



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
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**Active**  
**R2021445**

Board: F  
House/Single Family

**8958 213 STREET**

Langley  
Walnut Grove  
V1M 1Z5

Residential Detached

**\$560,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.85</b>	Original Price: <b>\$560,000</b>
Depth / Size (ft.): <b>108.92</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1988</b>
Lot Area (sq.ft.): <b>5,498.00</b>	Bathrooms:	<b>3</b>	Age: <b>27</b>
Flood Plain: <b>No</b>	Full Baths:	<b>3</b>	Zoning: <b>R-1C</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,997.24</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>008-188-980</b>

View: **Yes: FIELD**  
Complex / Subdiv: **JAMES KENNEDY**  
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **PL NWP75394 LT 2 LD 36 SEC 36 TWP 8**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	9'2 x 9'	Below	Bedroom	10' x 9'9			x
Above	Living Room	15'10 x 13'	Below	Den	11'11 x 8'6			x
Above	Dining Room	9' x 11'	Below	Foyer	7' x 7'			x
Above	Eating Area	8' x 7'9			x			x
Above	Master Bedroom	13' x 12'3			x			x
Above	Bedroom	10'11 x 9'6			x			x
Above	Bedroom	10'11 x 9'6			x			x
Above	Family Room	12'2 x 13'9			x			x
Below	Recreation	16'6 x 17'2			x			
Below	Bedroom	10' x 9'6			x			

Finished Floor (Main):	<b>1,360</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Above	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>909</b>	# of Levels: <b>2</b>	2	Above	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Below	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,269 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Door Height:
Grand Total:	<b>2,269 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **HomeLife Benchmark Rlty.**

**Let the kids walk to school! Basement Entry in Walnut Grove located by cul-de-sac right behind James Kennedy School. Bring your tool-belt and make this very spacious house your home. Square, level lot with large, backyard. Large deck off the kitchen and 3 bedrooms up. 2 further bedrooms, den and huge rec room in the basement. Call today and make this house your home!**



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**Active**  
**R2021539**

Board: F  
House/Single Family

**14912 56A AVENUE**

Surrey  
Sullivan Station  
V3S 8X1

Residential Detached

**\$569,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	Original Price: <b>\$569,000</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Approx. Year Built: <b>1998</b>
Lot Area (sq.ft.): <b>2,034.00</b>	Bathrooms: <b>5</b>	Age: <b>17</b>
Flood Plain:	Full Baths: <b>5</b>	Zoning: <b>CD</b>
Rear Yard Exp: <b>South</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,609.00</b>
Approval Req?:		For Tax Year: <b>2015</b>
If new, GST/HST inc?:		Tax Inc. Utilities?: <b>No</b>
		P.I.D.: <b>023-748-699</b>

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Rear**  
Parking: **Add. Parking Avail., Carport; Single**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL LMP32926 LT 67 LD 36 SEC 10 TWP 2**

Amenities: **None**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 10'9	Bsmt	Recreation	23' x 9'			x
Main	Dining Room	10'11 x 9'11	Bsmt	Laundry	5' x 4'			x
Main	Kitchen	10'11 x 10'9			x			x
Main	Nook	6' x 6'			x			x
Main	Family Room	10'11 x 8'10			x			x
Main	Foyer	5' x 6'			x			x
Above	Master Bedroom	13'6 x 12'5			x			x
Above	Walk-In Closet	5' x 4'			x			x
Above	Bedroom	13'11 x 9'10			x			
Above	Bedroom	9'8 x 8'9			x			

Finished Floor (Main): **660**  
Finished Floor (Above): **675**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **474**  
Finished Floor (Total): **1,809 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,809 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Full, Fully Finished, Separate Entry**

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

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

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

**Beautiful, Very well kept Two Storey with Basement Home. North Facing Bright and Spacious Home with Sunny South Facing backyard 3 Bedrooms & 3 Bath. Custom Built Home in Sullivan Station called Panorama Village, one of the Most sought after areas in Surrey, Good size Balcony. Gourmet kitchen that features New Granite Countertops, Stainless Steel appliances, Cozy nice Family Room, Good size Living Room, Powder Room on main. Upstairs 3 Bedroom and 2 Bath. Built by Georgie Award winner Portrait Homes voted best residential developer in BC in 2000. Owner occupied and very well maintained. Homes in this area do not last long, call now to view. Walking distance to YMCA, Coffee Shops, Restaurants.**



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**Active**  
**R2021556**

Board: F  
House/Single Family

**26481 32 AVENUE**

Langley  
Aldergrove Langley  
V4W 3E8

Residential Detached

**\$519,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$519,000</b>
Depth / Size (ft.):	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1995</b>
Lot Area (sq.ft.): <b>5,263.00</b>	Bathrooms:	<b>3</b>	Age: <b>20</b>
Flood Plain: <b>No</b>	Full Baths:	<b>3</b>	Zoning: <b>R-1B</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,540.68</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>Yes</b>
			P.I.D.: <b>018-724-451</b>

