



Presented by:
Nikki Cvitanovic

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



Active
R2011407

Board: F
Apartment/Condo

211 9632 120A STREET

North Surrey
Cedar Hills
V3V 4H4

Residential Attached

\$97,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$104,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1984
Depth / Size (ft.):	Bedrooms: 1	Age: 31
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CONDO
Flood Plain: No	Full Baths: 1	Gross Taxes: \$886.45
Approval Req?: No	Half Baths: 0	For Tax Year: 2015
Exposure: Southwest	Maint. Fee: \$254.64	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 000-792-519
Mgmt. Co's Name: CROSS ROADS MGMT		
Mgmt. Co's Phone: 778-578-4447		
View: Yes: TREES AT SIDE OF BUILDING		
Complex / Subdiv: CHANDLERS HILL		
Services Connected: Electricity, Sanitary Sewer, Water		

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground, Visitor Parking**
Locker: **N**
Dist. to Public Transit: **1**
Units in Development: **48**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No : SOLD AS IS WHERE IS**
Fixtures Rmvd: **No : SOLD AS IS WHERE IS**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**
Legal: **PL NWS2192 LT 20 BLK 5N LD 36 SEC 31 RNG 2W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 11'			x			x
Main	Dining Room	12'3 x 10'			x			x
Main	Kitchen	8'7 x 7'3			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Laundry	9'6 x 4'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

WOW!!! Prime one bedroom unit located in the CHANDLERS HILL development. Prime location, close to shopping, schools, transit and very quick access to the Pattullo Bridge. Why pay rent when you can own. Unit faces has had past upgrades-new countertops, bathroom vanity and laminate floors. Great spot over looking the trees separating the building from next door. Good size balcony to sit and relax. Building rules allow for 2 dogs or 2 cats or 1 of each, rentals allowed as well. Hurry book your viewing today.



Presented by:
Nikki Cvitanovic

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



Active
R2014598

Board: F
Apartment/Condo

112 13501 96 AVENUE

North Surrey
Whalley
V3V 7L9

Residential Attached

\$124,900 (LP)

(SP)



**NO IMAGE
AVAILABLE**

Sold Date: Frontage (feet): Original Price: **\$139,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1984**
Depth / Size (ft.): Bedrooms: **1** Age: **31**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **F26**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$924.21**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$220.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-172-658**
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**
Complex / Subdiv: **Parkwoods**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Concrete, Other, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Tar & Gravel**

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

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
Legal: **PL NWS2135 LT3 LD36 SEC34 RNG2**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 12'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Master Bedroom	16' x 12'			x			x
Main	Laundry	5' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 775	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 775 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 775 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

Do not miss out on this steal of a deal. Centrally located 1 bedroom/1 bathroom ground floor unit. In good livable condition. Laminate flooring throughout. In suite laundry. Perfect for investors or first time buyers. Private area surrounded by trees yet walking distance to skytrain, shopping, hospital and much more. Foreclosure property, sold as is where is.



Presented by:
Nikki Cvitanovic

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



Active
R2011302

Board: F
Apartment/Condo

106 7175 134 STREET

Surrey
West Newton
V3W 4T1

Residential Attached

\$129,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **00**
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet): **0.00**
Frontage (metres): **0.00**
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$260.63**

Original Price: **\$129,000**
Approx. Year Built: **1987**
Age: **28**
Zoning: **MR-45**
Gross Taxes: **\$905.00**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **005-030-625**

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

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

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

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL NW2460STRATA LT 4 SEC 17 TWP 2 NEW WESTMINSTER DISTRICT.**

Amenities: **In Suite Laundry, Sauna/Steam Room, Wheelchair Access**

Site Influences:
Features:

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

Finished Floor (Main):	730	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	730 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals						5				Door Height:
Grand Total:	730 sq. ft.	Allwd w/Restrctns						6				
		Basement: None						7				
								8				

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

One bedroom condo in very convenient location. Close to transit and shopping. It needs lots of clean up and cosmetic work. Court order sale and being sold "as is where is"



Presented by:
Nikki Cvitanovic

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



Active
R2019084

Board: F
Apartment/Condo

314 9682 134 STREET

North Surrey
Whalley
V3T 5L6

Residential Attached

\$155,000 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$268.38**

Original Price: **\$155,000**
Approx. Year Built: **1985**
Age: **30**
Zoning: **RM-70**
Gross Taxes: **\$1,029.50**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **005-692-369**

Mgmt. Co's Name:

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv: **Parkwoods Elm Building**

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

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

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

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

Parking Access:
Locker:
Dist. to School Bus:
Total Units in Strata:

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
Legal: **STRATA PL NWS2495 STRATA LT 50 SEC 34 NORTH BLOCK 5 NEW WESTMINSTER DISTRICT RNG 2 STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	14' x 10'			x			x
Main	Bedroom	14' x 9'			x			x
Main	Walk-In Closet	6' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,012	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,012 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	1,012 sq. ft.	Basement: None			6				
					7				
					8				

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

Bright and quiet corner unit in "Parkwoods" Elm Building. Two large bedrooms and a bathroom. Large and spacious floor plan at 1,012 sq. ft. Cozy gas fireplace perfect for entertaining. This building is situated in a great, central location close to Central City Shopping Centre, SFU campus, Surrey Memorial Hospital and Skytrain. Call today to view!



Presented by:
Nikki Cvitanovic

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



Active
R2005561

Board: F
Apartment/Condo

221 12088 75A AVENUE

Surrey
West Newton
V3W 3N2

Residential Attached

\$164,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$189,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2010
Depth / Size (ft.):	Bedrooms: 1	Age: 5
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD ZON
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,258.00
Approval Req?:	Half Baths: 0	For Tax Year: 2014
Exposure:	Maint. Fee: \$140.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 028-200-446
Mgmt. Co's Name: CITY BASE MGMT		
Mgmt. Co's Phone: 604-708-8998		
View: No : MOUNTAIN, CITY		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Water		

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **1 BLK**
Units in Development: **48**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL BCS3779 LT 24 LD 36 SEC 19 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**

Amenities: **Bike Room, In Suite Laundry, Storage, Tennis Court(s)**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 14'			x			x
Main	Kitchen	14' x 10'7			x			x
Main	Eating Area	14' x 6'			x			x
Main	Bedroom	14' x 14'			x			x
Main	Laundry	3'7 x 3'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 837	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 837 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 837 sq. ft.	Basement: None			7				
				8				

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

THE VILLAS AT STRAWBERRY HILL! One bedroom, one bathroom 837 SF luxurious condo. OPEN layout, Large living room with laminate floor and electric fireplace. Beautiful kitchen, SS appliances, TILE flooring, built in microwave/hood fan, HUGE island and in suite LAUNDRY. Great for first time buyer. Secured building and secured ground Level parking with bathroom. Walking distance to transit, schools, library, shopping, gym & restaurants. Easy access to Scott Rd and Nordel Way. Great Price with great location.



