



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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**Active**  
**R2014598**

Board: F  
Apartment/Condo

**112 13501 96 AVENUE**

North Surrey  
Whalley  
V3V 7L9

Residential Attached

**\$104,900** (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:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$220.00**

Original Price: **\$139,000**  
Approx. Year Built: **1984**  
Age: **32**  
Zoning: **F26**  
Gross Taxes: **\$924.21**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **002-172-658**

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



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**Active**  
**R2024723**

Board: F  
Apartment/Condo

**111 12733 72 AVENUE**

Surrey  
West Newton  
V3W 2M7

Residential Attached

**\$110,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$110,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1996**  
Depth / Size (ft.): Bedrooms: **1** Age: **20**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$927.94**  
Approval Req?: Half Baths: **0** For Tax Year: **2014**  
Exposure: **West** Maint. Fee: **\$179.24** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **018-952-020**  
Mgmt. Co's Name: **Pacific Quorum**  
Mgmt. Co's Phone: **604-635-0260**  
View: **No :**  
Complex / Subdiv: **Newton Park**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Ground Level Unit**  
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: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **2 BLKS**  
Units in Development: **125** Total Units in Strata: **125**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
Legal: **PL LMS1634 LT 8 LD 36 SEC 19 TWP 2 PART SE 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT**

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

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

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

Finished Floor (Main):	<b>661</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>661 sq. ft.</b>	# or % of Rentals Allowed: <b>31</b>			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor:	<b>0</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total:	<b>661 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

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

**You found it. West facing ground floor unit with large patio. This one bedroom is perfect for the first time buyer or the investor. Enjoy the setting sun on the quiet side of the building, backing onto treed area. Features include insuite laundry, large living area with gas fireplace and more. This is a rainscreened building, a major plus when buying a condo! Call today for viewing!**



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**Active**  
**R2011302**

Board: F  
Apartment/Condo

**106 7175 134 STREET**

Surrey  
West Newton  
V3W 4T1

Residential Attached

**\$119,000** (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: **29**  
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): <b>730</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>730 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total: <b>730 sq. ft.</b>	Basement: <b>None</b>			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"**



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**Active**  
**R2021401**

Board: F  
Apartment/Condo

**103 13780 76 AVENUE**

Surrey  
East Newton  
V3W 1E5

Residential Attached

**\$139,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$139,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1997**  
Depth / Size (ft.): Bedrooms: **2** Age: **18**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,076.10**  
Approval Req?: Half Baths: **0** For Tax Year: **2015**  
Exposure: **West** Maint. Fee: **\$274.54** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **023-883-065**  
Mgmt. Co's Name: **Teamwork PM**  
Mgmt. Co's Phone: **604-854-1734**  
View: **No :**  
Complex / Subdiv: **Earl's Court**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Ground Level Unit, Inside Unit**

Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2**  
Parking: **Garage Underbuilding**

Parking Access:

Locker: **Y**  
Dist. to School Bus: **1 BLK**  
Total Units in Strata: **48**

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: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Water**  
Legal: **PL LMS2915 LT 10 LD 36 SEC 21 TWP 2 STRATA.**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'3 x 9'1			x			x
Main	Living Room	17'7 x 12'8			x			x
Main	Master Bedroom	14' x 11'2			x			x
Main	Walk-In Closet	7'11 x 3'7			x			x
Main	Bedroom	9'8 x 10'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	877	# 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: 1	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total):	877 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	877 sq. ft.	Basement: <b>None</b>			6				
					7				
					8				

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

**Located just half a block from King's Cross shopping mall, this 2 bedroom 2 bath GROUND FLOOR unit is perfect many walks of people. Featuring 2 parking stalls, a large private patio, and all in a quiet location, this home is priced to sell. Walk to Superstore, restaurants, shopping and more. Come check out this beauty today!**





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**Active**  
**R2014964**

Board: F  
Apartment/Condo

**705 10523 UNIVERSITY DRIVE**

North Surrey  
Whalley  
V3T 5T8

Residential Attached

**\$154,900** (LP)

(SP)