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

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front, Side**  
Parking: **Garage; Single, Open, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Mixed**

Dist. to School Bus:

Legal: **PL LMP14901 LT 1 LD 36 SEC 30 TWP 13 PART SW 1/4**

Amenities: **Shared Laundry**

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

Features: **Dishwasher**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 14'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Kitchen	12' x 12'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Bedroom	9' x 10'			x			x
Bsmt	Living Room	12' x 20'			x			x
Bsmt	Kitchen	12' x 14'			x			x
Bsmt	Bedroom	9' x 10'			x			
Bsmt	Bedroom	9' x 10'			x			

Finished Floor (Main):	<b>1,100</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>800</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,900 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>1,900 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **One Percent Realty Ltd.**

**EXCELLENT 5 BEDROOM FULLY FINISHED BASEMENT ENTRY HOME. 3 FULL BATHROOMS (2 ON MAIN FLOOR AND ONE IN BASEMENT. VERY WELL KEPT, FRESH PAINT AND NEW LAMINATE FLOORING. ROOF IS 5 YEARS OLD. SINGLE GARAGE. ROOM FOR V ON THE SIDE. LOTS OF PARKING AVAILABLE. WALK TO SHOPS, SCHOOLS AND TRANSPORTATION. POSSESSION FLEXIBLE.**



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**Active**  
**R2021661**

Board: F  
House/Single Family

**10687 137A STREET**

North Surrey  
Whalley  
V3T 4J7

Residential Detached

**\$539,900** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	<b>55.28</b>	Original Price: <b>\$539,900</b>
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1954</b>
Lot Area (sq.ft.): <b>6,692.00</b>	Bathrooms:	<b>1</b>	Age: <b>61</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>SF</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,369.49</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>009-884-831</b>

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Add. Parking Avail., DetachedGrge/Carport, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Laminate, Mixed**

Dist. to School Bus:

Legal: **PL 14106 LT 8 BLK 3 LD 36 SEC 23 RNG 2**

Amenities: **Garden**

Site Influences: **Central Location**

Features: **Clothes Dryer, Clothes Washer, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 11'			x			x
Main	Kitchen	11'6 x 7'8			x			x
Main	Eating Area	11'6 x 6'			x			x
Main	Master Bedroom	11'8 x 10'6			x			x
Main	Bedroom	11'6 x 8'8			x			x
Main	Bedroom	11' x 8'			x			x
Main	Laundry	8' x 7'3			x			x
Main	Porch (enclosed)	13' x 6'8			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,086</b>	# of Rooms:	<b>8</b>	Bath		Floor	<b># of Pieces</b>	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1		Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2					Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,086 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>1,086 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**Location, Location, Location, Renovated, Walking distance to Surrey Central Skytrain Station, New Library, New City Hall, Rec. Centre. OCP Designated Multiple Family. Future Development. Priced for Quick Sale. Property size and measurements approximate, buyer to verify if important.**





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**Active**  
**R2021522**

Board: F  
House/Single Family

**12966 108 AVENUE**

North Surrey  
Whalley  
V3T 2H8

Residential Detached

**\$575,000** (LP)

(SP)



**NO IMAGE**  
**AVAILABLE**

Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$575,000</b>
Depth / Size (ft.): <b>134</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>8,800.00</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RF</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,593.63</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-697-535</b>

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

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

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

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

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **PL 2708 LT 6 BLK 5N LD 36 SEC 21 RNG 2W SUBURBAN BLOCK 2.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'9			x			x
Main	Master Bedroom	12'11 x 8'8			x			x
Main	Bedroom	11'9 x 10'1			x			x
Main	Bedroom	13' x 13'			x			x
Main	Solarium	17' x 6'			x			x
Main	Kitchen	8' x 13'			x			x
Main	Storage	8' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,122</b>	# of Rooms:	<b>7</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,122 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6					
Grand Total:	<b>1,122 sq. ft.</b>			7					
				8					

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

**Century 21 Coastal Realty Ltd.**

**Very generous and flat 8800 sqft lot with back lane access to build your big & spacious dream home on!! Alternatively, you can offer lots of tender loving care to this mature and cozy home! \*Bonus loft above the garage as well as a solarium. High demand location near Surrey City Centre, Khalsa school, Gateway Skytrain station and Patullo Bridge. Currently rented for \$1600 pm but tenant will be moving out. This is a terrific investment property.**