Presented by:
Nikki Cvitanovic

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



Active
R2020920

Board: F
Apartment/Condo

203 10675 138A STREET

North Surrey
Whalley
V3T 4L2

Residential Attached

\$165,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$165,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1995**
Depth / Size (ft.): Bedrooms: **2** Age: **20**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RES**
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,138.00**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: **South** Maint. Fee: **\$335.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **018-401-996**
Mgmt. Co's Name: **Re/max Management**
Mgmt. Co's Phone: **604-821-2999**
View: **:**
Complex / Subdiv: **Crestview Gardens**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **2 Blks**
Units in Development: **52** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **52**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility**
Legal: **SL 37 SEC 23 B5N R2W LMS 1024**

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

Site Influences: **Central Location, Cul-de-Sac, Shopping Nearby**
Features: **Dishwasher, Disposal - Waste**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 16'			x			x
Main	Dining Room	8' x 10'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Master Bedroom	11' x 13'			x			x
Main	Bedroom	8' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	870	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	870 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Grand Total:	870 sq. ft.	Basement:	Allwd w/Restrctns					6				
			None					7				
								8				

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

CRESTVIEW GARDENS! Attractive 2 bedroom 2 bath plan in the best location in the building with windows on 3 sides - East, South, and West. Sunny with loads of natural light. Modern decor through out. Features include granite kitchen counters, laminate floors, gas fire place, in-suite laundry, and south facing balcony. The building has a newer roof and is rain screened. Gas and hot water are included in the strata fee. Walk to Surrey city center, bus, sky train, mall, shopping, library, schools and parks. Call and view today!



Presented by:
Nikki Cvitanovic

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



Active
R2014964

Board: F
Apartment/Condo

705 10523 UNIVERSITY DRIVE

North Surrey
Whalley
V3T 5T8

Residential Attached

\$168,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$168,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1995
Depth / Size (ft.):	Bedrooms: 1	Age: 20
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MF
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,178.61
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$279.98	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 018-935-541
Mgmt. Co's Name: DORSET		
Mgmt. Co's Phone: 604-270-1711		
View: Yes: EASTERN VIEW		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Water		

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

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

Maint Fee Inc: **Management**
Legal: **PL LMS1328 LT 127 BLK 5N LD 36 SEC 22 RNG 2W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Club House**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 7'			x			x
Main	Living Room	12' x 12'			x			x
Main	Dining Room	12' x 8'5"			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Den	12' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	694	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	694 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	694 sq. ft.	Basement: None			6				
					7				
					8				

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

Court Ordered Sale. 7th floor one bedroom condo in a concrete high rise. This home is central to Skytrain, shopping and Surrey Central and new and upcoming area.



Presented by:
Nikki Cvitanovic

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



Active
R2016309

Board: F
Apartment/Condo

109 14885 100 AVENUE

North Surrey
Guildford
V3R 0W1

Residential Attached

\$169,500 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$235.00**

Original Price: **\$179,500**
Approx. Year Built: **1993**
Age: **22**
Zoning: **MF**
Gross Taxes: **\$1,188.41**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **018-805-515**

Mgmt. Co's Name:

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv: **THE DORCHESTER**

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground**
Locker:
Dist. to School Bus: **3**
Total Units in Strata:
Dist. to Public Transit: **1**
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer**
Legal: **SL9 SEC 29 BLK 5 NORTH RNG 1 WEST NWD SP LMS1459**

Amenities: **Club House, Elevator, Sauna/Steam Room, Swirlpool/Hot Tub, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 13'			x			x
Main	Dining Room	13'2 x 7'			x			x
Main	Kitchen	9' x 8'2			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	10' x 9'6			x			x
Main	Foyer	9'3 x 3'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	897	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	897 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	897 sq. ft.	Basement: None			6				
					7				
					8				

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

The Dorchester- Clean ground floor, corner unit, located at the back of the building. Spacious 2bd 1 bath (cheater ensuite), gas F/P, living room opens to nice patio. Close to Guildford mall, Landmark Cinema, restaurants, transit etc. Offers welcome. Schedule A to accompany all offers. Call today for viewing



Presented by:
Nikki Cvitanovic

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



Active
R2010180

Board: F
Townhouse

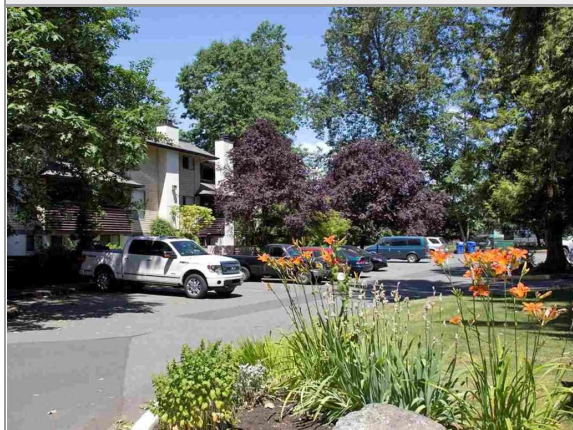
14846 HOLLY PARK LANE

North Surrey
Guildford
V3R 6Y2

Residential Attached

\$169,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$169,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1979
Depth / Size (ft.):	Bedrooms: 2	Age: 36
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MR-15
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,135.73
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$222.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 000-469-327
Mgmt. Co's Name: Premier Strata Services		
Mgmt. Co's Phone: 604-576-7725		
View: Yes: Courtyard		
Complex / Subdiv: Holly Park Lane		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **3 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt, Other**

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

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

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **PL NWS1018 LT 112 LD 36 RNG 1**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'			x			x
Main	Kitchen	9'6" x 7'7"			x			x
Main	Dining Room	11' x 10'			x			x
Above	Master Bedroom	14' x 11'			x			x
Above	Bedroom	11'6" x 10'			x			x
Above	Storage	8' x 3'			x			x
Below	Foyer	5' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	555	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	503	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	100	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,158 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,158 sq. ft.				7				
					8				

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

Investors , First time home buyers ,Welcome to Holly Park Lane - In central Guildford . Large, bright town home .Great location with pleasant outlook to trees and green space. Family oriented complex close to both levels of schools, parks, transit,96 B Line express bus, libraries, Guildford Mall, theater, restaurants, rec center, swimming pool and more. Rentals allowed and small pet allowed.All offers subject to court approval.