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

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



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

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**Active**  
**R2020920**

Board: F  
Apartment/Condo

**203 10675 138A STREET**

North Surrey  
Whalley  
V3T 4L2

Residential Attached

**\$159,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$165,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1995**  
Depth / Size (ft.): Bedrooms: **2** Age: **21**  
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):	<b>870</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>870 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals</b>					5				Door Height:
Grand Total:	<b>870 sq. ft.</b>	Basement:	<b>Allwd w/Restrctns</b>					6				
			<b>None</b>					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:  
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**Active**  
**R2016309**

Board: F  
Apartment/Condo

**109 14885 100 AVENUE**

North Surrey  
Guildford  
V3R 0W1

Residential Attached

**\$159,900** (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: **23**  
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):	<b>897</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>897 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>897 sq. ft.</b>	Basement: <b>None</b>			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:  
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**Active**  
**R2005561**

Board: F  
Apartment/Condo

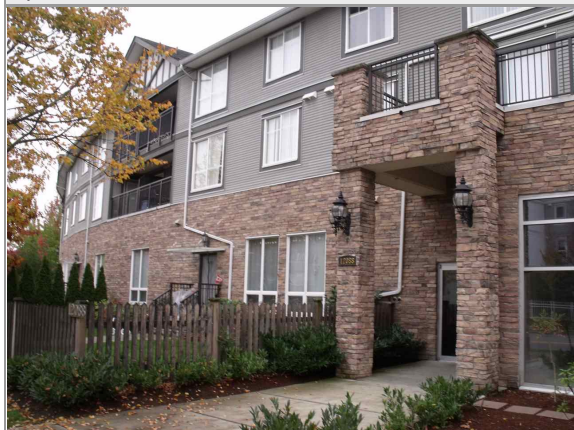
**221 12088 75A AVENUE**

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: **6**  
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**

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):	<b>837</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>837 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	<b>Pets Allowed, Rentals Allowed</b>					5				Door Height:
Unfinished Floor:	<b>0</b>							6				
Grand Total:	<b>837 sq. ft.</b>	Basement:	<b>None</b>					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:  
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**Active**  
**R2025154**

Board: F  
Apartment/Condo

**410 8068 120A STREET**

Surrey  
Queen Mary Park Surrey  
V3W 3P3

Residential Attached

**\$169,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$169,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1996**  
Depth / Size (ft.): Bedrooms: **2** Age: **20**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RES**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,293.71**  
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**  
Exposure: Maint. Fee: **\$257.00** Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: P.I.D.: **023-217-677**  
Mgmt. Co's Name: **Davin Management Ltd**  
Mgmt. Co's Phone: **604-594-5643**  
View: **No :**  
Complex / Subdiv: **Melrose Place**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage Underbuilding**  
Locker: **N**  
Dist. to Public Transit: **1** Dist. to School Bus: **2**  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **Yes: Court sale as-is where-is**  
Fixtures Rmvd: **Yes: Court sae as-is where-is**  
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
Legal: **PL LMS2149 LT 105 LD 36 SEC 30 TWP 2 PART SW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT**  
Amenities: **Bike Room, Elevator, Guest Suite, In Suite Laundry, Recreation Center, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'8 x 14'			x			x
Main	Dining Room	7' x 10'8			x			x
Main	Kitchen	8' x 13'			x			x
Main	Master Bedroom	10'10 x 14'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Laundry	4'5 x 6'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>957</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>957 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	<b>957 sq. ft.</b>	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Landmark Realty Corp.**

**TOP FLOOR, two bedrooms, one full bath, gas fireplace, laundry. Great area that is close to all shopping, transit and amenities. Monthly strata fee about \$257. Two dogs allowed, up to 24" at shoulder. Rentals allowed but restricted - currently full. Gas and hot water included with your strata fee. Nice building and area.**



Presented by:  
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**Active**  
**R2016839**