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**Active**  
**R2021291**

Board: F  
House/Single Family

**8850 216 STREET**

Langley  
Walnut Grove  
V1M 3Z5

Residential Detached

**\$569,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>30.00</b>	Original Price: <b>\$569,900</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2002</b>
Lot Area (sq.ft.): <b>2,443.00</b>	Bathrooms:	<b>3</b>	Age: <b>13</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>CD-2</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,394.21</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>024-528-986</b>

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **DetachedGrge/Carport**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Legal: **PL LMS3865 LT 4 LD 36 SEC 31 TWP 11 PART W 1/2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT O**

Amenities: **None**

Site Influences: **Golf Course Nearby, Lane Access, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'4 x 9'			x			x
Main	Living Room	12' x 11'			x			x
Main	Dining Room	9'7 x 8'11			x			x
Main	Nook	9' x 8'			x			x
Main	Family Room	14'8 x 11'5			x			x
Above	Master Bedroom	0' x 12'7			x			x
Above	Bedroom	12'2 x 10'			x			x
Above	Bedroom	10'3 x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main): **753**  
Finished Floor (Above): **753**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,506 sq. ft.**

Unfinished Floor: **753**  
Grand Total: **2,259 sq. ft.**

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

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

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

Listing Broker(s): **One Percent Realty Ltd.**

**One Percent Realty Ltd.**

**Hyland Creek 2 storey home with unfinished basement awaiting your ideas. Main floor features 10ft front door, large entrance leading to cozy living & dining area. Kitchen with island & nook area adjoining the family room featuring a stone craftsman gas fireplace. Family room has french doors opening to private patio area with hot tub. Upstairs has large master bedroom with over sized walk in closet, ensuite with soaker tub, 2 additional bedrooms and 4 piece main bathroom in the process of installing new floor tiling. Downstairs is unfinished with lots of potential, framed in bedroom, bathroom and rec room/living area, soaker tub already installed. Detached garage with heat and 220 wiring. Front exterior has a nice west facing veranda. Built in vac, HW tank approx 3 years.**



Presented by:  
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**Active**  
**R2021315**

Board: F  
House/Single Family

**54 8888 216 STREET**

Langley  
Walnut Grove  
V1M 3Z6

Residential Detached

**\$399,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	<b>30.00</b>	Original Price: <b>\$399,000</b>
Depth / Size (ft.): <b>85</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1999</b>
Lot Area (sq.ft.): <b>2,540.00</b>	Bathrooms:	<b>3</b>	Age: <b>16</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>CD-21</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,160.22</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>024-529-419</b>

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Open**

Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL LMS3865 LT 44 LD 36 SEC 31 TWP 11**

Amenities: **Garden, 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	12'6 x 12'6	Bsmt	Laundry	5' x 3'			x
Main	Kitchen	10'7 x 8'7			x			x
Main	Eating Area	8'7 x 8'2			x			x
Main	Family Room	12' x 11'9			x			x
Above	Master Bedroom	15'5 x 11'			x			x
Above	Walk-In Closet	9'2 x 5'			x			x
Above	Bedroom	12' x 9'3			x			x
Above	Bedroom	10' x 9'			x			x
Bsmt	Recreation	19'4 x 11'2			x			
Bsmt	Storage	5'8 x 5'			x			

Finished Floor (Main): **675**  
Finished Floor (Above): **688**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **433**  
Finished Floor (Total): **1,796 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,796 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Fully Finished**

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

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

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

**Hyland Creek! This 2 storey plus fully finished basement home needs some work but has great potential! Family home with 3 bedrooms upstairs including large master bedroom with fantastic mountain views! Main floor with cozy front living room, up into the kitchen and family room with access to the back yard. Fully finished basement perfect for kids or man cave. This home needs some TLC.**



Presented by:  
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**Active**  
**R2021375**

Board: F  
House/Single Family

**12990 104 AVENUE**

North Surrey  
Cedar Hills  
V3T 1T7

Residential Detached

**\$599,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>62.00</b>	Original Price: <b>\$599,800</b>
Depth / Size (ft.): <b>145</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1956</b>
Lot Area (sq.ft.): <b>8,955.00</b>	Bathrooms:	<b>2</b>	Age: <b>59</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,669.57</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-168-133</b>

View: **Yes: Party City & Mountains**  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Natural Gas**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**  
Parking: **None**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **PL 16308 LT 3 LD 36 SEC 28 RNG 2**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'			x			x
Main	Eating Area	8' x 8'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Master Bedroom	18' x 10'			x			x
Main	Bedroom	12' x 11'			x			x
Main	Bedroom	12' x 8'			x			x
Main	Bedroom	10' x 8'			x			x
Main	Laundry	9' x 4'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,400</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,400 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,400 sq. ft.</b>		7				
			8				