Presented by:
Nikki Cvitanovic

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



Active
R2016839

Board: F
Apartment/Condo

311 9763 140 STREET

North Surrey
Whalley
V3T 4M4

Residential Attached

\$188,500 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$188,500**
Meas. Type: Frontage (metres): Approx. Year Built: **1992**
Depth / Size (ft.): Bedrooms: **2** Age: **23**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM45**
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,326.32**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$298.99** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **017-831-440**
Mgmt. Co's Name: **HOUGHTON REALTY**
Mgmt. Co's Phone: **604-576-2141**
View: **No :**
Complex / Subdiv: **FRASER GATE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

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

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Recreation Facility, Snow removal**
Legal: **PL LMS438 LT 41 LD 36 SEC 35 RNG 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
Amenities: **Garden, Recreation Center, Sauna/Steam Room, Wheelchair Access**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'			x			x
Main	Dining Room	14' x 8'			x			x
Main	Kitchen	10' x 8'5			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	936	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	936 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns					5				Door Height:
Grand Total:	936 sq. ft.	Basement:	None					6				
								7				
								8				

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

Welcome to Fraser Gate located across street from Jim Patterson Emergency & Day Surgery. LOCATION - close to shopping, recreation, public transfer, SFU campus, Hospital & more...Suite has 2 bedrooms, 2 baths & a functional layout. New Roof. Come see this affordable condo in a great Location.



Presented by:
Nikki Cvitanovic

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



Active
R2015766

Board: F
Apartment/Condo

208 15385 101A AVENUE

North Surrey
Guildford
V3R 0B4

Residential Attached

\$192,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$192,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2007
Depth / Size (ft.):	Bedrooms: 1	Age: 8
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: STRATA
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,196.96
Approval Req?: No	Half Baths: 0	For Tax Year: 2015
Exposure: East	Maint. Fee: \$1.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-740-095
Mgmt. Co's Name: CAMPBELL MGMT		
Mgmt. Co's Phone: 778-574-3499		
View: No :		
Complex / Subdiv: CHARLTON PARK		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **1**
Units in Development: **353**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
Legal: **PL BCS1816 LT 158 LD 36 SEC 28 RNG 1W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub, Wheelchair Access**

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

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

Finished Floor (Main):	654	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	654 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	654 sq. ft.				7				
					8				

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

WOW!!! Welcome to Charlton Park. Beautiful suite in a very central location. Nice open floor plan offering hi-end finishes. Kitchen overlooks the living/dining area and features rich dark cabinets, granite countertops and tile splash and floor. Living room has a slider door to the covered deck, electric fireplace and 9' ceiling. The bedroom also offers a slider door to the deck and a cheater door to the full bath & walk in closet. The complex has all the amenities for the active lifestyle including; outdoor pool with sunbathing deck area, hot tub/spa, sauna & exercise area. With all this you can cancel their gym membership. Hurry it will not last.



Presented by:
Nikki Cvitanovic

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



Active
R2007263

Board: F
Apartment/Condo

306 7435 121A STREET

Surrey
West Newton
V3W 0W8

Residential Attached

\$194,900 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **0**
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **Yes: Greenbelt**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet): **0.00**
Frontage (metres): **0.00**
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$330.00**

Original Price: **\$199,900**
Approx. Year Built: **1994**
Age: **21**
Zoning: **MF**
Gross Taxes: **\$1,349.15**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **018-768-296**

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Tar & Gravel**

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

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility**
Legal: **PL LMS1422 LT 46 LD 36 SEC 19 TWP 2 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 15'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Dining Room	18' x 9'			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,140	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,140 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,140 sq. ft.	Basement: None			6				
					7				
					8				

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

Great location close to everything - shopping, transit, parks, entertainment, restaurants and more. Large 2 bedroom, 2 bathroom and 2 parking stalls. Very large master bedroom with a sitting area and an ensuite. 1140 sqft bright unit with a gas fireplace. Pets allowed with restrictions (1 dog or cat). Large open patio perfect for entertaining and BBQ's.



Presented by:
Nikki Cvitanovic

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



Active
R2018746

Board: F
Townhouse

79 10818 152 STREET

North Surrey
Bolivar Heights
V3R 4H2

Residential Attached

\$199,500 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$199,500**
Meas. Type: Frontage (metres): Approx. Year Built: **1972**
Depth / Size (ft.): Bedrooms: **3** Age: **43**
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MR-30**
Flood Plain: **No** Full Baths: **0** Gross Taxes: **\$1,482.43**
Approval Req?: **No** Half Baths: **3** For Tax Year: **2015**
Exposure: **South** Maint. Fee: **\$274.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **001-087-029**
Mgmt. Co's Name: **Premier Strata Serv.**
Mgmt. Co's Phone: **604-576-7725**
View: **No :**
Complex / Subdiv: **Woodbridge**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Wood**
Foundation: **Concrete Perimeter**

Rain Screen:
Renovations: **Other**
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Locker: **N**
Dist. to Public Transit: **2 Blk**
Units in Development: **92**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**
Dist. to School Bus: **3 Blk**
Total Units in Strata: **92**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Legal: **PL NWS67 LT 79 LD 36 SEC 16 RNG 1**

Amenities: **In Suite Laundry, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'5"			x			x
Main	Den	11'5' x 8'			x			x
Main	Kitchen	11'6' x 10'3"			x			x
Above	Master Bedroom	12'8' x 11'4"			x			x
Above	Bedroom	10'10' x 9'5"			x			x
Above	Bedroom	9'5' x 8'			x			x
Below	Recreation	20' x 11'			x			x
Below	Laundry	10' x 5'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	560	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	568	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	2	Yes	Workshop/Shed:
Finished Floor (Basement):	528	# of Pets:	Cats:	Dogs:	3	Above	1	No	Pool:
Finished Floor (Total):	1,656 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,656 sq. ft.	Basement: Partly Finished			6				
					7				
					8				

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

RE/MAX LifeStyles Realty

WOODBIDGE - OPPORTUNITY. Three bdrm END unit with full basement and TWO parking spaces. NEEDS entire interior renovation. 24 hour notice for showings required. Measurements are approximate and should be verified by the Buyer if important to them.