Board: F  
Apartment/Condo

**311 9763 140 STREET**

North Surrey  
Whalley  
V3T 4M4

Residential Attached

**\$170,000** (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):	<b>936</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>936 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>					5				Door Height:
Grand Total:	<b>936 sq. ft.</b>	Basement:	<b>None</b>					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  
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[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2015766**

Board: F  
Apartment/Condo

**208 15385 101A AVENUE**

North Surrey  
Guildford  
V3R 0B4

Residential Attached

**\$184,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$192,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2007</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>9</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>STRATA</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,196.96</b>
Approval Req?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2015</b>
Exposure: <b>East</b>	Maint. Fee: <b>\$1.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>026-740-095</b>
Mgmt. Co's Name: <b>CAMPBELL MGMT</b>		
Mgmt. Co's Phone: <b>778-574-3499</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>CHARLTON PARK</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

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: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor:	0	Basement: <b>None</b>			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.**





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**Active**  
**R2018746**

Board: F  
Townhouse

**79 10818 152 STREET**

North Surrey  
Bolivar Heights  
V3R 4H2

Residential Attached

**\$189,500** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$199,500**  
Meas. Type: Frontage (metres): Approx. Year Built: **1972**  
Depth / Size (ft.): Bedrooms: **3** Age: **44**  
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			

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: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	1,656 sq. ft.	Basement: <b>Partly Finished</b>			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:  
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**Active**  
**R2007263**

Board: F  
Apartment/Condo

**306 7435 121A STREET**

Surrey  
West Newton  
V3W 0W8

Residential Attached

**\$189,900** (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: **22**  
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 School Bus:  
Total Units in Strata:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **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):	<b>1,140</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>1,140 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>1,140 sq. ft.</b>	Basement: <b>None</b>			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.**



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**Active**  
**R2013766**

Board: F  
Apartment/Condo

**417 13339 102A AVENUE**

North Surrey  
Whalley  
V3T 0C5

Residential Attached

**\$197,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$209,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **2009**  
Depth / Size (ft.): Bedrooms: **1** Age: **7**  
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):	<b>661</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>661 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals</b>					5				Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Part</b>					6				
Grand Total:	<b>661 sq. ft.</b>							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:  
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**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):	<b>1,273</b>	# of Rooms:	<b>9</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>1,273 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals</b>					5				Door Height:
Unfinished Floor:	<b>0</b>	<b>Allwd w/Restrctns</b>						6				
Grand Total:	<b>1,273 sq. ft.</b>	Basement:	<b>None</b>					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:  
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**Active**  
**F1446683**

Board: F  
Apartment/Condo

**218 13555 GATEWAY DRIVE**

North Surrey  
Whalley  
V3T 0B5

Residential Attached

**\$209,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$264,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **2008**  
Depth / Size (ft.): Bedrooms: **2** Age: **8**  
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**  
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):	<b>757</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>757 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	<b>757 sq. ft.</b>	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			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, ensuite laundry and secure underground parking. Close to Skytrain, Central City Mall and SFU Campus.



Presented by:  
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**Active**  
**F1441588**

Board: F  
Townhouse

**255 7495 140TH STREET**

Surrey  
East Newton  
V3W 6G5

Residential Attached

**\$216,900** (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: **39**  
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):	<b>775</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>775</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,550 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.</b>			5				Door Height:
Grand Total:	<b>1,550 sq. ft.</b>	Basement: <b>None</b>			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.**



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**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)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$217,500**  
Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2009**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **1** Age: **7**  
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	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	720 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	720 sq. ft.	Basement: <b>None</b>			6				
					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".**



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**Active**  
**R2003614**

Board: F  
Apartment/Condo

**606 13399 104 AVENUE**

North Surrey  
Whalley  
V3T 0C9

Residential Attached

**\$219,000** (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: **7**  
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):	<b>790</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>790 sq. ft.</b>	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals</b>					5				Door Height:
Unfinished Floor:	<b>0</b>	<b>Allwd w/Restrctns</b>						6				
Grand Total:	<b>790 sq. ft.</b>	Basement:	<b>None</b>					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:  
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**Active**  
**R2021252**