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

**\*\*\*HUGE LOT 8955 SF\*\*\* This renovated 4 bedroom, 2 bathroom is one of the best kept Ranchers in town. Walking distance to Parks, Schools, City Hall, SFU, Library, Shopping Mall, Bus stop, Skytrain and etc. You can live in, hold for investment or even build your dream home. Can build 4600+ home, but check with the City of Surrey. Lots of possibilities. Sold as is, where is. Great Place and location to call home.**



Presented by:  
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**Active**  
**R2021439**

Board: F  
House/Single Family

**5655 187 STREET**

Cloverdale  
Cloverdale BC  
V3S 7N3

Residential Detached

**\$595,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date: Frontage (feet): **46.00** Original Price: **\$595,000**  
Depth / Size (ft.): **120XIRREG** Bedrooms: **3** Approx. Year Built: **1990**  
Lot Area (sq.ft.): **7,408.00** Bathrooms: **2** Age: **25**  
Flood Plain: Full Baths: **2** Zoning: **RES**  
Rear Yard Exp: **West** Half Baths: **0** Gross Taxes: **\$3,042.36**  
Approval Req?: For Tax Year: **2015**  
If new, GST/HST inc?: Tax Inc. Utilities?: **No**  
P.I.D.: **015-551-431**

View: :  
Complex / Subdiv: **FAIRVIEW ESTATES**  
Services Connected: **Electricity**

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Power of Attorney**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed, Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL 83517 LT 1 LD 36 SEC 9 TWP 8 PART SW 1/4.**

Amenities: **None**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 16'			x			x
Main	Dining Room	10' x 11'			x			x
Main	Kitchen	10' x 12'			x			x
Main	Family Room	12' x 20'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 11'			x			x
Main	Master Bedroom	13' x 13'			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

**RE/MAX Treeland Realty**

**Desirable rancher in Fairview Estates, located in quiet cul-de-sac. 3 bedroom, 2 bath. Mbdm with 3 pce ensuite and walk-in closet. Newer roof and hot water tank. F/P in Living room and family room. New fridge. Well kept home but could use some updates. One owner. Beautiful private fenced yard. Excellent location.**





Presented by:  
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**Active**  
**R2020972**

Board: F  
House/Single Family

**20109 53A AVENUE**

Langley  
Langley City  
V3A 3V4

Residential Detached

**\$599,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$599,900</b>
Depth / Size (ft.): <b>121</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1972</b>
Lot Area (sq.ft.): <b>6,050.00</b>	Bathrooms:	<b>2</b>	Age: <b>43</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,231.79</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>008-575-169</b>

View: **No :**

Complex / Subdiv:

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Power of Attorney**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed, Tile**

Dist. to School Bus:

Legal: **PL NWP39394 LT 239 DL 305 LD 36 GROUP 2.**

Amenities:

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 14'	Below	Laundry	11' x 4'			x
Main	Kitchen	10' x 10'	Below	Recreation	15' x 13'			x
Main	Dining Room	11' x 8'			x			x
Main	Master Bedroom	11'6 x 10'8			x			x
Main	Bedroom	10'10 x 10'			x			x
Main	Bedroom	9'10 x 8'10			x			x
Below	Foyer	10' x 8'			x			x
Below	Kitchen	8' x 11'			x			x
Below	Living Room	8' x 11'			x			
Below	Bedroom	11'4 x 7'8			x			

Finished Floor (Main):	<b>1,046</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>933</b>	# of Levels: <b>2</b>	2	Below	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>1,979 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished, Separate Entry</b>	6				
Grand Total:	<b>1,979 sq. ft.</b>		7				
			8				

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

**Beautifully renovated family home in convenient central location! Don't miss this one! Updates included Hardi Plank Siding, Windows, kitchen, Granite counter tops, appliances, flooring, air conditioning, driveway, and the list goes on. This home offers 4 bedroom, 2 bathroom with 1900+ sqft on a flat 6050 sqft lot. 1 Bedroom in-law suite with separate entrance just waiting for a few finishing touches. Call today!**



Presented by:  
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[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2021000**

Board: F  
House/Single Family

**6568 197 STREET**

Langley  
Willoughby Heights  
V2Y 1A8

Residential Detached

**\$559,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$559,900</b>
Depth / Size (ft.):	Bedrooms: <b>4</b>	Approx. Year Built: <b>1980</b>
Lot Area (sq.ft.): <b>4,003.00</b>	Bathrooms: <b>3</b>	Age: <b>35</b>
Flood Plain:	Full Baths: <b>2</b>	Zoning: <b>R-1A</b>
Rear Yard Exp: <b>East</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,683.36</b>
Approval Req?:		For Tax Year: <b>2015</b>
If new, GST/HST inc?:		Tax Inc. Utilities?: <b>No</b>
		P.I.D.: <b>005-495-750</b>

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **2** Parking Access:  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed**

Legal: **PL NWP57098 LT 97 LD 36 SEC 15 TWP 8**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Kitchen	12' x 10'			x			x
Main	Dining Room	13'5 x 10'			x			x
Main	Family Room	13'5 x 12'			x			x
Main	Master Bedroom	14' x 11'5			x			x
Main	Bedroom	10' x 10'			x			x
Below	Bedroom	15' x 12'			x			x
Below	Bedroom	11' x 10'			x			x
Below	Recreation	30' x 11'			x			x
		x			x			

Finished Floor (Main):	<b>1,362</b>	# of Rooms: <b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,075</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Below	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,437 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>2,437 sq. ft.</b>	Basement: <b>Full</b>	6				
		Beds not in Basement: <b>4</b>	7				
			8				

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

**Langley Meadows! Large 2437 sq. ft. 4 bed, 3 bath home with Great Curb appeal. Well maintained home that was substantially rebuilt in 1999 including roof, windows, kitchen and much more. Updates in 2009 incl: garage doors, fencing, shed, new 6 panel interior doors, light fixtures, laminate floors, and much more.. Interior fully painted in 2013 and exterior fully painted in 2015. Brand new bathroom downstairs in 2015. Great family home close to everything. Showings Start this Sunday Dec. 20th between 1-4pm. Best Priced home cost per sq.ft. in all of Langley Meadows !!! Book by appointment.**



Presented by:  
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**Active**  
**R2021114**

Board: F  
House/Single Family

**8046 139A STREET**

Surrey  
East Newton  
V3W 6R2

Residential Detached

**\$469,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>40.00</b>	Original Price: <b>\$469,000</b>
Depth / Size (ft.): <b>80</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1978</b>
Lot Area (sq.ft.): <b>3,200.00</b>	Bathrooms:	<b>2</b>	Age: <b>37</b>
Flood Plain: <b>Exempt</b>	Full Baths:	<b>2</b>	Zoning: <b>RF-G</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,481.32</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>004-922-255</b>

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **2** Covered Parking: **0** Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Dist. to School Bus:

Legal: **PL 51321 LT 32 LD 36 SEC 28 TWP 2**

Amenities: **None**

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 11'4			x			x
Main	Kitchen	9'3 x 7'			x			x
Main	Dining Room	9'6 x 7'9			x			x
Main	Bedroom	11'3 x 7'11			x			x
Above	Master Bedroom	14' x 10'6			x			x
Above	Bedroom	9'5 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>675</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>480</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,155 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,155 sq. ft.</b>		7				
			8				

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

**3 Bed 2 bath, quiet location, close to transit, shopping and both level of school, clean and very solid better than Town House independent living. Must see.**



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**Active**  
**R2020686**

Board: F  
House/Single Family

**2717 CRANLEY DRIVE**

South Surrey White Rock  
King George Corridor  
V4P 1E2

Residential Detached

**\$550,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$550,000</b>
Depth / Size (ft.): <b>IRR</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1977</b>
Lot Area (sq.ft.): <b>5,019.00</b>	Bathrooms:	<b>2</b>	Age: <b>38</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>DUPLEX</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,476.66</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>024-343-846</b>

View: **Yes: SUNNYSIDE PARK FROM SUNDECK**

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **5 BLKS**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL LMS3759 LT 2 LD 36 23 TWP 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	13' x 9'4			x			x
Main	Bedroom	10'7 x 9'			x			x
Below	Bedroom	14' x 12'6			x			x
Below	Bedroom	11' x 10'6			x			x
Below	Foyer	12'8 x 10'6			x			x
Below	Kitchen	10' x 8'			x			x
Below	Living Room	14' x 10'			x			
Below	Other	20' x 10'			x			

Finished Floor (Main): **775**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,070**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,845 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,845 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Fully Finished**

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

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

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

**Affordable 3 bedroom, 2 bathroom 1/2 duplex home with 2 kitchens. Each unit has its own laundry. 5,000 sq ft lot (10,000 sq ft total lot) is nicely surrounded by a private hedge. Perfect yard for the home gardener with numerous raised beds already established. Great location adjacent to Sunnyside park. Home is situated near the opposite end of the park from the Sunnyside pool. Open house Sunday 1-4 PM**





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**Active**  
**R2020837**

Board: F  
House/Single Family

**6553 133 STREET**

Surrey  
West Newton  
V3W 8E6

Residential Detached

**\$589,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>34.00</b>	Original Price: <b>\$589,000</b>
Depth / Size (ft.): <b>113</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1982</b>
Lot Area (sq.ft.): <b>4,896.00</b>	Bathrooms:	<b>2</b>	Age: <b>33</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,591.29</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>002-640-261</b>

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL 60827 LT 416 LD 36 SEC 17 TWP 2**

Amenities: **Garden, Shared Laundry, Storage**

Site Influences: **Cul-de-Sac, Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 13'9			x			x
Main	Kitchen	12' x 10'5			x			x
Main	Dining Room	10'5 x 8'6			x			x
Main	Master Bedroom	10'9 x 14'9			x			x
Main	Bedroom	9'3 x 10'3			x			x
Main	Bedroom	9' x 9'4			x			x
Bsmt	Recreation	13'3 x 14'2			x			x
Bsmt	Bedroom	8'8 x 12'			x			x
Bsmt	Laundry	8'7 x 8'11			x			
		x			x			

Finished Floor (Main):	<b>1,047</b>	# of Rooms: <b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>814</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,861 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>1</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>	6				
Grand Total:	<b>1,861 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
			8				

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

**Starter Home, Great neighbourhood, cul-de-sac home in original condition. 3 bed upstairs, 1 bed down, single car garage with room for workshop. Great Renovation project for investors. Quick vacant procession possible. Call for your viewing appointment today!**





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**Active**  
**R2020857**

## 8 8078 KING GEORGE BOULEVARD

Residential Detached

Board: F  
 House/Single Family

Surrey  
 Bear Creek Green Timbers  
 V3W 5B5

**\$308,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>30.00</b>	Original Price: <b>\$308,800</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1989</b>
Lot Area (sq.ft.): <b>2,652.00</b>	Bathrooms:	<b>2</b>	Age: <b>26</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>CD</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,550.91</b>
Approval Req?: <b>No</b>			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>008-855-269</b>

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carport & Garage**  
 Dist. to Public Transit: **1 BLK** Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Laminate, Mixed**

Legal: **PL NWS2658 LT 8 LD 36 SEC 28 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA MHR# 14328 BCE# E79253**

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

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'4			x			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	11'6 x 10'6			x			x
Main	Master Bedroom	15'4 x 10'			x			x
Main	Bedroom	9'9 x 9'9			x			x
Main	Bedroom	13' x 10'6			x			x
Main	Conservatory	12' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,327</b>	# of Rooms:	<b>7</b>	Bath		Floor		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1		Main		<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2		Main		<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3						Pool:
Finished Floor (Total):	<b>1,327 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5						Door Height:
Grand Total:	<b>1,327 sq. ft.</b>	Basement: <b>Crawl</b>		6						
				7						
				8						

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

**RANCHER, in age 45+ gated community. Detached house on a 2562 sqft lot. Huge living room, full size dining room and spacious Master bedroom. Eat in kitchen. Family room was enclosed for use as a 3rd bedroom. Solarium is not included in square footage. 3 skylights, neutral colours, laminate through hallways and kitchen. Gas fireplace with energy efficient insert. Economical living - enjoy house and land ownership. Owners must be age 45. Pet friendly. Bare land strata fee just \$85 monthly covers common areas such as roads, gate. Lots of new development happening in this central location. Walk to Costco, Superstore, 5 min drive bus to Skytrain.**



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**Active**  
**R2020431**

Board: F  
House/Single Family

**6072 BROOKS CRESCENT**

Cloverdale  
Cloverdale BC  
V3S 7L1

Residential Detached

**\$518,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>33.79</b>	Original Price: <b>\$518,000</b>
Depth / Size (ft.): <b>102.91</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1980</b>
Lot Area (sq.ft.): <b>5,392.00</b>	Bathrooms:	<b>2</b>	Age: <b>35</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>SFR</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,616.44</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>001-657-241</b>

View: **No :**

Complex / Subdiv:

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

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

Reno. Year: **9999**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single, Open**  
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **3 BLKS**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 56061 LT 253 LD 36 SEC 10 TWP 8**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 13'7			x			x
Main	Dining Room	9'4 x 8'2			x			x
Main	Kitchen	9'8 x 8'7			x			x
Main	Eating Area	7'6 x 7'1			x			x
Main	Great Room	19'5 x 14'4			x			x
Main	Master Bedroom	12'8 x 12'4			x			x
Main	Laundry	12'4 x 9'3			x			x
Above	Bedroom	11' x 10'11			x			x
Above	Bedroom	19'4 x 9'4			x			x
		x			x			

Finished Floor (Main): **1,369**  
Finished Floor (Above): **507**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,876 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,876 sq. ft.**

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

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

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

Listing Broker(s): **HomeLife Benchmark Rlty (Clov)**

**HomeLife Benchmark Rlty (Clov)**

**Great neighborhood, great area and a really great house. First time home buyers or someone looking to downsize, here's the one. Amazing deck and backyard with hot tub and gazebo. The open plan in the kitchen area with vaulted ceilings and patio doors out onto the deck with surprise you. Master bedroom on the main and then two more bedrooms upstairs. Lots of space and the floor to ceiling windows in the great room are a show stopper. Call to book your showing now as this won't last!**



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**Active**  
**R2020207**

Board: F  
House/Single Family

**19459 61 AVENUE**

Cloverdale  
Cloverdale BC  
V3S 7L3

Residential Detached

**\$485,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>47.54</b>	Original Price: <b>\$485,000</b>
Depth / Size (ft.): <b>88.22</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1983</b>
Lot Area (sq.ft.): <b>4,194.00</b>	Bathrooms:	<b>2</b>	Age: <b>32</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>SFD</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,494.84</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>003-362-833</b>

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **2 BLKS**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL 63577 LT 353 LD 36 SEC 10 TWP 8**

Amenities: **None**

Site Influences: **Central Location, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security - RI**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 11'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Living Room	15' x 11'			x			x
Main	Recreation	17' x 11'			x			x
Above	Master Bedroom	11' x 11'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	13' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>877</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>768</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,645 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total:	<b>1,645 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
			8				

Listing Broker(s): **BrokerSmart**

**Make this charming & affordable 2 storey Cloverdale home yours! Ideal setup for families with 3 bedrooms and walking distance to Latimer Elementary, transit, Willowbrook Mall and parks. Watch your kids play from the kitchen in the private backyard which backs onto a greenbelt. Recent updates include: hot water tank, SS appliances, laminate flooring, windows, roof, gutters & soffits. Parking available for up to 4 vehicles. At this price, it won't last long!**



Presented by:  
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**Active**  
**R2019799**

Board: F  
House/Single Family

**11374 132 STREET**

North Surrey  
Bridgeview  
V3R 2Y7

Residential Detached

**\$575,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>87.00</b>	Original Price: <b>\$575,000</b>
Depth / Size (ft.): <b>91</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1965</b>
Lot Area (sq.ft.): <b>7,920.00</b>	Bathrooms:	<b>2</b>	Age: <b>50</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,368.10</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-331-107</b>

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

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

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

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit: **3 Blocks** Dist. to School Bus: **9 Blocks**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **Yes: Alarm system**  
Fixtures Rmvd: **Yes: Deep freezer on deck**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 2 BLOCK 5N PLAN 17929 SECTION 10 RANGE 2W LAND DISTRICT 36**

Amenities:  
Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Microwave, Security System, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	19' x 14'7	Below	Workshop	21' x 7'			x
Above	Dining Room	9'10 x 9'10			x			x
Above	Kitchen	11'2 x 9'6			x			x
Above	Bedroom	11'11 x 10'			x			x
Above	Bedroom	11'2 x 9'6			x			x
Above	Bedroom	11'11 x 8'3			x			x
Below	Living Room	18'8 x 11'11			x			x
Below	Kitchen	15'11 x 11'8			x			x
Below	Bedroom	11'8 x 11'7			x			
Below	Laundry	10' x 6'2			x			
Finished Floor (Main):	995	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: <b>2</b>	1	Above	5	No	Barn:	
Finished Floor (Below):	975	# of Levels: <b>2</b>	2	Below	4	No	Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	3				Pool:	
Finished Floor (Total):	1,970 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: <b>28 x 11</b>	
Unfinished Floor:	0	Beds in Basement: <b>0</b>	5				Door Height: <b>7 feet</b>	
Grand Total:	1,970 sq. ft.	Basement: <b>Full</b>	6					
		Beds not in Basement: <b>4</b>	7					
			8					

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

**Welcome to this lovely home on a large fully fenced and gated lot. Lots of level outdoor space for the kids and pets and a huge fully covered wrap around deck for year round use. Inside you will find lots of updates including hardwood flooring, moulding, kitchens/appliances, bathrooms, windows & roof. Just minutes from James Ardiel Elementary, Kwantlen Park Secondary, SFU, Central City Shopping Centre, the Puttalo Bridge, South Fraser Perimeter Road and both Scott Road & Surrey Central Skytrain stations. Large and bright space on the lower level is excellent for a mother in law suite. Very deep garage with a bonus workshop/wine storage area at the back. Don't miss out on this lovely family home in a super convenient location!**





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**Active**  
**R2019517**

Board: F  
House/Single Family

**14174 72 AVENUE**

Surrey  
East Newton  
V3W 2P8

Residential Detached

**\$574,900** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **116**  
Lot Area (sq.ft.): **6,960.00**  
Flood Plain: **No**  
Rear Yard Exp: **South**  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **59.97**  
Bedrooms: **6**  
Bathrooms: **3**  
Full Baths: **3**  
Half Baths: **0**  
Original Price: **\$574,900**  
Approx. Year Built: **1981**  
Age: **34**  
Zoning: **RF**  
Gross Taxes: **\$2,552.15**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **002-442-485**

View: **No :**

Complex / Subdiv:

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

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

Reno. Year: **2014**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **8** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Dist. to Public Transit: **@Street** Dist. to School Bus: **1.5 Blks**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed, Tile, Wall/Wall/Mixed**

Legal: **PL 20893 LT 2 LD 36 SEC 16 TWP 2**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Garage Door Opener, Jetted Bathtub, Refrigerator, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 13'11	Bsmt	Bedroom	11'10 x 10'4			x
Main	Dining Room	13'5 x 9'2	Bsmt	Bedroom	12' x 11'1			x
Main	Kitchen	15'4 x 13'6	Bsmt	Laundry	12' x 5'8			x
Main	Nook	7'4 x 6'10	Bsmt	Utility	12' x 7'1			x
Main	Master Bedroom	13'6 x 12'4			x			x
Main	Bedroom	10'6 x 9'5			x			x
Main	Bedroom	11'6 x 10'1			x			x
Main	Foyer	6'10 x 4'2			x			x
Bsmt	Living Room	18'3 x 13'11			x			
Bsmt	Bedroom	9' x 10'6			x			

Finished Floor (Main): **1,365**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,018**  
Finished Floor (Total): **2,383 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,383 sq. ft.**

# of Rooms: **14**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **Other**  
Crawl/Bsmt. Height:  
Beds in Basement: **3** Beds not in Basement: **3**  
Basement: **Full, Separate Entry**

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

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

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

**\*\*LARGE 6960 SQFT LOT\*\*Great street appeal\*\*2383 sqft 2 storey BASEMENT entry home. Reno's include new high efficiency furnace, hot water tank, WINDOWS, Stainless Steel Appliances, newer roof, tiles in all 3 bathrooms & newer tiled SHOWER in Master bath\*\* This home features 3 bedrooms & 2 FULL bathrooms, large living/dining room & kitchen upstairs. The basement is FINISHED with 3 bedrooms, full bath & a large Family room, also could be easily converted into a 3 bedroom suite. Includes all appliances, all blinds & camera system. Double garage access from the lane with lots of parking. Walking distance to bus, Schools, shopping, Newton exchange, Wave Pool, major trans routes & all other amenities. Call for more info or a viewing.**





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**Active**  
**R2019554**

Board: F  
House/Single Family

**8014 122A STREET**

Surrey  
Queen Mary Park Surrey  
V3W 7R4

Residential Detached

**\$569,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>40.00</b>	Original Price: <b>\$569,900</b>
Depth / Size (ft.): <b>109x50x</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1979</b>
Lot Area (sq.ft.): <b>6,027.00</b>	Bathrooms:	<b>2</b>	Age: <b>36</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>SFR</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,515.35</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>001-650-947</b>

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

Style of Home: **3 Level Split**  
Construction: **Concrete Frame**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL 56400 LT 115 LD 36 SEC 30 TWP 2 NWD**

Amenities: **None**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 14'9			x			x
Main	Dining Room	8'6 x 6'			x			x
Main	Kitchen	10' x 9'			x			x
Above	Master Bedroom	14'9 x 11'4			x			x
Above	Bedroom	12'2 x 9'9			x			x
Below	Family Room	14'7 x 11'4			x			x
Below	Bedroom	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **504**  
Finished Floor (Above): **638**  
Finished Floor (Below): **638**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,780 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,780 sq. ft.**

# of Rooms: **7**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **None**

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

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

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

**RENOVATED 3 bdrm, 2 bath home on large 6000+ sq.ft. LUC lot in the centrally located Queen Mary neighbourhood. This home is a great starter home or investment property. Home is a split level with lots of windows for natural light. Newer flooring, renovated washrooms, updated light fixtures and the list goes on and on... Family room sliding doors open onto a large private yard, great for entertaining. Close to school shopping and transit. Call today for a private showing.**



Presented by:  
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**Active**  
**R2019293**

Board: F  
House/Single Family

**311 NICHOLAS CRESCENT**

Langley  
Aldergrove Langley  
V4W 3K9

Residential Detached

**\$339,900** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>25.00</b>	Original Price: <b>\$339,900</b>
Depth / Size (ft.): <b>100</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1978</b>
Lot Area (sq.ft.): <b>2,500.00</b>	Bathrooms:	<b>2</b>	Age: <b>37</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>R-1A</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,799.92</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>Yes</b>
			P.I.D.: <b>002-231-476</b>

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

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

Reno. Year: **2010**  
R.I. