



Presented by:
Nikki Cvitanovic

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



Active
R2120145
Board: F
Apartment/Condo

312 10438 148 STREET

North Surrey
Guildford
V3R 8S9

Residential Attached

\$132,800 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$132,800**
Meas. Type: Frontage (metres): Approx. Year Built: **1982**
Depth / Size (ft.): Bedrooms: **1** Age: **34**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **APT**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$932.58**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
Exposure: **East** Maint. Fee: **\$271.21** Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **001-505-751**
Mgmt. Co's Name: **Teamwork Property** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-854-1734**
View: **No :**
Complex / Subdiv: **GUILDFORD GREENE**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Other, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: **Completely**
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
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: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker: **N**
Dist. to Public Transit: **1/4 BLK**
Units in Development: **90** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **Yes: SOLD "AS IS WHERE IS"**
Fixtures Rmvd: **Yes: SOLD "AS IS WHERE IS"**
Floor Finish: **Laminate, Other**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
Legal: **PL NWS2254 LT 68 BLK 5N LD 36 SEC 20 RNG 1 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

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

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	8' x 8'			x			x
Main	Dining Room	9' x 8'			x			x
Main	Bedroom	13' x 11'			x			x
Main	Den	5' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	734	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	734 sq. ft.	# or % of Rentals Allowed: 100%			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	734 sq. ft.	Basement: None			7				
					8				

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

Court Ordered Sale - Guildford Greene - Spacious, top floor 1 bedroom with small den (storage room converted) boasting 734 square feet. Loads of upgrade including laminate flooring throughout, updated kitchen with granite counters and large island. Large outdoor patio. Property is in great condition, but is sold on a "As is Where is" basis only. Good building with comprehensive building envelope replacement completed including new roof, windows, sliders, decks, building membrane and common area upgrades. Excellent location across from school, transportation, Canadian Superstore, Guildford Mall, theatres, restaurants and Guildford recreation centre and new pool. Rentals are ok and it is a pet friendly building. 2 parking



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Active
R2111620
Board: F
Apartment/Condo

207 12083 92A AVENUE

Surrey
Queen Mary Park Surrey
V3V 8C8

Residential Attached

\$204,900 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?: **No**
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **Leonis Mgmt & Consultants**
Mgmt. Co's Phone: **604-575-5474**
View: **No :**
Complex / Subdiv: **Tamaron**
Services Connected: **Electricity, Sanitary Sewer, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$407.92**

Original Price: **\$209,900**
Approx. Year Built: **2003**
Age: **13**
Zoning: **CD**
Gross Taxes: **\$1,274.61**
For Tax Year: **2016**
Tax Inc. Utilities?: **No**
P.I.D.: **025-669-109**
Tour:

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **Close**
Units in Development: **85**
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, Snow removal**
Legal: **LT 19 LD 36 SEC 31 TWP 2 STRATA PLAN BCS364**

Amenities: **Bike Room, Elevator, Exercise Centre, Guest Suite**

Site Influences: **Cul-de-Sac, Shopping Nearby**
Features: **Intercom**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	11' x 11'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	14' x 10'			x			x
Main	Laundry	6' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	973	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	973 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	973 sq. ft.	Basement: None			6				
					7				
					8				

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

Bright south facing unit with 2 bedrooms, 2 full bathrooms, gas fireplace and ensuite laundry. Bedrooms on opposite side for additional privacy. This centrally located unit is close to shopping, transportation and all other amenities. Building has a guest suite, bike room and an exercise room. Very bright and open layout ideal for today's living style. Sorry no rentals allowed.



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Phone: 778-926-6464
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nikkic@remax.net



Active
R2101002
Board: F
Apartment/Condo

401 12739 72 AVENUE

Surrey
West Newton
V3W 2M7

Residential Attached

\$209,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$239,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1995**
Depth / Size (ft.): Bedrooms: **2** Age: **21**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,268.08**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$285.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **023-524-294**
Mgmt. Co's Name: **Pacific Quorum** Tour:
Mgmt. Co's Phone: **604-685-3828**
View: **Yes: Newton Athletic Park**
Complex / Subdiv: **Newton Court**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: Covered Parking: **2** 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: **Mixed**
Dist. to School Bus:
Total Units in Strata:

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **STRATA PL LMS1634 STRATA LT 123 SEC 19 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 NEW WESTMINSTER DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

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

Finished Floor (Main):	1,043	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,043 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,043 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

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

Spacious 2 bedroom corner suite, 2 full baths, located on the top floor. Peacefully located at the back of the complex overlooking Newton Athletic Park. Balcony with S/W exposure. Prime location within walking distance to Kwantlen University, Newton Park, tennis courts, schools, public transit, restaurants and shopping. Property needs updating and TLC. Offers welcome.