Board: F  
Townhouse

**126 10732 GUILDFORD DRIVE**

North Surrey  
Guildford  
V3R 1W6

Residential Attached

**\$229,000** (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: **41**  
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:  
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[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2017731**

Board: F  
Apartment/Condo

**418 10707 139 STREET**

North Surrey  
Whalley  
V3T 0B2

Residential Attached

**\$239,900** (LP)

(SP)



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

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$320.00**

Original Price: **\$249,900**  
Approx. Year Built: **2008**  
Age: **8**  
Zoning: **APT**  
Gross Taxes: **\$1,530.00**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
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: **No**  
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:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor:	0	Basement: <b>None</b>			6				
Grand Total:	900 sq. ft.				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:  
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**Active**  
**F1439731**

Board: F  
Apartment/Condo

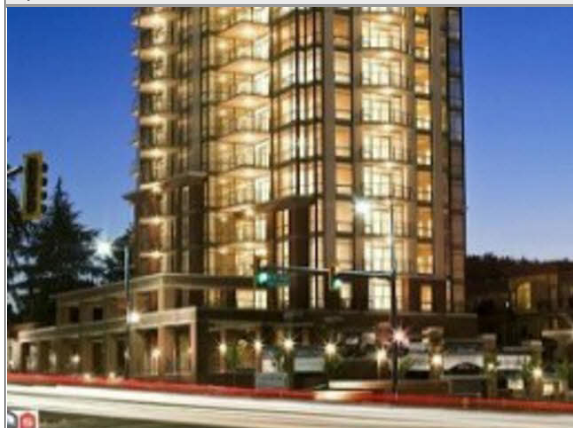
**1004 13399 104TH AVENUE**

North Surrey  
Whalley  
V3T 0C9

Residential Attached

**\$245,900** (LP)

(SP)



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

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



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**Active**  
**R2027535**

Board: F  
Townhouse

**109 13880 74 AVENUE**

Surrey  
East Newton  
V3W 7E6

Residential Attached

**\$252,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date: Frontage (feet): Original Price: **\$252,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1974**  
Depth / Size (ft.): Bedrooms: **3** Age: **42**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MR**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,476.37**  
Approval Req?: Half Baths: **1** For Tax Year: **2015**  
Exposure: Maint. Fee: **\$210.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **001-697-251**  
Mgmt. Co's Name: **BAYWEST**  
Mgmt. Co's Phone:  
View: :  
Complex / Subdiv: **WEDGEWOOD ESTATES**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Fenced Yard, Patio(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**  
Locker: **N**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Maint Fee Inc: **Management, Recreation Facility**  
Legal: **PL NWS1220 LT 109 LD 36 SEC 21 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**  
Amenities: **Playground, Tennis Court(s)**

Site Influences: **Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'6" x 17'6"			x			x
Main	Laundry	5'6" x 7'6"			x			x
Main	Kitchen	9' x 9'			x			x
Main	Eating Area	8' x 9'			x			x
Main	Dining Room	10' x 13'			x			x
Main	Living Room	12' x 13'			x			x
Above	Master Bedroom	11'10" x 13'			x			x
Above	Bedroom	9'6" x 11'10"			x			x
Above	Bedroom	9'6" x 10'9"			x			x
		x			x			

Finished Floor (Main):	<b>700</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>700</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,400 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,400 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**COURT ORDERED SALE. Being sold 'AS-IS, WHERE-IS'. WEDGEWOOD ESTATES. Excellent end-unit location in a great complex. 3 bedrooms, 1.5 bathrooms, 2 parking spots, and a private fenced backyard and patio off the eating area. The Listing Realtor is only representing the Seller & all public inquiries must go through their own Realtor.**





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**Active**  
**R2015937**

Board: F  
Townhouse

**3 13322 102 A STREET**

North Surrey  
Whalley  
V3T 5J7

Residential Attached

**\$264,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.): **0**  
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:  
Complex / Subdiv: **The Village**  
Services Connected: **Electricity**

