths: **1** Zoning: **RS1**
Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$3,686.79**
Rear Yard Exp: _____ For Tax Year: **2016**
Approval Req?: _____ Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **006-921-892**
Tour: _____
View: **No** :
Complex / Subdiv: _____
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

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

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

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

Legal: **PL 33903 LT 207 DL 115 LD 36 GROUP 2.**

Amenities: **Pool; Outdoor**

Site Influences: _____
Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 12'6	Below	Games Room	12'8 x 12'5			x
Main	Dining Room	10'5 x 9'	Below	Bedroom	11'1 x 11'2			x
Main	Kitchen	14' x 9'	Below	Laundry	9'4 x 8'8			x
Main	Eating Area	12'4 x 6'7	Below	Workshop	13' x 13'			x
Main	Master Bedroom	12'5 x 10'2			x			x
Main	Bedroom	9'11 x 9'1			x			x
Main	Bedroom	9'11 x 9'1			x			x
Below	Foyer	8'6 x 6'6			x			x
Below	Bar Room	7'11 x 5'9			x			
Below	Recreation	15'6 x 11'5			x			

Finished Floor (Main):	1,078	# of Rooms:	14	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1		Main	4	No	Barn:
Finished Floor (Below):	1,052	# of Levels:	2	2		Below	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3					Pool:
Finished Floor (Total):	2,130 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5					Door Height:
Grand Total:	2,130 sq. ft.	Basement: Full		6					
				7					
				8					

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

Royal Pacific Realty Corp.

2,130 sqft 2 level with 4 bedroom and 2 baths. Situated on a 6,598 sq ft 66 by 100 private lot located close to Ladner Elementary French immersion. High School and parks. Functional plan with room for extended family or mortgage helper. This home also has a large deck area, loads of parking and I/G pool.



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Active
R2091011
Board: V
House/Single Family

5929 CRESCENT DRIVE

Ladner
Hawthorne
V4K 2E7

Residential Detached

\$979,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$1,058,800
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1968
Depth / Size: 147	Bathrooms:	2	Age: 48
Lot Area (sq.ft.): 8,600.00	Full Baths:	1	Zoning: RM-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,728.00
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-541-969
			Tour: Virtual Tour URL

View: **Yes: FARMLAND**

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**

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

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

Legal: **PL 19741 LT 3 BLK J DL 139 LD 36 GRP 2**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'10 x 9'8	Below	Flex Room	8'4 x 4'6			x
Main	Dining Room	9'1 x 10'2	Below	Foyer	7'4 x 8'8			x
Main	Living Room	19'8 x 15'2	Main	Solarium	16'8 x 9'5			x
Main	Master Bedroom	13'2 x 10'8	Below	Storage	10'4 x 8'3			x
Main	Bedroom	10'3 x 11'8			x			x
Main	Bedroom	9'3 x 10'1			x			x
Below	Family Room	17' x 12'2			x			x
Below	Laundry	8'2 x 8'			x			x
Below	Bedroom	9'1 x 11'5			x			
Main	Eating Area	8'11 x 8'1			x			

Finished Floor (Main): **1,223**
Finished Floor (Above): **0**
Finished Floor (Below): **901**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,124 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,124 sq. ft.**

of Rooms: **14**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Fully Finished**

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

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

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

Waterfront lot with views of the farmland and mountains! West Ladner two-level 4 bedroom home on a large 8600 sqft lot This wonderful home backs onto the serene slough and has unobstructed views of the North Shore Mountains. Solid family residence located minutes to parks, schools and Ladner Village. There are many opportunities here, and bonus suite potential! Live in, Invest in, or build your dream home on this gorgeous view lot!



Presented by:
Nikki Cvitanovic

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Active
R2097495
Board: V
House/Single Family

4552 47A STREET

Ladner
Ladner Elementary
V4K 2N9

Residential Detached

\$979,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$979,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1970
Depth / Size: 108	Bathrooms:	2	Age: 46
Lot Area (sq.ft.): 6,480.00	Full Baths:	2	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,395.85
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-125-470
			Tour:

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**

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

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

Legal: **PL 34966 LT 347 DL 115 LD 36**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 12'7	Below	Eating Area	6'1 x 6'10			x
Main	Dining Room	9'4 x 8'11			x			x
Main	Kitchen	8'11 x 8'9			x			x
Main	Master Bedroom	11'7 x 11'10			x			x
Main	Bedroom	10' x 8'			x			x
Main	Bedroom	9'6 x 9'3			x			x
Below	Family Room	14'2 x 12'2			x			x
Below	Bedroom	9'10 x 9'5			x			x
Below	Laundry	11'4 x 11'1			x			
Below	Workshop	12'6 x 9'2			x			

Finished Floor (Main): **1,104**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **773**
Finished Floor (Total): **1,877 sq. ft.**

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

of Rooms: **11**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

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

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

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

Two level home featuring three bedrooms upstairs with opportunity to add a 1 bedroom suite downstairs located in very convenient West Ladner location on a rectangular 6,509 sf lot with 60' of frontage in prime location close to schools, parks and just minutes from the wonderful amenities in Ladner Village. VERY GOOD LOCATION.



Presented by:
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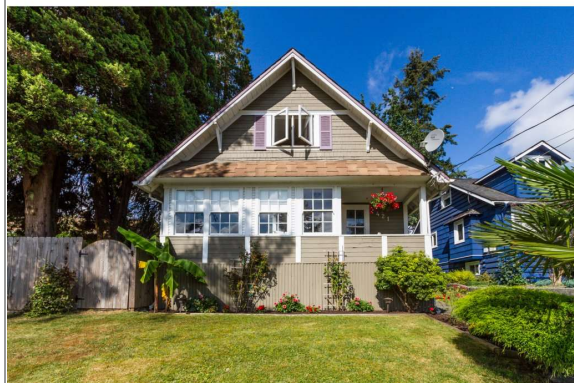
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Active
R2121920
Board: V
House/Single Family

421 WILSON STREET
New Westminster
Sapperton
V3L 3R5

Residential Detached
\$980,000 (LP)
(SP)



Sold Date: Frontage (feet): **45.00** Original Price: **\$980,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1924**
Depth / Size: **113** Bathrooms: **1** Age: **92**
Lot Area (sq.ft.): **5,085.00** Full Baths: **1** Zoning: **RES**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,751.13**
Rear Yard Exp: **West** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-224-347**
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Block**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **PL 2620 LT 17 OF LT 7 OF LTS 6-9, 13 & 14 SUB BL 2 AND OF LT 13 SUBURBAN BLK 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven-Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 14'			x			x
Main	Living Room	17' x 14'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Family Room	14' x 12'			x			x
Main	Laundry	6' x 6'			x			x
Above	Master Bedroom	16' x 15'			x			x
Above	Study	11' x 9'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	11' x 10'			x			x
		x			x			

Finished Floor (Main):	1,150	# of Rooms:	9	Bath		Floor	Main	# of Pieces	5	Ensuite?	No	Outbuildings
Finished Floor (Above):	950	# of Kitchens:	1	1								Barn:
Finished Floor (Below):	0	# of Levels:	2	2								Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3								Pool:
Finished Floor (Total):	2,100 sq. ft.	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement:	0	5								Door Height:
Unfinished Floor:	0	Basement:	Crawl	6								
Grand Total:	2,100 sq. ft.			7								
				8								

Listing Broker(s): **Valley Pacific Realty Ltd.**

This 1924 character home centrally located in Sapperton on a 45' x 113' lot. Home includes a 12 yr old addition to the rear of home including enlarged kitchen/family room on main and enlarged Mbdm above. 2 yr old totally renovated designer kitchen and bath including granite countertops, stainless steel built-in appl, modern backsplash, new lighting-wiring-plumbing and more. Beautifully maintained 2 tiered bkdyd totally fenced and private. Available paved rear lane for future garage or additional parking. Updated home with character of home still intact. Quick possession possible.



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Active
R2110432
Board: V
House/Single Family

5267 6 AVENUE
Tsawwassen
Tsawwassen Central
V4M 1L6

Residential Detached
\$984,900 (LP)
(SP)



Sold Date: Frontage (feet): **65.40** Original Price: **\$1,020,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1970**
Depth / Size: **142** Bathrooms: **2** Age: **46**
Lot Area (sq.ft.): **9,291.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,873.33**
Rear Yard Exp: **North** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **008-755-035**
Tour: **Virtual Tour URL**

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

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Tar & Gravel**

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

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

Legal: **LT F LD 36 SEC 3 TWP 5 PL 20339**

Amenities: **Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Central Location, Private Yard, Treed**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	16' x 12'			x			x
Main	Kitchen	14' x 12'			x			x
Main	Laundry	10'5 x 7'			x			x
Above	Living Room	14'1 x 15'1			x			x
Above	Bedroom	10'10 x 14'			x			x
Below	Recreation	23'5 x 11'3			x			x
Below	Sauna	5' x 8'			x			x
Below	Workshop	10' x 11'3			x			x
		x			x			
		x			x			

Finished Floor (Main): **556**
Finished Floor (Above): **597**
Finished Floor (Below): **597**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,750 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,750 sq. ft.**

of Rooms: **8**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **1**
Basement: **Full**

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

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

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

A great niebourhood, featuring a one of a kind post & beam 3 level split. 1750 square feet over 3 floors, the main floor features Kitchen & great room overlooking the private south exposed pool and deck. The top floor is a large living room viewing out to the private year yard, lots of windows invite the outside in & large Master bedroom with ensuite. The lower level has a large recreation room, sauna & workshop. Two full bathrooms, one fireplace, large 65 x 142 foot lot. This opportunity awaits your ideas call LR for your private viewing



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Active
R2115700
Board: V
House/Single Family

4580 CHURCH STREET

Ladner
Port Guichon
V4K 2K9

Residential Detached

\$988,000 (LP)
(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,098,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1993**
Depth / Size: **120** Bathrooms: **3** Age: **23**
Lot Area (sq.ft.): **6,000.00** Full Baths: **2** Zoning: **RM1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,381.75**
Rear Yard Exp: **Southeast** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **000-594-288**
Tour: **Virtual Tour URL**

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

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

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

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

Legal: **PL 716 LT 1 BLK 4 DL 96 LD 36**

Amenities:

Site Influences: **Marina Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 12'1			x			x
Main	Dining Room	12'11 x 10'			x			x
Main	Kitchen	15'9 x 12'11			x			x
Main	Eating Area	9'8 x 6'11			x			x
Main	Family Room	14'11 x 6'4			x			x
Main	Bedroom	12'2 x 9'10			x			x
Above	Master Bedroom	16'6 x 12'11			x			x
Above	Walk-In Closet	9'3 x 6'6			x			x
Above	Bedroom	10'7 x 9'7			x			
Above	Bedroom	11'3 x 10'8			x			
Finished Floor (Main):	1,409	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	938	# of Kitchens: 1	1	Main	2	No	Barn:	
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: None	3	Above	4	Yes	Pool:	
Finished Floor (Total):	2,347 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 20'3 X	
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:	
Grand Total:	2,347 sq. ft.	Basement: None	6					
		Beds not in Basement: 4	7					
			8					

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

Well maintained 4 bedroom, 2 storey home with cross hall formal living and dining rooms and spacious kitchen and family room area with great street appeal. This home has a bright and open floorplan and is situated on a maturely landscaped southern exposed lot with huge potential in popular Port Guichon area with laneway access. Excellent layout for families and entertaining. Security and sprinkler systems, and wired shed included.



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Active
R2122737
Board: V
House/Single Family

4522 46B STREET

Ladner
Ladner Elementary
V4K 2N1

Residential Detached

\$988,000 (LP)
(SP)



Sold Date: Frontage (feet): **72.60** Original Price: **\$988,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1971**
Depth / Size: **100** Bathrooms: **2** Age: **45**
Lot Area (sq.ft.): **7,260.00** Full Baths: **1** Zoning: **RM1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,468.61**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-489-220**
Tour:

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage; Single, Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PL 38268 LT 441 DL 115 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'5 x 10'5			x			x
Main	Living Room	15'4 x 12'4			x			x
Main	Eating Area	10' x 8'6			x			x
Main	Bedroom	11'1 x 10'4			x			x
Main	Bedroom	10'2 x 10'1			x			x
Main	Bedroom	9'4 x 9'			x			x
Bsmt	Foyer	11'4 x 8'4			x			x
Bsmt	Living Room	15'2 x 11'			x			x
Bsmt	Bedroom	11'8 x 11'4			x			
Bsmt	Laundry	18'2 x 11'3			x			

Finished Floor (Main):	1,008	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Below	2	No	Workshop/Shed:
Finished Floor (Basement):	768	Suite: None	3				Pool:
Finished Floor (Total):	1,776 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Grand Total:	1,776 sq. ft.	Basement: Full, Fully Finished	6				
			7				
			8				

Listing Broker(s): **New Coast Realty**

Situated on a quite inner street, this 7,260 sq.ft. rectangular corner lot is perfect for investors and builders. House is well maintained in a move-in ready condition. Roof was updated 6 years ago and flooring was done just a couple months ago. Beautiful deck in the backyard for your outdoor relaxation time. Convenient location that is close to school, shopping, and city center of Ladner. Call for your private viewing today! Open House Saturday Nov. 26th 2-4pm!



Presented by:
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Active
R2099957

Board: V
House/Single Family

7780 FROBISHER DRIVE

Richmond
Quilchena RI
V7C 4N5

Residential Detached

\$988,888 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$988,888
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1975
Depth / Size: 0.00	Bathrooms:	2	Age: 41
Lot Area (sq.ft.): 3,556.00	Full Baths:	1	Zoning: 023
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,122.83
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-940-900
			Tour: Virtual Tour URL
View:	:		
Complex / Subdiv:			
Services Connected:	Electricity		

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

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

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

Legal: **PL 48205 LT 361 BLK 4N LD 36 SEC 14 RNG 7W**

Amenities:

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 13'			x			x
Main	Kitchen	15' x 9'			x			x
Main	Eating Area	12' x 11'			x			x
Main	Utility	7' x 6'			x			x
Above	Master Bedroom	14' x 11'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	12' x 8'			x			x
Above	Den	8' x 7'			x			x
		x			x			
		x			x			

Finished Floor (Main):	720	# of Rooms:	8	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	720	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	2	No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3					Pool:
Finished Floor (Total):	1,440 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement: None		6					
Grand Total:	1,440 sq. ft.			7					
				8					

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

Great investment property. Updates include plumbing, electrical, windows, door, lights, paint, kitchen and flooring. Call for a private showing.



Presented by:
Nikki Cvitanovic

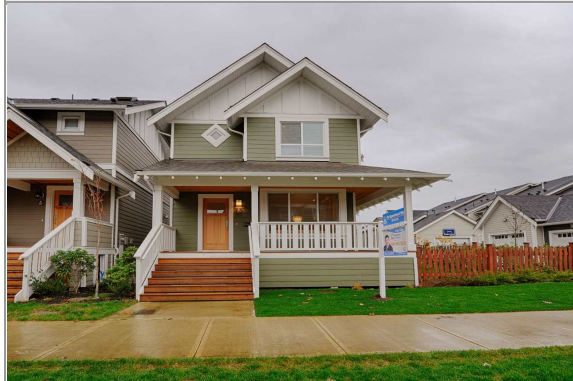
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Active
R2122000
Board: V
House/Single Family

223 CAMATA STREET
New Westminster
Queensborough
V3M 0H9

Residential Detached
\$990,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$899,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2013**
Depth / Size: Bathrooms: **3** Age: **3**
Lot Area (sq.ft.): **3,156.00** Full Baths: **2** Zoning: **RS-2F**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,893.70**
Rear Yard Exp: **East** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **029-074-886**
Tour:

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
Parking: **Add. Parking Avail., Garage, Single**

Dist. to Public Transit: **1.5** Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata**

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

Legal: **PL EPP26747 LT 199 DL 757 LD 36**

Amenities: **In Suite Laundry, Storage**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'10 x 5'10	Above	Bedroom	9'1 x 8'8			x
Main	Living Room	14' x 11'	Above	Walk-In Closet	7'11 x 3'5			x
Main	Dining Room	9'1 x 11'			x			x
Main	Family Room	8'7 x 11'6			x			x
Main	Eating Area	7'8 x 11'6			x			x
Main	Kitchen	13'5 x 5'8			x			x
Above	Study	7'1 x 4'8			x			x
Above	Master Bedroom	11'4 x 13'8			x			x
Above	Bedroom	9'6 x 8'8			x			
Above	Bedroom	9'1 x 8'8			x			

Finished Floor (Main): **864**
Finished Floor (Above): **883**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,747 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,747 sq. ft.**

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

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

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

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

Nu Stream Realty Inc.

This beautiful detached home located in a quiet residential neighbourhood is the one you have been waiting for. Thus home features a spacious open floorplan and quality materials throughout. On the main level you will find a large living room with a lot of natural light that opens into the dining area. Extensive use of beautiful laminate flooring is throughout. In the kitchen you will find quartz countertops over rich cappuccino cabinets and stainless steel appliances. Eat in kitchen island overlooking family room, office nook and powder room completes this floor. On the upper floor, you will find a total of 4 bedrooms and study. The mater bedroom features a large walk-in closet and ensuite. Privately fenced backyard, one car garage and one parking pad included. Come see this home today!



Presented by:
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Active
R2101161
Board: V
House/Single Family

6325 HOLLY PARK DRIVE

Ladner
Holly
V4K 4T2

Residential Detached

\$995,500 (LP)

(SP)



Sold Date: Frontage (feet): **49.00** Original Price: **\$1,158,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1989**
Depth / Size: **101** Bathrooms: **3** Age: **27**
Lot Area (sq.ft.): **5,167.00** Full Baths: **2** Zoning: **RS8**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,878.62**
Rear Yard Exp: **North** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-503-291**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL 79734 LT 196 LD 36 SEC 35 TWP 5**

Amenities: **None**

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

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

Finished Floor (Main):	1,406	# of Rooms:	12	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,134	# of Kitchens:	1	1	Main	2	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No		Pool:
Finished Floor (Total):	2,540 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5					Door Height:
Grand Total:	2,540 sq. ft.	Basement: None		6					
				7					
				8					

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

RE/MAX Progroup Realty

WONDERFUL 4 bedroom + den FAMILY home in the popular neighbourhood of Holly. Well-maintained and well-loved, this home has been lovingly cared for. Spacious and bright, this 2540 sq.ft. home features 4 generous size bedrooms up with den on the main, vaulted stairway with sky light, beautiful solid wood floors, newer roof and large double car garage. Quiet, family friendly neighbourhood just steps down the street from Holly Elementary school + park. Make this your new family home ~ call now for your private viewing or drop by our OPEN HOUSE this SUN (Nov.6) between 2-4pm. We look forward to seeing you :)



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Active
R2067391
Board: V
House/Single Family

4211 TYSON PLACE

Richmond
Quilchena RI
V7C 4T5

Residential Detached

\$998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$998,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1977
Depth / Size:	Bathrooms:	2	Age: 39
Lot Area (sq.ft.): 3,000.00	Full Baths:	2	Zoning: RES
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,073.87
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-864-441
			Tour:

View: :

Complex / Subdiv:

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

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

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

Total Parking: **3** Covered Parking: Parking Access: **Side**
Parking: **Open**

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

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

Legal: **PL 51405 LT 469 BLK 4N LD 36 SEC 14 RNG 7W**

Amenities:

Site Influences: **Central Location**

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Smoke Alarm, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'			x			x
Main	Dining Room	10'11 x 10'2			x			x
Main	Kitchen	12' x 6'8			x			x
Main	Flex Room	19' x 11'			x			x
Main	Laundry	11' x 7'			x			x
Above	Master Bedroom	13' x 11'			x			x
Above	Bedroom	11' x 8'			x			x
Above	Bedroom	13' x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main):	840	# of Rooms:	8	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	590	# of Kitchens:	1	1		Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2		Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3					Pool:
Finished Floor (Total):	1,430 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement: None		6					
Grand Total:	1,430 sq. ft.			7					
				8					

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

A rare find bright & Spacious house w/ 1,430 sqft interior boasts 3bdrm, 2 bath & a Flex Room. Quilchena Elem & Boyd Sec (IB program). Brand new SS fridge, stove & Oven were brought into this functional layout home in Nov 2015 a/t finished updating w/newer roof, laminated floor & new interior paint. Current rental \$1,800/month, lease end on Jan 31, 2017. Current tenants and family enjoy the neighbourhood & the newly updated home, tenants prefer to stay and happy to see a longer tenancy agreement if it is available to the buyer. The original owner converted and merged the carport into the living room without permit. Zero lot under Land Use Contract. Details pls check w/City. Welcome Drive by but do NOT disturb tenants.



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Active
R2112231

Board: V
House/Single Family

511 CATALINA CRESCENT

Richmond
Sea Island
V7B 1C9

Residential Detached

\$998,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,018,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1943**
Depth / Size: **110** Bathrooms: **1** Age: **73**
Lot Area (sq.ft.): **5,500.00** Full Baths: **1** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,588.63**
Rear Yard Exp: **Northwest** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **003-685-918**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Rear**
Parking: **DetachedGrge/Carport**
Dist. to Public Transit: **2** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **PL 9740 LT 22 BLK 5N LD 36 SEC 30 RNG 6W**

Amenities: **Day Care Centre, In Suite Laundry, Playground, Tennis Court(s)**

Site Influences: **Central Location, Lane Access, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Flex Room	7'9 x 9'1			x			x
Main	Kitchen	10'10 x 7'3			x			x
Main	Eating Area	9'5 x 4'2			x			x
Main	Bedroom	10'7 x 11'6			x			x
Above	Bedroom	11'3 x 14'1			x			x
Above	Den	10'7 x 14'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	751	# of Rooms:	7	Bath		Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	436	# of Kitchens:	1	1								Barn:
Finished Floor (Below):	0	# of Levels:	2	2								Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3								Pool:
Finished Floor (Total):	1,187 sq. ft.	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement:	0	5								12 X 20
Unfinished Floor:	0	Beds not in Basement:	2	6								Door Height:
Grand Total:	1,187 sq. ft.	Basement:	Crawl	7								9'
				8								

Listing Broker(s): **Amex Broadway West Realty**

The perfect Burkeville starter home awaits your family. This 1187 SF, renovated, 2 bedroom & den (which can be used as a 3rd bedroom), 1 bathroom home features an updated sun filled kitchen & new detached garage. The property includes a fully fenced manicured front yard with a wraparound deck & fenced in backyard with another massive deck, perfect for gardening, barbecues, kids & pets. Enjoy extra privacy with no houses directly across the street from you. Burkeville is a family friendly community where you are just steps away, down tree lined streets, to the neighborhood's own park, daycare, pre & elementary school. Where else can you find a move in ready home at this price while only minutes from the Skytrain, Richmond and Vancouver?



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Active
R2119242

Board: V
House/Single Family

1171 SPARKS COURT

New Westminster
Queensborough
V3M 6S1

Residential Detached

\$998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	1.00	Original Price: \$998,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1993
Depth / Size: 1	Bathrooms:	4	Age: 23
Lot Area (sq.ft.): 6,191.00	Full Baths:	4	Zoning: RQ-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,442.11
Rear Yard Exp: West			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-040-667
			Tour:

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

Style of Home: **2 Storey**
Construction: **Concrete**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Wood**

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

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

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

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

Legal: **PL LMP7780 LT 31 DL 757 LD 36**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'2	Above	Bedroom	12'3 x 10'8			x
Main	Dining Room	12'6 x 11'8	Above	Bedroom	11' x 10'5			x
Main	Kitchen	14' x 13'3	Above	Bedroom	17'6 x 12'4			x
Main	Bar Room	13'3 x 10'5			x			x
Main	Family Room	16' x 13'4			x			x
Main	Foyer	20' x 8'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Laundry	7'4 x 7'			x			x
Above	Master Bedroom	17'3 x 14'			x			
Above	Bedroom	15'7 x 13'6			x			

Finished Floor (Main): **1,409**
Finished Floor (Above): **1,593**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,002 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,002 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **None**

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

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

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

Make this your dream home. Located inside a quite cul-de-sac in Queensborough. Convenient location and private with 6 bedrooms, 4 full baths, 3 skylights, 2 fireplaces make this a warm and cozy home to come to. A huge kitchen with gas stove and breakfast bar, and stainless steel appliances. Lounge in the living room beside the gas fireplace or in the large family room or go for a walk to explore the parks/trails in close proximity to your home. 5 minute walk to elementary school and public transportation as well as close to the Smartcenter Shopping Center. The location is perfect for a family as all amenities are near by for your enjoyment.



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Active
R2102268
Board: V
House/Single Family

6020 17A AVENUE

Tsawwassen
Beach Grove
V4L 1J9

Residential Detached

\$998,000 (LP)

(SP)



Sold Date: Frontage (feet): **130.00** Original Price: **\$1,048,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1961**
Depth / Size: **46.5** Bathrooms: **2** Age: **55**
Lot Area (sq.ft.): **6,039.00** Full Baths: **2** Zoning: **RM 1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,728.87**
Rear Yard Exp: **West** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **009-724-630**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Rear**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **PL 12624 LT 25 BLK D LD 36 SEC 14 TWP 5**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Vaulted Ceiling, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 16'6			x			x
Main	Kitchen	17'3 x 5'			x			x
Main	Dining Room	18'3 x 8'8			x			x
Main	Nook	6'7 x 5'7			x			x
Main	Master Bedroom	12'5 x 12'1			x			x
Main	Bedroom	11'11 x 9'2			x			x
Main	Bedroom	12'2 x 9'7			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

This RUSTIC post & beam rancher offers vaulted ceilings with cedar walls, skylights, a nice master bedroom addition w/huge jetted tub ensuite has an amazing location looking onto Beach Grove Park and just steps to Beach Grove's awesome beach to miles of walking on the dikes. Other features include a 4 year old furnace, double windows, hot water on demand, private sunny fenced yard, tennis court across the street and more. A little TLC will go a long way in this beach style home with 10 location!



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Active
R2109238

Board: V
House/Single Family

4968 10A AVENUE

Tsawwassen
Tsawwassen Central
V4M 1X8

Residential Detached

\$998,000 (LP)
(SP)



Sold Date: Frontage (feet): **85.50** Original Price: **\$1,088,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1967**
Depth / Size: **IRREG.** Bathrooms: **4** Age: **49**
Lot Area (sq.ft.): **8,095.00** Full Baths: **1** Zoning: **RS1**
Flood Plain: Half Baths: **3** Gross Taxes: **\$3,985.60**
Rear Yard Exp: **South** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **004-463-692**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer**

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

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

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

Legal: **PL 19476 LT 128 LD 36 SEC 10 TWP 5**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 16'9			x			x
Main	Dining Room	11'3 x 8'3			x			x
Main	Kitchen	14'5 x 8'1			x			x
Main	Eating Area	8'11 x 8'3			x			x
Above	Master Bedroom	11'9 x 11'11			x			x
Above	Bedroom	10'3 x 10'2			x			x
Above	Bedroom	12'3 x 12'2			x			x
Below	Family Room	22'7 x 15'5			x			x
Below	Laundry	11'6 x 9'10			x			
Below	Storage	10'5 x 6'2			x			

Finished Floor (Main):	722	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	689	# of Kitchens: 1	1	Above	2	Yes	Barn:
Finished Floor (Below):	667	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	2	No	Pool:
Finished Floor (Total):	2,078 sq. ft.	Crawl/Bsmt. Height:	4	Below	2	No	Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,078 sq. ft.	Beds not in Basement: 3	7				
			8				

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

Great place to raise your family! Extensively updated Scandia split level with a great layout. Vaulted ceiling in living room and dining room, light and bright with lots of windows. Eating area in kitchen. 3 large bedrooms up, master has 2 piece ensuite. New carpet throughout, tile flooring in kitchen/eating area, baths and laundry, newly painted inside and out, new washer, dryer and dishwasher, light fixtures throughout and more. East-facing deck off the dining room for your morning coffee. Central fireplace. Private fenced south-facing yard. 10-year-old roof, storm windows. Great location on a quiet street in an attractive neighbourhood near schools, golf course and town center.



Presented by:
Nikki Cvitanovic

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Active
R2108707
Board: V
House/Single Family

23491 GATES AVENUE

Richmond
Hamilton RI
V6V 1W2

Residential Detached

\$998,800 (LP)

(SP)



Sold Date: Frontage (feet): **62.00** Original Price: **\$998,800**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**
Depth / Size: **219** Bathrooms: **2** Age: **43**
Lot Area (sq.ft.): **13,554.00** Full Baths: **1** Zoning: **RS1/F**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,181.64**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-305-052**
Tour: **Virtual Tour URL**

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

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Wood**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: DINING & MASTER BEDROOM ROOM FIXT**
Floor Finish:

Legal: **PL 44081 LT 123 BLK 5N LD 36 SEC 36 RNG 4W**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 18'			x			x
Main	Dining Room	9' x 11'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Master Bedroom	11' x 11'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
Below	Recreation	20' x 12'			x			x
Below	Laundry	10' x 10'			x			x
Below	Storage	12' x 15'			x			x
		x			x			

Finished Floor (Main): **1,270**
Finished Floor (Above): **885**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,155 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,155 sq. ft.**

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

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

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

Listing Broker(s): **Valley Pacific Realty Ltd.**

FIRST TIME ON MARKET IN 43 YEARS! This original owner has kept this basement home in great condition. Located in area with FUTURE TOWNHOUSE site potential. HUGE 13,552 sqft fully fenced lot (62'x219'). Located at the dead end of a quiet street. 5 year old hot water tank. Upgraded double vinyl windows. 2155 sqft basement home with 3 bdrms up & large rec room downstairs. Newer fridge & stove. Door off kitchen leads to great sunroom overlooking large backyard... perfect for ENTERTAINING! BEAUTIFUL Original hardwood on main. Walking distance to community center & park. Buy now and hold for future potential! By appointment only please.



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Active
R2090815

Board: V
House/Single Family

5620 SMITH DRIVE

Richmond
Hamilton RI
V6V 2K8

Residential Detached

\$999,000 (LP)

(SP)



Sold Date: Frontage (feet): **45.60** Original Price: **\$1,038,800**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1993**
Depth / Size: **120/124.4** Bathrooms: **4** Age: **23**
Lot Area (sq.ft.): **5,541.00** Full Baths: **4** Zoning: **RS1/B**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,730.99**
Rear Yard Exp: **South** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **017-960-789**
Tour: **Virtual Tour URL**

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

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

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

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

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

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

Legal: **PL LMP6886 LT 34 BLK 4N LD 36 SEC 1 RNG 4W**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'4 x 11'8	Above	Bedroom	11'8 x 9'10			x
Main	Dining Room	13'7 x 11'8	Above	Bedroom	12' x 11'7			x
Main	Kitchen	15'6 x 14'6	Above	Bedroom	15'1 x 12'6			x
Main	Eating Area	11'8 x 11'6			x			x
Main	Family Room	15'6 x 15'6			x			x
Main	Bedroom	11'8 x 9'6			x			x
Main	Laundry	8' x 7'8			x			x
Main	Foyer	29'6 x 8'7			x			x
Above	Master Bedroom	15'5 x 13'5			x			
Above	Walk-In Closet	8' x 4'7			x			

Finished Floor (Main): **1,650**
Finished Floor (Above): **1,345**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,995 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,995 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

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

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

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

Fantastic family home on a quiet cul-de-sac in the Hamilton area. Over 2900 SF of living with 5 bedrooms and 4 full baths with South facing back yard. Features high ceilings, open kitchen and huge family room and functional floor plan. Easy access to Richmond city centre, Burnaby, New Westminster and Surrey. Close to community centre, McLean Park, Hamilton Elementary, Starlight Casino, Queensborough Landing, transit and shopping. OPEN HOUSE Saturday and Sunday, Sept 24th & 25th from 2-4pm.



Presented by:
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Active
R2097977

Board: V
House/Single Family

5465 MAPLE CRESCENT

Ladner
Delta Manor
V4K 1G3

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1969
Depth / Size: 100	Bathrooms:	3	Age: 47
Lot Area (sq.ft.): 6,000.00	Full Baths:	3	Zoning: RMI
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,474.19
Rear Yard Exp: South			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-829-244
			Tour:

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

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
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:

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL 33392 LT 94 DL 177 LD 36**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'	Below	Recreation	16'10' x 15'			x
Main	Dining Room	9'4' x 11'4						x
Main	Kitchen	11' x 11'						x
Main	Nook	5'9' x 8'						x
Main	Bedroom	22' x 10'						x
Main	Bedroom	10' x 9'						x
Above	Master Bedroom	23' x 9'2						x
Above	Bedroom	17' x 9'5						x
Above	Bedroom	14' x 9'10						x
Below	Bedroom	13' x 9'7						x

Finished Floor (Main):	1,209	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	887	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	774	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	2,870 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,870 sq. ft.	Basement: None	6				
		Beds not in Basement: 6	7				
			8				

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

Multiple Realty Ltd.

Three level home on 6,000 SF lot on sought after Maple Crescent! Six bedrooms, 3 bathrooms total 2,800 SF home has enough space for the whole family & potential to add a suite for the extended family or mortgage helper! New flooring, new paint, updated kitchen overlooking a private, safe & fenced backyard for the family & your pets! Very convenient area, close to Maple Crescent Park.



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Active
R2123288
Board: V
House/Single Family

6308 49 AVENUE

Ladner
Holly
V4K 5A1

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1999
Depth / Size: 0	Bathrooms:	4	Age: 17
Lot Area (sq.ft.): 7,804.00	Full Baths:	3	Zoning: RS6
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,701.96
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-130-763
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

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

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

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

Legal: **PL LMP8926 LT 7 DL 138 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	15'4 x 17'4			x			x
Main	Bedroom	12'4 x 10'8			x			x
Above	Bedroom	12' x 12'4			x			x
Above	Bedroom	13'8 x 11'8			x			x
Above	Bedroom	10'4 x 12'			x			x
Main	Living Room	15'4 x 14'			x			x
Main	Family Room	14' x 17'4			x			x
Main	Kitchen	15'4 x 12'			x			x
Main	Wok Kitchen	8' x 8'			x			
Main	Eating Area	8' x 8'			x			

Finished Floor (Main): **1,850**
Finished Floor (Above): **1,603**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,453 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,453 sq. ft.**

of Rooms: **10**
of Kitchens: **2**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

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

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

Listing Broker(s): **New Coast Realty**

Beautiful family oriented house locates in quiet neighborhood! Quality built and well kept features 5 spacious bedrooms and 4 bathroom. Wok kitchen, beautiful landscaped backyard, high foyer with bright skylight. Functional layout, move in condition. Easy to access hwy, and desirable for families. School catchment: Holly Elementary, Delta Secondary.



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Active
R2117190

Board: V
House/Single Family

9369 KINGSLEY CRESCENT

Richmond
Ironwood
V7A 4V6

Residential Detached

\$999,800 (LP)

(SP)



Sold Date:	Frontage (feet):	40.00	Original Price: \$999,800
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1980
Depth / Size: 102.01	Bathrooms:	4	Age: 36
Lot Area (sq.ft.): 4,084.00	Full Baths:	2	Zoning: 048
Flood Plain:	Half Baths:	2	Gross Taxes: \$2,903.55
Rear Yard Exp: North			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 003-863-531
			Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **None**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **2016**
R.I. Plumbing:
R.I. Fireplaces:

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

Legal: **PL 55101 LT 598 BLK 4N LD 36 SEC 25 RNG 6W**

Amenities: **None**

Site Influences: **Cul-de-Sac**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'	Above	Kitchen	10' x 8'			x
Main	Kitchen	10' x 12'	Above	Family Room	10' x 8'			x
Main	Eating Area	11' x 8'			x			x
Main	Family Room	15' x 13'			x			x
Main	Den	8'5 x 8'			x			x
Main	Den	8'3 x 8'			x			x
Above	Master Bedroom	16' x 12'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Bedroom	11' x 9'			x			
Above	Bedroom	11' x 9'2			x			

Finished Floor (Main): **1,127**
Finished Floor (Above): **1,164**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,291 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,291 sq. ft.**

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

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

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

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

RE/MAX Select Properties

A great find with tremendous value! Quiet and family oriented community of Ironwood. Excellent layout with 4 bdrms , 2 Den (can be use as bedroom) , 2 kitchen and 4baths. Feature update including New Laminate Floor, New Window , New Kitchen (up-stair) , North facing backyard with patio. Call for your exclusive view!



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Active
R2095120
Board: V
House/Single Family

5330 ASPEN WAY

Ladner
Hawthorne
V4K 3R4

Residential Detached

\$999,900 (LP)

(SP)



Sold Date:	Frontage (feet):	64.00	Original Price: \$1,258,800
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1974
Depth / Size: IRR	Bathrooms:	2	Age: 42
Lot Area (sq.ft.): 6,920.00	Full Baths:	2	Zoning: RS2
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,470.40
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-401-299
			Tour: Virtual Tour URL

View: **No :**

Complex / Subdiv:

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

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

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

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

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

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

Legal: **PL 44452 LT 619 DL 116 LD 36 GROUP 2**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 19'2	Main	Foyer	5'6 x 3'10			x
Main	Dining Room	16'3 x 8'6			x			x
Main	Kitchen	16'3 x 10'8			x			x
Main	Eating Area	6'8 x 4'1			x			x
Main	Master Bedroom	22'9 x 12'2			x			x
Main	Walk-In Closet	7'5 x 5'11			x			x
Main	Bedroom	9'6 x 10'0			x			x
Main	Bedroom	16'7 x 9'1			x			x
Main	Walk-In Closet	6' x 3'7			x			
Main	Walk-In Closet	6' x 3'1			x			

Finished Floor (Main):	1,593	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,593 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,593 sq. ft.	Basement: None	6				
		Beds not in Basement: 3	7				
			8				

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

You've found it! Absolutely stunning, California-inspired 3 bedroom rancher in one of Ladner's most desirable cul-de-sac locations! Completely designed & renovated by Marquardt to show like new, you will immediately fall in love with this 1,570+ sqft one-storey home on a 6,919 sqft lot just oozing w curb appeal! Brand new roof, hardiplank siding, garage door & exterior paint recently completed & an extensive list of high-end upgrades incl new kitchen & bathrooms, flooring, lighting, insulation, concrete driveway. Way too much to list! Ultra-private backyard w gorgeous landscaping incl beautiful flower beds, palm trees & manicured hedges & trees. Quiet, family friendly cul-de-sac perfectly located close to schools & all amenities. Just move in and enjoy this truly fine property.



Presented by:
Nikki Cvitanovic

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



Active
R2078335

Board: V
House/Single Family

1432 COMPSTON CRESCENT

Tsawwassen
Beach Grove
V4L 1R1

Residential Detached

\$999,900 (LP)

(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$1,138,800
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1948
Depth / Size: IRR	Bathrooms:	1	Age: 68
Lot Area (sq.ft.): 6,092.00	Full Baths:	1	Zoning: RM-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,459.00
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-854-747
			Tour: Virtual Tour URL

View: :

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **0** Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PL 4746 LT 12 BLK 4 LD 36 SEC 11 TWP 5**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'7 x 13'4			x			x
Main	Kitchen	13'11 x 10'10			x			x
Main	Eating Area	12' x 6'6			x			x
Main	Den	15'8 x 9'4			x			x
Main	Master Bedroom	13'2 x 11'6			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11'6 x 9'6			x			x
Main	Flex Room	11' x 5'8			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,229	# of Rooms:	8	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	1,229 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3		6							Door Height:
Grand Total:	1,229 sq. ft.	Basement: None			7							
					8							

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

Live the Beach Life! This charming one level residence is located just steps to the beach and has been tastefully updated with appropriate decor that matches the undeniably cool vibe of the property. Offering 3 bedrooms & over 1,200 sqft of living space, this home is situated on a 6,032 sqft lot with unmatched privacy and welcoming outdoor entertainment spaces. Highlights include rustic wideplank hardwood flooring throughout, wainscoting, newer appliances & HW tank, paver stone patio, waterfall feature, new fence & custom gate, newer windows, California shutters & more! Imagine the peaceful beachfront strolls or the ability to go paddleboarding or kayaking at any time. It's the lifestyle you've wanted and here's the chance to own in one of Tsawwassen's most desired areas. Act fast!



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Active
R2095257
Board: V
House/Single Family

5555 MCRAE STREET

Richmond
Hamilton RI
V6V 2P5

Residential Detached

\$999,988 (LP)

(SP)



Sold Date: Frontage (feet): **47.57** Original Price: **\$1,059,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1992**
Depth / Size: **0.00** Bathrooms: **3** Age: **24**
Lot Area (sq.ft.): **4,682.00** Full Baths: **3** Zoning: **RS1/B**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,693.54**
Rear Yard Exp: **East** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **017-382-432**
Tour:

View: **Yes: PARK ACROSS**
Complex / Subdiv: **HAMILTON RESIDENTIAL**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Septic, Storm Sewer, Water**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: tiffany lamp in kit, shelf on wall of DR all curtains n rod**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL LMP537 LT 84 BLK 4N LD 36 SEC 2 RNG 4W**

Amenities: **Garden, Playground, Tennis Court(s)**

Site Influences: **Central Location, Private Setting, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	14'6 x 14'7	Main	Foyer	9'10 x 4'9			x
Above	Dining Room	12'10 x 8'	Main	Laundry	5'2 x 4'11			x
Above	Kitchen	14'2 x 11'6			x			x
Above	Family Room	15'6 x 10'			x			x
Above	Master Bedroom	12'8 x 11'6			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	11'6 x 10'			x			x
Main	Recreation	23'6 x 16'10			x			x
Main	Bedroom	11'8 x 10'			x			
Main	Den	10'10 x 8'3			x			

Finished Floor (Main):	1,341	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Above	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	995	Suite:	3	Main	4	No	Pool:
Finished Floor (Total):	2,336 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,336 sq. ft.	Basement: None	6				
		Beds not in Basement: 4	7				
			8				

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

Seldom a property like this that faces a Huge Park comes on the market! Very well cared home with some maintenance upgrades: Roof is 4 years new, fence done 2013, garage door replaced 2015, hot water tank on 2014. Wide open layout with Vaulted Ceiling in the Living area & Dining overlooking the nice park. Huge 3 bedrooms up and 1 bedroom down with Huge recreational area for the family, possible to convert for mortgage helper. Nice and bright property with East Facing. Easy access to Hwy99, bus stop, Walmart and shopping areas, schools. Walk your dog across McLean Park, jog, or play tennis, or simply bring the kids to the park's playground. The whole park is your playground! Call now to view!