



Presented by:
Nikki Cvitanovic

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



Active
R2205927

Board: F
House/Single Family

14944 CANARY DRIVE

North Surrey
Bolivar Heights
V3R 4V1

Residential Detached

\$849,900 (LP)

(SP)



Sold Date: Frontage (feet): **68.35** Original Price: **\$849,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1959**
Depth / Size: Bathrooms: **2** Age: **58**
Lot Area (sq.ft.): **8,437.00** Full Baths: **1** Zoning: **RES**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,018.23**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-570-799**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Lane**
Parking: **Carport; Single, Open, Other**

Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata**

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

Legal: **PL 19843 LT 2 BLK 12 LD 36 SEC 17 RNG 1**

Amenities: **Green House**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Other - See Remarks, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'9"			x			x
Main	Dining Room	10'11' x 9'			x			x
Main	Kitchen	16'1' x 8'11"			x			x
Main	Bedroom	12'5' x 9'1"			x			x
Main	Bedroom	10' x 8'8"			x			x
Main	Bedroom	12'4' x 9'1"			x			x
Below	Recreation	28'6' x 13'			x			x
Below	Bedroom	11'8' x 9'4"			x			x
Below	Bedroom	11'6' x 8'2"			x			x
		x			x			

Finished Floor (Main): **1,176**
Finished Floor (Above): **0**
Finished Floor (Below): **900**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,076 sq. ft.**

Unfinished Floor: **275**
Grand Total: **2,351 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Full, Partly Finished, Separate Entry**

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

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

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

Welcome to this well maintained north facing home, lots of windows making it airy and bright andt peekaboo of the mountains. Situated on 8,437 sq ft lot. Move in ready or build now. Beautiful hardwood floors throughout the main living areas, and new flooring, in the bedrooms below. 3 bd rms up and 2 bd rms below. A large entertainment room with the pool table waiting for you. Close to schools of all levels, Montessori preschool and transit/sky train, shopping, and much more. A new high efficient furnace in 2015



Presented by:
Nikki Cvitanovic

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



Active
R2199564
Board: F
House/Single Family

13933 115A AVENUE

North Surrey
Bolivar Heights
V3R 9Y4

Residential Detached

\$855,000 (LP)

(SP)



Sold Date: Frontage (feet): **53.50** Original Price: **\$886,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1987**
Depth / Size: **132.5** Bathrooms: **3** Age: **30**
Lot Area (sq.ft.): **7,089.00** Full Baths: **3** Zoning: **SFD**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,279.00**
Rear Yard Exp: **North** For Tax Year: **2016**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-162-298**
Tour:
View: **Yes: Mountain**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **PL 75352 LT 8 BLK 5N LD 36 SEC 11 RNG 2W**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Bsmt	Living Room	14' x 11'			x
Main	Dining Room	13' x 10'	Bsmt	Bedroom	14' x 12'			x
Main	Kitchen	13' x 7'6	Bsmt	Bedroom	11' x 10'			x
Main	Eating Area	13' x 7'	Bsmt	Recreation	19' x 10'			x
Main	Family Room	14' x 13'			x			x
Main	Master Bedroom	14' x 3'			x			x
Main	Bedroom	12' x 10'6			x			x
Main	Bedroom	12' x 10'6			x			x
Main	Walk-In Closet	4' x 4'			x			
Bsmt	Kitchen	13' x 7'			x			

Finished Floor (Main):	1,530	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,190	Suite: Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,720 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5				Door Height:
Grand Total:	2,720 sq. ft.	Basement: Full	6				
		Beds not in Basement: 3	7				
			8				

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

Nice VIEW lot home (7,089s.f.) on a quiet Cul-De-Sac. This property has beautiful mountain and river views, from the extra large covered sundeck. Inside, there is hardwood and tile floors, lots of bright windows, formal Living & Dining rooms, generous sized bedrooms, and a family room with arches. Downstairs, there is a Large rec. room, and 2 Bedroom Suite with high ceilings.



Presented by:
Nikki Cvitanovic

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



Active
R2188595

Board: F
House/Single Family

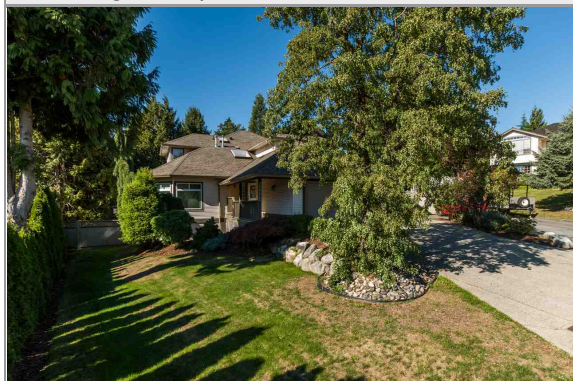
16021 77 AVENUE

Surrey
Fleetwood Tynehead
V4N 0T2

Residential Detached

\$998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	58.00	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1991
Depth / Size:	Bathrooms:	3	Age: 26
Lot Area (sq.ft.): 13,982.00	Full Baths:	2	Zoning: SFD
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,252.51
Rear Yard Exp: West			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 016-451-350
			Tour: Virtual Tour URL