Frontage (feet): **0.00**  
Frontage (metres): **0.00**  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$221.05**

Original Price: **\$264,000**  
Approx. Year Built: **1981**  
Age: **34**  
Zoning: **MR15**  
Gross Taxes: **\$1,683.27**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **001-938-738**

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: **Carpport; Single**  
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**

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

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**  
Finished Floor (Above): **871**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,528 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **1,528 sq. ft.**

# of Rooms: **8** # of Kitchens: **1** # of Levels: **2**  
Crawl/Bsmt. Height:  
Restricted Age:  
# of Pets: Cats: Dogs:  
# or % of Rentals Allowed:  
Bylaw Restrict: **Pets Allowed w/Rest., Rentals Allowed**  
Basement: **None**

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

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

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 FOR 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.**



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**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: **7**  
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: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	1,042 sq. ft.	Basement: <b>None</b>			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. OPEN HOUSE Sunday Jan 24th 2-4pm**



Presented by:  
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**Active**  
**R2026265**

Board: F  
Townhouse

**7 12128 68 AVENUE**

Surrey  
West Newton  
V3W 1M3

Residential Attached

**\$320,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$320,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1999**  
Depth / Size (ft.): Bedrooms: **3** Age: **17**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM15**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,891.41**  
Approval Req?: Half Baths: **1** For Tax Year: **2015**  
Exposure: Maint. Fee: **\$220.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **024-812-463**  
Mgmt. Co's Name: **Ocean Bay Management**  
Mgmt. Co's Phone:  
View: **:**  
Complex / Subdiv: **Mallard Ridge**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; 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: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management, Recreation Facility**  
Legal: **PL LMS4039 LT 22 LD 36 SEC 18 TWP 2 STRATA LOT AS SHOWN ON FORM 1.**

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

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'			x			x
Main	Dining Room	9'6 x 8'2			x			x
Main	Kitchen	8'11 x 7'5			x			x
Above	Master Bedroom	12'8 x 11'5			x			x
Above	Bedroom	11'10 x 9'			x			x
Above	Bedroom	10'10 x 8'9			x			x
Below	Other	11' x 10'			x			x
Below	Laundry	10' x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>609</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>609</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>78</b>	# of Pets:	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,296 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total:	<b>1,296 sq. ft.</b>	Basement: <b>Full</b>			6				
					7				
					8				

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

**Sutton Premier Realty**

**3 Bedroom 2 and a half bathroom unit in Mallard Ridge with south facing backyard. Cozy yet practical layout, fenced and spacious back yard. Close to schools, transit and shopping.**



Presented by:  
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**Active**  
**R2016282**

Board: F  
Townhouse

**102 12747 16 AVENUE**

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

Residential Attached

**\$369,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$399,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1980**  
Depth / Size (ft.): Bedrooms: **2** Age: **36**  
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):	<b>733</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>771</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>40</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,544 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>1,544 sq. ft.</b>	Basement: <b>None</b>			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**  
**R2024248**

Board: F  
Apartment/Condo

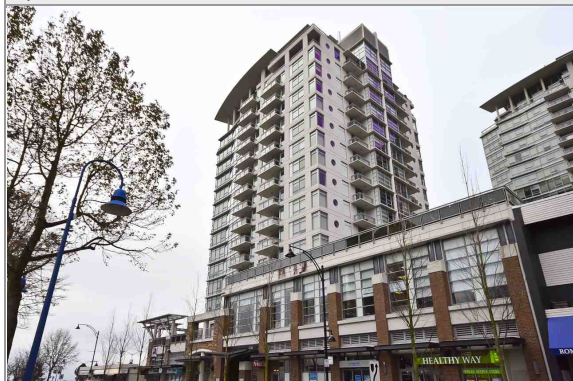
**1106 1473 JOHNSTON ROAD**

South Surrey White Rock  
White Rock  
V4B 0A2

Residential Attached

**\$499,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$499,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **2008**  
Depth / Size (ft.): Bedrooms: **2** Age: **8**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD16**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$3,056.36**  
Approval Req?: Half Baths: **0** For Tax Year: **2014**  
Exposure: Maint. Fee: **\$358.24** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: 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: <b>Corner Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>
Exterior: <b>Concrete</b>	Locker:
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus:
Rain Screen:	Total Units in Strata:
Renovations:	
Water Supply: <b>City/Municipal</b>	
Fireplace Fuel: <b>Electric</b>	
Fuel/Heating: <b>Electric</b>	
Outdoor Area: <b>Balcony(s)</b>	
Type of Roof: <b>Other</b>	