Presented by:
Nikki Cvitanovic

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



Active
R2010580

Board: F
Apartment/Condo

108 1429 MERKLIN STREET

South Surrey White Rock
White Rock
V4B 4C4

Residential Attached

\$199,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$209,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1974**
Depth / Size (ft.): Bedrooms: **2** Age: **41**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,232.03**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: **Northwest** Maint. Fee: **\$275.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **001-208-144**
Mgmt. Co's Name: **Leonis Management**
Mgmt. Co's Phone: **604-575-5474**
View: **No :**
Complex / Subdiv: **Kensington Manor**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Hardi Plank, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **Partial**
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric, None**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **2008**
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **Close**
Units in Development: **32**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**
Legal: **PL NWS204 LT 8 LD 36 SEC 11 TWP 1 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 11'5			x			x
Main	Dining Room	11'5 x 10'10			x			x
Main	Kitchen	7'10 x 7'2			x			x
Main	Master Bedroom	13'3 x 9'1			x			x
Main	Bedroom	13'4 x 11'1			x			x
Main	Utility	10' x 3'			x			x
Main	Storage	9'7 x 2'11			x			x
Main	Foyer	9'11 x 4'6			x			x
Main	Patio	15'9 x 11'			x			x
		x			x			

Finished Floor (Main):	1,022	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age: 19+			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,022 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Grand Total:	1,022 sq. ft.	Basement: None			6				
					7				
					8				

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

Welcome to Kensington Manor! Buy with confidence! This building was remediated in 2008 with hardi-siding, windows, decks, and boiler. Desirable NW corner ground floor garden level unit with private 15'9 x 11' patio for year round enjoying and entertaining. Featuring 2 beds and 1 bath with over 1,000 square feet. Updates and features include laminate floors, designer color's, fixtures, moldings, updated kitchen and bath, in-suite laundry, plus lots of storage space. Maintenance fees include heat and hot water. Located walking distance all amenities. Vacant and priced for immediate occupancy! Call Today!



Presented by:
Nikki Cvitanovic

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



Active
R2013766

Board: F
Apartment/Condo

417 13339 102A AVENUE

North Surrey
Whalley
V3T 0C5

Residential Attached

\$203,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$209,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2009**
Depth / Size (ft.): Bedrooms: **1** Age: **6**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,289.98**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: **West** Maint. Fee: **\$189.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-954-285**
Mgmt. Co's Name: **Baywest**
Mgmt. Co's Phone: **604-591-6060**
View: **No :**
Complex / Subdiv: **ELEMENT**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

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

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

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Legal: **PL BCS3483 LT 70 BLK 5N LD36 SEC 27 RNG 2W**

Amenities: **Bike Room, Elevator, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Security - RI, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'9 x 9'9			x			x
Main	Kitchen	9' x 9'			x			x
Main	Bedroom	13' x 9'			x			x
Main	Den	9' x 7'2			x			x
Main	Laundry	4'6 x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	661	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	661 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Basement:	Part					6				
Grand Total:	661 sq. ft.							7				
								8				

Listing Broker(s): **Macdonald Realty (152)**

No Neighbours Above! Come see this top floor, one bed, one bath unit with a den. Features include everything you would expect in a modern city apartment, high ceilings, laminate flooring, stainless appliances, quartz counter tops, one parking space and one storage locker. All this is located just steps from Surrey Centre Mall, SFU and the Skytrain.



Presented by:
Nikki Cvitanovic

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



Active
R2015843

Board: F
Apartment/Condo

104 9865 140 STREET

North Surrey
Whalley
V3T 4M4

Residential Attached

\$207,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$207,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1995**
Depth / Size (ft.): Bedrooms: **3** Age: **20**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM4**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,395.76**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$455.27** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **018-770-461**
Mgmt. Co's Name: **Stratawest Management Ltd.**
Mgmt. Co's Phone: **604-904-9595**
View: **:**
Complex / Subdiv: **Fraser Court**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Ground Level Unit, Other**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit: **0** Dist. to School Bus: **0**
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Cable/Satellite, Caretaker, Garbage Pickup, Gardening, Gas, Management, Other, Snow removal**
Legal: **PL LMS1427 LT 6 LD 36 SEC 35 RNG 2 STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Elevator, Garden, Guest Suite, In Suite Laundry, Independent living**

Site Influences: **Central Location, Cleared, Recreation Nearby, Shopping Nearby**
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 13'6			x			x
Main	Kitchen	8'0 x 10'0			x			x
Main	Dining Room	8'0 x 11'0			x			x
Main	Eating Area	8' x 9'			x			x
Main	Laundry	6' x 5'			x			x
Main	Master Bedroom	11'8 x 15'0			x			x
Main	Bedroom	9' x 8'			x			x
Main	Walk-In Closet	6' x 6'			x			x
Main	Bedroom	8'3 x 12'0			x			x
		x			x			

Finished Floor (Main):	1,273	# of Rooms:	9	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,273 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Grand Total:	1,273 sq. ft.	Basement:	Allwd w/Restrctns					6				
			None					7				
								8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

SEARCH ENDS HERE!Exquisitely sprawling three bedroom unit with gated secondary private entrance and it own landscaped yard that gives you feel of single family dwelling; no stairs to climb. This units embraces a garden courtyard and walks out into it.Boasts of gas fireplace and well endowed kitchen.Best lineup of amenities in this part of town with stone's throw to Central city mall,SFU,Jim Pattison Outpatient and exceptional amenities.Minutes to major networks and access to all civic centre facilities like the library & city headquarters.Connectivity to transit and other parts of lower mainland.One of the larger units in the general area. Wont last!