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

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

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

Total Parking: **9** Covered Parking: **5** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **PL 86743 LT 3 LD 36 SEC 24 TWP 2**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Shopping Nearby**

Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 13'	Above	Bedroom	20'3 x 15'			x
Main	Dining Room	13'9 x 11'5	Above	Bedroom	11'5 x 10'3			x
Main	Kitchen	12'1 x 9'5			x			x
Main	Eating Area	12'1 x 7'6			x			x
Main	Family Room	16'9 x 14'			x			x
Main	Den	10'11 x 8'6			x			x
Main	Laundry	7'10 x 7'3			x			x
Main	Foyer	10' x 9'			x			x
Above	Master Bedroom	15'11 x 14'			x			
Above	Walk-In Closet	10'11 x 6'5			x			

Finished Floor (Main):	1,389	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,124	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed: 34'11" x
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	2,513 sq. ft.	Crawl/Bsmt. Height: 5'	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	2,513 sq. ft.		7				
			8				

Listing Broker(s): **Homelife Benchmark Realty Walnut Grove**

Court ordered sale. Two storey home on huge 13982 square foot lot in quiet cul de sac of prestigious homes. 3 large bedrooms + office. Separate workshop on property is a car lover's dream. Master has huge walk in closet, coffered ceiling and ensuite with jetted tub. Spacious and bright with skylights throughout and vaulted living room. Fantastic backyard with large deck. Triple garage. Lots of opportunity here to make this your home sweet home! Open house Sat Oct 7 & Sun Oct 8, 2-4pm.



Presented by:
Nikki Cvitanovic

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



Active
R2187587
Board: F
House/Single Family

7040 130 STREET

Surrey
West Newton
V3W 4J7

Residential Detached

\$1,099,000 (LP)

(SP)



Sold Date:	Frontage (feet):	68.00	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1995
Depth / Size: 115.5	Bathrooms:	5	Age: 22
Lot Area (sq.ft.): 8,267.00	Full Baths:	5	Zoning: SFR
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,408.12
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-627-897
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**

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

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

Legal: **LOT2 PLAN LMP 14627 PART1 NW SEC 17 TWNP 2 LD 36**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7' x 12'6'	Above	Master Bedroom	17'0' x 13'5'			x
Main	Family Room	14'6' x 15'	Above	Bedroom	18'6' x 11'8'			x
Main	Kitchen	11' x 10'8'	Above	Bedroom	12'5' x 12'			x
Main	Nook	11' x 9'10'	Above	Bedroom	12'1' x 10'4'			x
Main	Foyer	11'9' x 9'3'			x			x
Main	Dining Room	12'6' x 12'3'			x			x
Main	Bedroom	11' x 11'4'			x			x
Main	Bedroom	11'2' x 10'			x			x
Main	Kitchen	10'0' x 12'2'			x			
Main	Living Room	15'5' x 12'2'			x			

Finished Floor (Main): **1,776**
Finished Floor (Above): **1,494**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,270 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,270 sq. ft.**

of Rooms: **14**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Fully Finished**

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

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

Listing Broker(s): **YPA Your Property Agent**

Location Location Location.....Huge lot.....7 bedrooms and 5 bathrooms in heart of West Newton. This property is court order sale .Property is selling" as is where is". 2 bedroom unauthorized suite rented for \$850.00 monthly.House required TLC.For showing call.



Presented by:
Nikki Cvitanovic

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



Active
R2165990

Board: F
House with Acreage

2038 174 STREET

South Surrey White Rock
Pacific Douglas
V3S 9Z8

Residential Detached

\$2,500,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size: **(1AC)**

Lot Area (sq.ft.): **0.00**

Flood Plain:

Rear Yard Exp:

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet):

Bedrooms: **3**

Bathrooms: **0**

Full Baths: **0**

Half Baths: **0**

Original Price: **\$3,000,000**

Approx. Year Built: **1980**

Age: **37**

Zoning: **RA**

Gross Taxes: **\$6,159.71**

For Tax Year: **2016**

Tax Inc. Utilities?: **No**

P.I.D.: **005-553-041**

Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Carpport; Single, Open, RV Parking Avail.**

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

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

Legal: **PL 57174 LT 68 LD 36 SEC 18 TWP 7**

Amenities:

Site Influences: **Private Yard**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	23'3 x 12'9			x			x
Main	Kitchen	13'9 x 10'1			x			x
Main	Dining Room	10'6 x 9'1			x			x
Main	Living Room	18'1 x 12'7			x			x
Main	Laundry	12'9 x 9'10			x			x
Above	Bedroom	10' x 9'4			x			x
Above	Bedroom	10'6 x 9'4			x			x
Above	Master Bedroom	14' x 12'8			x			x
		x			x			
		x			x			

Finished Floor (Main): **628**
Finished Floor (Above): **655**
Finished Floor (Below): **623**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,906 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,906 sq. ft.**

of Rooms: **8**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Crawl**

Bath Floor # of Pieces Ensuite?

1
2
3
4
5
6
7
8

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

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

This solid 2 storey home is on a beautiful one acre lot. Renovate for yourself or keep as a holding property for the future development that surrounds this area.