Reno. Year: Dist. to Public Transit:  
R.I. Plumbing: Units in Development:  
R.I. Fireplaces: Title to Land: **Freehold Strata**  
# of Fireplaces: **1** 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, Management**  
Legal: **PL BCS3237 LT 62 LD 36 SEC 10 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**  
Amenities: **Club House, Elevator, In Suite Laundry**  
Site Influences: **Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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	13'4 x 9'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>956</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>956 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed, Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>956 sq. ft.</b>				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. Open House from 3-5pm on Sunday January 17, 2015.**



Presented by:  
**Nikki Cvitanovic**

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**Active**  
**R2027348**

Board: F  
Townhouse

**44 2453 163 STREET**

South Surrey White Rock  
Grandview Surrey  
V3R 7K1

Residential Attached

**\$659,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	Original Price: <b>\$659,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2009</b>
Depth / Size (ft.):	Bedrooms: <b>4</b>	Age: <b>7</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>4</b>	Zoning: <b>MULTI</b>
Flood Plain:	Full Baths: <b>3</b>	Gross Taxes: <b>\$3,550.28</b>
Approval Req?: <b>No</b>	Half Baths: <b>1</b>	For Tax Year: <b>2015</b>
Exposure:	Maint. Fee: <b>\$306.00</b>	Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:		P.I.D.: <b>028-035-143</b>
Mgmt. Co's Name: <b>LEONIS</b>		
Mgmt. Co's Phone: <b>604-575-5474</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>AZURE</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **2 Storey w/Bsmt., End Unit**

Construction: **Frame - Wood**

Exterior: **Hardi Plank, Mixed**

Foundation: **Concrete Perimeter**

Rain Screen: **Full**

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Gas - Natural**

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

Outdoor Area: **Fenced Yard, Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

# of Fireplaces: **1**

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

Parking: **Garage; Double**

Parking Access: **Front**

Locker: **N**

Dist. to School Bus:

Total Units in Strata: **50**

Dist. to Public Transit:

Units in Development: **50**

Title to Land: **Freehold Strata**

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

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **:**

Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Legal: **PL BCS3580 LT 10 LD 36 SEC 24 TWP 1**

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

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'9 x 5'9			x			x
Main	Great Room	17'8 x 15'8			x			x
Main	Kitchen	13'5 x 9'1			x			x
Main	Eating Area	13'5 x 9'1			x			x
Above	Master Bedroom	18'6 x 14'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	11'6 x 10'2			x			x
Above	Den	13'5 x 10'9			x			x
Below	Bedroom	11'10 x 9'6			x			
Below	Recreation	19' x 18'			x			

Finished Floor (Main): **770**  
Finished Floor (Above): **1,054**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **754**  
Finished Floor (Total): **2,578 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **2,578 sq. ft.**

# of Rooms: **10** # of Kitchens: **1** # of Levels: **3**  
Crawl/Bsmt. Height:  
Restricted Age:  
# of Pets: Cats: Dogs:  
# or % of Rentals Allowed:  
Bylaw Restrict: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Basement: **Full, Fully Finished**

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

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

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

**Azure West, super desirable complex. Walking distance to shopping, walking distance to bus service, short drive times to local public schools. This is an end unit, tons of natural light throughout, plus a spacious fenced rear yard. Large master bedroom ensuite, plus a large master bedroom walk in closet. Spacious open den on the upper floor. Laundry room on the upper floor. Easy to view.**