Presented by:
Nikki Cvitanovic

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



Active
R2021354

Board: F
Apartment/Condo

101 2970 KING GEORGE BOULEVARD

South Surrey White Rock
Elgin Chantrell
V4P 0E6

Residential Attached

\$217,500 (LP)

(SP)



**NO IMAGE
AVAILABLE**

Sold Date: _____ Frontage (feet): _____ Original Price: **\$217,500**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2009**
Depth / Size (ft.): _____ Bedrooms: **1** Age: **6**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,310.17**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: _____ Maint. Fee: **\$192.86** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **028-031-369**
Mgmt. Co's Name: **Firstservice Residential**
Mgmt. Co's Phone: **604-683-9800**
View: **No** : _____
Complex / Subdiv: _____
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

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

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Legal: **PL BCS3577 LT 1 LD 36 SEC 22 TWP 1 STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Bike Room, Elevator, Recreation Center, Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **Drapes/Window Coverings, Refrigerator, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'			x			x
Main	Kitchen	9' x 10'			x			x
Main	Master Bedroom	9'10 x 14'			x			x
Main	Den	5'8 x 5'6			x			x
Main	Dining Room	11'4 x 8'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	720	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	5	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	0	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4								Pool:
Finished Floor (Total):	720 sq. ft.	# or % of Rentals Allowed:						5								Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed					6								Door Height:
Grand Total:	720 sq. ft.	Basement:	None					7								
								8								

Listing Broker(s): **Sunrise West Coast Realty**

THE WATERMARK at South Point - Investor's!!! Currently rented at \$1200, includes one parking and hot water. Current tenants have nicely maintained it. This is located in South Surrey, very spacious open layout, 1 bdrm & den with huge patio that opens into the courtyard garden. Location is perfect - nestled inside fabulous South Point with shops, restaurants and other amenities like transportation at your doorsteps. This is a court order sale, means Sold "as is where is".



Presented by:
Nikki Cvitanovic

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



Active
F1446683

Board: F
Apartment/Condo

218 13555 GATEWAY DRIVE

North Surrey
Whalley
V3T 0B5

Residential Attached

\$219,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$264,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2008**
Depth / Size (ft.): Bedrooms: **2** Age: **7**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD**
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,204.00**
Approval Req?: Half Baths: **0** For Tax Year: **2014**
Exposure: Maint. Fee: **\$252.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-716-724**
Mgmt. Co's Name: **Crossroad Management**
Mgmt. Co's Phone: **778-578-4445**
View: **:**
Complex / Subdiv: **EVO**
Services Connected: **Electricity, Natural Gas, Water**

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

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

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
Legal: **PL BCS3188 LT 35 LD 36 SEC 15 RNG 2W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**

Amenities: **Elevator**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Kitchen	9' x 9'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Walk-In Closet	7'8 x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	757	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	757 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	757 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Royal Pacific Rlty. (Kingsway)**

Royal Pacific Rlty. (Kingsway)

'EVO' Living. Functional 2 bedroom, 1 full bathroom, second floor suite. Spacious Master bedroom and walk-in closet. Features stainless steel appliances, insuite laundry and secure underground parking. Close to Skytrain, Central City Mall and SFU Campus.



Presented by:
Nikki Cvitanovic

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



Active
F1441588

Board: F
Townhouse

255 7495 140TH STREET

Surrey
East Newton
V3W 6G5

Residential Attached

\$224,900 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **Remax**
Mgmt. Co's Phone: **604-821-2999**
View: **No**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **1**
Half Baths: **1**
Maint. Fee: **\$343.20**

Original Price: **\$275,000**
Approx. Year Built: **1977**
Age: **38**
Zoning: **MFD**
Gross Taxes: **\$1,493.00**
For Tax Year: **2014**
Tax Inc. Utilities?: **No**
P.I.D.: **001-434-888**

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

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

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

Maint Fee Inc: **Management**
Legal: **PL NWS526 LT 255 LD 36 SEC 21 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
Amenities: **Pool; Indoor**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 8'			x			x
Main	Living Room	19' x 12'			x			x
Main	Dining Room	10' x 10'			x			x
Above	Master Bedroom	16' x 11'			x			x
Above	Bedroom	13' x 9'			x			x
Above	Bedroom	14' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	775	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	775	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,550 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Grand Total:	1,550 sq. ft.	Basement: None			6				
					7				
					8				

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

Court Ordered Sale. Glencoe Estates. 1550 sqft 2 level townhome with 3 bedrooms and two baths.



Presented by:
Nikki Cvitanovic

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



Active
R2003614

Board: F
Apartment/Condo

606 13399 104 AVENUE

North Surrey
Whalley
V3T 0C9

Residential Attached

\$229,000 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$347.00**

Original Price: **\$258,500**
Approx. Year Built: **2009**
Age: **6**
Zoning: **CD**
Gross Taxes: **\$1,421.39**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **027-926-265**

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

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: "AS IS WHERE IS"**
Floor Finish:

Maint Fee Inc: **Gardening, Management, Recreation Facility**
Legal: **PL BCS3444 LT 42 BLK 5N LD 36 SEC 22 RNG 2W**

Amenities: **Exercise Centre, In Suite Laundry, Wheelchair Access**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 9'1			x			x
Main	Kitchen	8'6 x 8'			x			x
Main	Dining Room	8' x 6'11			x			x
Main	Den	8'11 x 7'6			x			x
Main	Master Bedroom	12'2 x 12'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	790	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	790 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns					5				Door Height:
Unfinished Floor:	0	Basement:	None					6				
Grand Total:	790 sq. ft.							7				
								8				

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

Court Order Sale! South facing, corner unit (lots of natural light in the house) - great lay out, ready to be moved in. Very central location (close to transit, shopping, SFU, Library, City Hall, restaurants, etc. One bedroom and den. Very easy to show. All sizes and ages are approx. only. The Buyer should not rely upon listing information without Buyer independently verifying the information.



Presented by:
Nikki Cvitanovic

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



Active
R2005658

Board: F
Apartment/Condo

411 15380 102A AVENUE

North Surrey
Guildford
V3R 0B3

Residential Attached

\$234,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$244,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2006**
Depth / Size (ft.): Bedrooms: **2** Age: **9**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **APT**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,501.23**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: **West** Maint. Fee: **\$220.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-643-154**
Mgmt. Co's Name: **CAMPBELL MANAGEMENT**
Mgmt. Co's Phone: **778-574-3454**
View: **Yes: SOME MOUNTAIN VIEW**
Complex / Subdiv: **CHARLTON PARK**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1 BLK**
Units in Development: **129** Dist. to School Bus: **3 BLKS**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **Yes: SOLD ON A "AS IS WHERE IS" BASIS**
Fixtures Rmvd: **Yes: SOLD ON A "AS IS WEHRE IS" BASIS**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Legal: **PL BCS1816 LT 127 LD 36 SEC 28 RNG 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
Amenities: **Bike Room, Exercise Centre, Guest Suite, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 10'6			x			x
Main	Dining Room	10'6 x 10'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Walk-In Closet	8' x 7'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Storage	5' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	904	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	904 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	904 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

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

Court Ordered Sale - Charlton Park - 2 bedroom, 2 bathroom, top floor unit boasting just over 900 sq.ft. in great complex just steps to Guildford Mall, restaurants, transportation, parks and recreation. Facilities include outdoor pool, hot-tub/spa, sauna, fully equipped work out centre and guest suites. Home features 14' vaulted ceilings, granite countertops, tiled foyer and kitchen, laminate floors, electric fireplace, insuite laundry, large insuite storage room plus a massive outdoor deck with western exposure. Unit is in good condition but is sold on a "As is Where is" basis only. Rentals are maxed, pets are permitted with restrictions. 1 parking and storage locker.