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



Active
R2103863
Board: F
Apartment/Condo

429 6628 120 STREET

Surrey
West Newton
V3W 1T7

Residential Attached

\$219,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$249,000
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:	Full Baths: 1	Gross Taxes: \$1,382.41
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee:	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-899-578
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View:	Yes: COURTYARD	
Complex / Subdiv:	SALUS	
Services Connected:	Electricity, Water	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **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: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**
Total Units in Strata: **245**

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**
Legal: **PL BCS3422 LT 70 LD 36 SEC 18 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**
Amenities: **Exercise Centre, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'7 x 8'			x			x
Main	Living Room	18'5 x 14'11			x			x
Main	Bedroom	10'1 x 12'10			x			x
Main	Den	8'3 x 7'11			x			x
Main	Laundry	6'5 x 6'5			x			x
Main	Patio	10'9 x 17'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	720	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	720 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	720 sq. ft.				7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

Great opportunity to own in Salus, a modern contemporary development. This Top floor, 1 Bedroom & Den unit offers a unique floor plan, on the quiet side of the complex. It has an open concept with high end finishings including granite counters and an electric fireplace. Beautiful views into the courtyard off the large private balcony. A great place to relax and/or entertain guests. This unit offers 1 secure underground parking & a storage locker. There is a huge amenities area which includes an Aqua Lounge, outdoor salt water lap pool, Hot Tub, Steam Room, Gym and much more.



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Nikki Cvitanovic

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



Active
R2119990
Board: F
Apartment/Condo

302 15956 86A AVENUE

Surrey
Fleetwood Tynehead
V4N 6N8

Residential Attached

\$229,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$229,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2013**
Depth / Size (ft.): Bedrooms: **1** Age: **3**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD**
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,310.02**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$185.39** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **029-158-621**
Mgmt. Co's Name: **First Residential Services** Tour:
Mgmt. Co's Phone: **604-683-8900**
View: **No :**
Complex / Subdiv: **ASCEND**
Services Connected: **Electricity, Water**

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Brick, Hardi Plank**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

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

Maint Fee Inc: **Caretaker, Gardening, Gas, Management, Recreation Facility**
Legal: **PL EPS1391 STRATA LT 58 NEW WESTMINSTER DISTRICT SEC 26 TWP 2 STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Playground, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	12'5 x 11'2			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	11'2 x 8'5			x			x
Main	Nook	5' x 5'			x			x
Main	Master Bedroom	10'10 x 10'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	661	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	661 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Grand Total:	661 sq. ft.	Basement: None			6				
					7				
					8				

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

Welcome to Ascend - Fleetwood's finest! Very bright and spacious contemporary 1 bedroom unit with impressive fixtures, finishing's, great floor plan, laminate floors, modern kitchen and private patio. Within walking distance to amenities including: Fleetwood Recreation Centre, Transit, gorgeous parks, shopping for your everyday essentials.



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



Active
R2107160
Board: F
Apartment/Condo

207 6628 120 STREET

Surrey
West Newton
V3W 1T7

Residential Attached

\$332,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$340,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2008**
Depth / Size (ft.): Bedrooms: **3** Age: **8**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,510.55**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: **West** Maint. Fee: **\$341.21** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-899-128**
Mgmt. Co's Name: **Baywest Property Mgmt** Tour:
Mgmt. Co's Phone: **604-591-6060**
View: **:**
Complex / Subdiv: **SALUS**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **CLOSE**
Units in Development: **245**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**
Dist. to School Bus: **CLOSE**
Total Units in Strata:

Maint Fee Inc: **Gardening, Management, Recreation Facility**
Legal: **PL BCS3422 LT 25 LD 36 SEC 18 TWP 2**

Amenities: **Club House, Elevator, Exercise Centre, Playground, Pool; Outdoor, Wheelchair Access**

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

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

Finished Floor (Main):	980	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	980 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	980 sq. ft.	Basement: None			6				
					7				
					8				

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

RARE 3 BEDROOM, 2 BATHS CORNER UNIT. Located in the award winning Salus Complex by Adera. Rare Layout, 9' ceilings, lots of windows, with bright natural light and spacious. The Kitchen is open, with granite counters and built-in island. The Building has a "resort-like feel" with the AQUA CLUB, that includes Fitness Centre, Yoga Studio, Saltwater Pool, Hot Tub, Sauna, Steam, Lounge, and 3,500 sq.ft. rooftop patio. 2 Parking, 1 Storage Locker. Close to Parks, Shopping, and Transit. Both Rentals and Pets Allowed.



Presented by:
Nikki Cvitanovic

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



Active
R2098035

Board: F
Apartment/Condo

101 15164 PROSPECT AVENUE

South Surrey White Rock
White Rock
V4B 2B9

Residential Attached

\$429,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$444,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2007**
Depth / Size (ft.): Bedrooms: **2** Age: **9**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
Flood Plain: Full Baths: **2** Gross Taxes: **\$2,198.36**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: **Northeast** Maint. Fee: **\$305.57** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-990-440**
Mgmt. Co's Name: **Bradshaw Strata Management Ltd** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-576-2424**
View: **No :**
Complex / Subdiv: **Waterford Place**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Ground Level Unit**
Construction: **Concrete, Frame - Metal**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Heat Pump**
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, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **Close**
Units in Development: **25** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**
Legal: **PL BCS2228 LT 1 LD 36 SEC 10 TWP 1 STRATA LOT AS SHOWN ON FORM V**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Dining Room	13' x 11'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Master Bedroom	20' x 11'			x			x
Main	Walk-In Closet	6' x 6'			x			x
Main	Bedroom	11' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,098	# 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):	1,098 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns			6				
Grand Total:	1,098 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

Welcome to Waterford Place in White Rock near 5 corners! Concrete and Steel framed with High-end finishings through-out. Bright NE corner unit with many windows. Spacious 1,198 sq ft garden level condo with 450 square foot outdoor living area. Brazilian wide plank HARDWOOD floors, custom cherry stained kitchen cabinets, gourmet kitchen great for entertaining with GRANITE counters/back splash, breakfast bar island and KitchenAid s/s appliances. In-floor heat in bathrooms. Pets, kids, and rentals OK. Bonus 2 parking stalls. Energy efficient heating and A/C with heat pump system. Strata fee includes gas/hot water/gardens/maintenance. Priced for immediate occupancy! Call today!



Presented by:
Nikki Cvitanovic

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



Active
R2116580

Board: F
Townhouse

42 8355 164 STREET

Surrey
Fleetwood Tynehead
V4N 1E3

Residential Attached

\$479,000 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$479,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2013
Depth / Size (ft.): 0	Bedrooms: 3	Age: 3
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: RM30
Flood Plain: No	Full Baths: 2	Gross Taxes: \$2,180.00
Approval Req?:	Half Baths: 1	For Tax Year: 2015
Exposure:	Maint. Fee: \$148.91	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-210-461
Mgmt. Co's Name: Associa		Tour:
Mgmt. Co's Phone: 604-591-6060		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Water		

Style of Home: **2 Storey w/Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Other, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Grge/Double Tandem**
Locker:
Dist. to Public Transit:
Units in Development: **72** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **72**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL EPS1128 LT 56 SEC 25 TWP 2 NWD**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 9'10			x			x
Main	Dining Room	11' x 10'8			x			x
Main	Kitchen	14'4 x 12'9			x			x
Above	Master Bedroom	11' x 12'			x			x
Above	Bedroom	8'9 x 9'			x			x
Above	Bedroom	8'9 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	635	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	635	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	55	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Above	4	No	Pool:
Finished Floor (Total):	1,325 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,325 sq. ft.	Basement: Fully Finished			7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/132)**

"**SILVER WOOD..Welcome to this 3 storey townhome by Fairborn . Main floor features living room, dining, kitchen and 2 piece powder bathroom. Upper floor features 3 bedrooms and 2 full bath .Mostly renovated (new ...paint, carpets, floors ,kitchen cabinets,bathrooms ...extra Patio to enjoy sun and to have summer barbecues..situated In heart of Fleetwood surrounded by parks, schools, transit, playgrounds, gold course, shopping and much more.**"