Presented by:
Nikki Cvitanovic

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



Active
R2021252

Board: F
Townhouse

126 10732 GUILDFORD DRIVE

North Surrey
Guildford
V3R 1W6

Residential Attached

\$245,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$245,000**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1975**
Depth / Size (ft.): _____ Bedrooms: **3** Age: **40**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MR45**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,351.95**
Approval Req?: _____ Half Baths: **1** For Tax Year: **2015**
Exposure: _____ Maint. Fee: **\$192.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **002-195-739**
Mgmt. Co's Name: **Century 21**
Mgmt. Co's Phone: **604-273-1745**
View: **No :**
Complex / Subdiv: **Guildford Close**
Services Connected: **Community**

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Brick, Stucco**

Foundation: **Concrete Slab**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **0**

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

Parking: **Add. Parking Avail., Open, Visitor Parking**

Locker: **N**

Dist. to School Bus: **Close by**

Total Units in Strata: **134**

Dist. to Public Transit: **Close by**

Units in Development: **134**

Title to Land: **Freehold Strata**

Seller's Interest: **Court Ordered Sale**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**

Legal: **PL NWS2003 LT 126 BLK 5N LD 36 SEC 21 RNG 1W STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **In Suite Laundry, Playground**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'6			x			x
Main	Kitchen	13'5 x 10'4			x			x
Main	Dining Room	13'9 x 9'			x			x
Above	Bedroom	12' x 8'6			x			x
Above	Bedroom	13' x 8'6			x			x
Above	Master Bedroom	13'9 x 10'4			x			x
Bsmt	Recreation	17' x 12'			x			x
Bsmt	Utility	17' x 13'			x			x
Bsmt	Other	14' x 8'6			x			x
		x			x			x

Finished Floor (Main): **639**

Finished Floor (Above): **654**

Finished Floor (Below): **0**

Finished Floor (Basement): **639**

Finished Floor (Total): **1,932 sq. ft.**

Unfinished Floor: **0**

Grand Total: **1,932 sq. ft.**

of Rooms: **9** # of Kitchens: **1** # of Levels: **3**

Crawl/Bsmt. Height:

Restricted Age:

of Pets: **2** Cats: **Y** Dogs: **Y**

or % of Rentals Allowed: **#20**

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

Basement: **Full**

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 - Wolstencroft**

Royal LePage - Wolstencroft

Huge 3 level townhouse in centrally located Guildford Close. Spacious, open floor plan. Recently done laminate flooring. 3 good sized bedrooms up and large rec room and laundry plus utility room in the basement. Great access to Hwy 1 and transit. Close to Guildford Mall, Rec. Centre and Library.



Presented by:
Nikki Cvitanovic

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



Active
F1439731

Board: F
Apartment/Condo

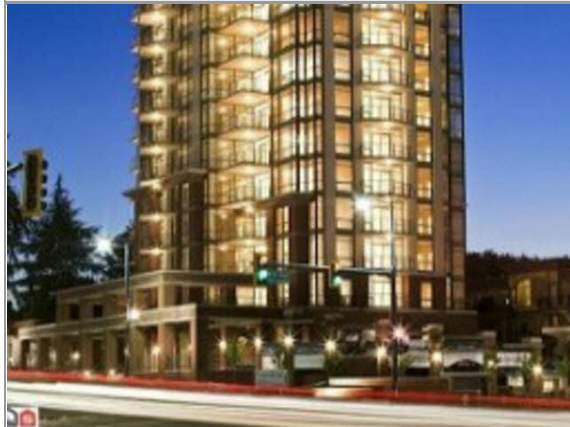
1004 13399 104TH AVENUE

North Surrey
Whalley
V3T 0C9

Residential Attached

\$245,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$254,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2009
Depth / Size (ft.):	Bedrooms: 1	Age: 6
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,552.00
Approval Req?:	Half Baths: 0	For Tax Year: 2014
Exposure:	Maint. Fee: \$347.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-926-605
Mgmt. Co's Name: BAYWEST		
Mgmt. Co's Phone: 604-592-3548		
View: No :		
Complex / Subdiv: D'CORIZE		
Services Connected: Electricity, Sanitary Sewer, Water		

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

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

Maint Fee Inc: **Garbage Pickup, Gardening**
Legal: **PL BCS3444 LT 76 BLK 5N LD 36 SEC 22 RNG 2W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYI**

Amenities: **Exercise Centre**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 9'1			x			x
Main	Dining Room	8' x 6'11			x			x
Main	Den	8'11 x 7'6			x			x
Main	Master Bedroom	12'2 x 12'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	790	# of Rooms: 4	# of Kitchens: 0	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	790 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Rentals Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	790 sq. ft.	Basement: None			6				
					7				
					8				

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

Court order sale, one bedroom and den. Spotless corner unit South East facing with huge deck, easy to show. Parking PS-#219, Locker P3-#76



Presented by:
Nikki Cvitanovic

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



Active
R2017731

Board: F
Apartment/Condo

418 10707 139 STREET

North Surrey
Whalley
V3T 0B2

Residential Attached

\$249,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$249,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2008**
Depth / Size (ft.): Bedrooms: **2** Age: **7**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **APT**
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,530.00**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: **Southwest** Maint. Fee: **\$320.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-458-181**
Mgmt. Co's Name: **LEONIS MGMT**
Mgmt. Co's Phone: **604-575-5474**
View: **:**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Penthouse**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **CLOSE**
Units in Development: **107**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Gardening**
Legal: **PL BCS2839 LT 98 BLK 5N LD 36 SEC 23 RNG 2W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Elevator**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10" x 13'			x			x
Main	Kitchen	13' x 11'			x			x
Main	Master Bedroom	12'5" x 12'5"			x			x
Main	Bedroom	11' x 10'2"			x			x
Main	Foyer	10' x 4'9"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	900	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	900 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	900 sq. ft.	Basement: None			6				
					7				
					8				

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

PENTHOUSE, CORNER SUITE!! View this Beautiful 2 Bedroom, 2 Bathroom 900 SQ.FT. Suite, with high 12' ceilings, an open concept design and Bright SW views. Secure underground parking, a short walk to skytrain, schools and all shopping. Plus it's near the University District, SFU Campus, Vancouver College and new Library. Includes 1 parking and same floor storage.



Presented by:
Nikki Cvitanovic

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



Active
R2017066

Board: F
Townhouse

62 15353 100 AVENUE

North Surrey
Guildford
V3R 3S6

Residential Attached

\$259,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$259,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2006**
Depth / Size (ft.): Bedrooms: **3** Age: **9**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RES**
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,568.00**
Approval Req?: Half Baths: **1** For Tax Year: **2015**
Exposure: **West** Maint. Fee: **\$311.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-446-260**
Mgmt. Co's Name: **Rancho**
Mgmt. Co's Phone: **604-684-4508**
View: **:**
Complex / Subdiv: **Soul of Guildford**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **2 Blks**
Units in Development: **88**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility**
Legal: **PL BCS1537 LT 87 BLK 5N LD 36 SEC 28 RNG 1W**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Disposal - Waste, Drapes/Window Coverings, Microwave, Vaulted Ceiling, Windows - Thermo**

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

Finished Floor (Main):	484	# of Rooms:	6	# of Kitchens:	1	# of Levels:	3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	453	Crawl/Bsmt. Height:						1	Main	2	No	Barn:
Finished Floor (Below):	139	Restricted Age:						2	Above	5	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,076 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	1,076 sq. ft.	Basement:	None					7				
								8				

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

SOUL of Guildford! Delightful 3 bedroom townhome in the "Soul of Guildford" one of North Surrey's most convenient locations. Features include laminate floors in the living area, main bath with double sinks, high ceilings upstairs, stainless built-in appliances, granite kitchen counters and modern light fixtures throughout. Strata fee includes gas & hot water. Walk to shops, banks, movies, markets, library and all the public amenities of the Guildford Town Centre. Bus to SkyTrain and Freeway just minutes away. Call your Realtor and view today!



Presented by:
Nikki Cvitanovic

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



Active
R2015937

Board: F
Townhouse

3 13322 102 A STREET

North Surrey
Whalley
V3T 5J7

Residential Attached

\$264,000 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$264,000
Meas. Type:	Frontage (metres): 0.00	Approx. Year Built: 1981
Depth / Size (ft.): 0	Bedrooms: 3	Age: 34
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: MR15
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,683.27
Approval Req?:	Half Baths: 1	For Tax Year: 2015
Exposure:	Maint. Fee: \$221.05	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-938-738
Mgmt. Co's Name:		
Mgmt. Co's Phone:		
View: No :		
Complex / Subdiv: The Village		
Services Connected: Electricity		

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

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

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

Maint Fee Inc: **Gardening**
Legal: **PL NWS1757 LT 3 BLK 5N LD 36 SEC 27 RNG 2W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 12'5			x			x
Main	Kitchen	10'8 x 7'8			x			x
Main	Dining Room	10' x 8'			x			x
Main	Eating Area	10'8 x 7'1			x			x
Above	Master Bedroom	16' x 12'6			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	12'5 x 9'6			x			x
Above	Storage	9'6 x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main): 657	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 871	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total): 1,528 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,528 sq. ft.				7				
				8				

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

THE VILLAGE AT SURREY PLACE! Spacious 3 bedroom townhome! fully fenced backyard. Large master bedroom with ensuite and walk in closet. LOTS OF ROOM F OR STORAGE with a hidden storage room on the second floor! Located close to Central City Mall, SFU, Skytrain, New City Hall, Ice rink, Recreation and more! Rarely available and investor friendly.



Presented by:
Nikki Cvitanovic

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



Active
R2015769

Board: F
Apartment/Condo

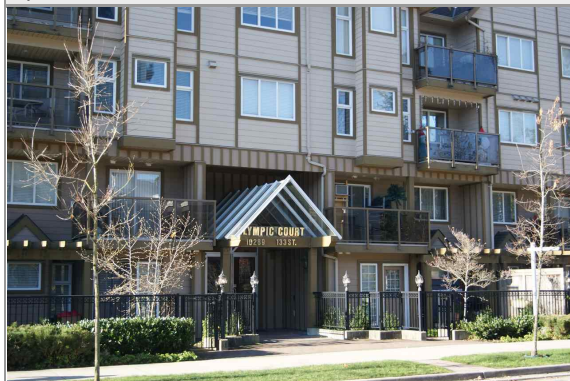
408 10289 133 STREET

North Surrey
Whalley
V3T 0B1

Residential Attached

\$269,900 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
Maint. Fee:

Original Price: **\$269,900**
Approx. Year Built: **2008**
Age: **7**
Zoning: **CD**
Gross Taxes: **\$1,827.88**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **027-473-333**

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Maint Fee Inc:
Legal: **PL BCS2859 LT 45 BLK 5N LD 36 SEC 27 RNG 2W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
Amenities: **Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'9"			x			x
Main	Kitchen	14' x 9'9"			x			x
Main	Master Bedroom	22' x 13'5"			x			x
Main	Bedroom	18' x 10'			x			x
Main	Bedroom	15' x 9'10"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,245	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	4	No	Pool:
Finished Floor (Total):	1,245 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:			5				Door Height:
Grand Total:	1,245 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Royal Pacific Rlty. (Kingsway)**

This top unit offers 3 bedrooms, 3 bathrooms and 2 parking stalls. Central location & walking distance to T&T, Central City Mall, new library, sky train, bus station, SFU Campus and recreation center. Must see!



Presented by:
Nikki Cvitanovic

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



Active
R2017426

Board: F
Apartment/Condo

307 2970 KING GEORGE BOULEVARD

South Surrey White Rock
Elgin Chantrell
V4P 0E6

Residential Attached

\$299,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$307,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2009**
Depth / Size (ft.): Bedrooms: **2** Age: **6**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **APT**
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,860.03**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$366.19** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **028-031-776**
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**
Mgmt. Co's Phone: **604-683-8900**
View: **Yes: NORTH SHORE MOUNTAIN VIEWS**
Complex / Subdiv: **WATERMARK**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **87** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **87**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PL BCS3577 LT 42 LD 36 SEC 22 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Elevator, Exercise Centre, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'6" x 14'6"			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Master Bedroom	13' x 10'8"			x			x
Main	Bedroom	11' x 10'			x			x
Main	Foyer	5' x 10'10"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,042	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,042 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	1,042 sq. ft.	Basement: None			6				
					7				
					8				

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

The "Watermark". Very bright corner unit with some North Shore Mountain views. Tons of natural light through the suite. Satellite bedrooms. Large kitchen with centre island. Granite countertops. Excellent floor plan with lots of flow. Bus service out front. Shopping out front. Remaining New Home Warranty in place. Suite comes with 1 parking space plus 1 storage locker.



Presented by:
Nikki Cvitanovic

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



Active
R2010182

Board: F
Townhouse

103 9118 149 STREET

Surrey
Bear Creek Green Timbers
V3R 3Z6

Residential Attached

\$319,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$329,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1997**
Depth / Size (ft.): Bedrooms: **3** Age: **18**
Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **MFD**
Flood Plain: Full Baths: **3** Gross Taxes: **\$1,993.92**
Approval Req?: Half Baths: **1** For Tax Year: **2015**
Exposure: Maint. Fee: **\$286.42** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **023-522-551**
Mgmt. Co's Name: **PACIFIC QUORUM**
Mgmt. Co's Phone: **604-635-0260**
View: **:**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Locker: **N**
Dist. to Public Transit: **CLOSE**
Units in Development: **0** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management**
Legal: **PL LMS2374 LT 16 LD 36 SEC 34 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 15'			x			x
Main	Dining Room	11' x 10'6			x			x
Main	Kitchen	12' x 9'4			x			x
Main	Foyer	7' x 4'			x			x
Above	Master Bedroom	13'7 x 11'3			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	10' x 9'			x			x
Below	Recreation	11' x 10'6			x			x
Below	Laundry	6'6 x 5'			x			x
		x			x			

Finished Floor (Main):	730	# of Rooms:	9	# of Kitchens:	1	# of Levels:	3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	725	Crawl/Bsmt. Height:						1	Main	2	No	Barn:
Finished Floor (Below):	360	Restricted Age:						2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3	Above	3	No	Pool:
Finished Floor (Total):	1,815 sq. ft.	# or % of Rentals Allowed:						4	Bsmt	3	No	Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed					5				Door Height:
Grand Total:	1,815 sq. ft.	Basement:	Full					6				
								7				
								8				

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

Court order sale! "Sold as is where is" Wildwood Glen - 38 unit complex near transit at Fraser Highway and 148 st/ 3 bedroom with 4 washroom. The kitchen has newer cabinets / stainless appliances. Double side by side garage. Newer cloths washer/dryer. Private backyard with patio for your barbecue. Very bright with loads of sunshine. All offers must have copy of "SCHEDULE A" which forms part of the contract & subject to court approval.



Presented by:
Nikki Cvitanovic

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



Active
R2016282

Board: F
Townhouse

102 12747 16 AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 1N2

Residential Attached

\$399,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$399,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1980**
Depth / Size (ft.): Bedrooms: **2** Age: **35**
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM30**
Flood Plain: Full Baths: **2** Gross Taxes: **\$2,273.96**
Approval Req?: **No** Half Baths: **1** For Tax Year: **2015**
Exposure: **South** Maint. Fee: **\$374.87** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **001-919-351**
Mgmt. Co's Name: **Fraser Valley Campbell Mgmt**
Mgmt. Co's Phone: **604-585-3276**
View: **Yes: Ocean**
Complex / Subdiv: **Ocean Park Courtyards**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open, Visitor Parking**
Locker: **N**
Dist. to Public Transit: **Close**
Units in Development: **32**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **PL NWS1703 LT 30 LD 36 SEC 18 TWP 1 PART S 1/2, STRATA.**

Amenities: **In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9' x 9'			x			x
Main	Dining Room	13'6 x 9'4			x			x
Main	Kitchen	13'9 x 10'6			x			x
Main	Living Room	16'6 x 9'5			x			x
Main	Eating Area	9' x 8'			x			x
Above	Master Bedroom	13'5 x 13'3			x			x
Above	Bedroom	14'4 x 10'			x			x
Above	Laundry	7' x 4'			x			x
		x			x			
		x			x			

Finished Floor (Main):	733	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	771	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below):	40	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Main	2	No	Pool:
Finished Floor (Total):	1,544 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,544 sq. ft.	Basement: None			6				
					7				
					8				

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

Welcome to Ocean Park Courtyards! Rarely available... Feels more like a house than a townhouse. Beautiful 2 bedroom home with each bedroom featuring it's own en-suite and large closets with laundry above too. Main floor features large inviting foyer with updated kitchen with separate formal dining plus large cozy living room with powder room on the main. Amazing outdoor living space offering amazing sunsets and ocean views. Did I mention location? Walk to 1001 steps, shopping, restaurants and transportation. Opportunity is knocking! Call today!



Presented by:
Nikki Cvitanovic

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



Active
F1445412

Board: F
Apartment/Condo

1106 1473 JOHNSTON ROAD

South Surrey White Rock
White Rock
V4B 0A2

Residential Attached

\$499,900 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$358.24**

Original Price: **\$499,900**
Approx. Year Built: **2008**
Age: **7**
Zoning: **CD16**
Gross Taxes: **\$3,056.00**
For Tax Year: **2014**
Tax Inc. Utilities?:
P.I.D.: **027-761-061**

Mgmt. Co's Name: **Leonis**
Mgmt. Co's Phone: **604-575-5474**
View: **No**
Complex / Subdiv: **MIRAMAR VILLAGE**
Services Connected: **Community, Electricity**

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Parking Access:
Locker:
Dist. to School Bus:
Total Units in Strata:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
Legal: **PL BCS3237 LT 62 LD 36 SEC 10 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**

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

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

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

Finished Floor (Main):	956	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	956 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	956 sq. ft.	Basement: None			6				
					7				
					8				

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

Fantastic 2 bedroom, 2 bathroom unit in Bosa built Miramar Village! This 11th floor condo features breathtaking water views and is luxuriously appointed with top-of-the-line appliances such as Liebherr, Electrolux Icon etc and high-end finishings incl/ quartz counters, undermount sinks, frameless shower doors, modern cabinetry and more! The contemporary design is tasteful and will suit many tastes. This is an absolute A1 location walking distance to many local amenities incl shopping, restaurants, parks, recreation, White Rock Beach & pier, services and so much more! Concrete building with private security features. All offers subject to court approval and pls ask listing agent for Schedule A.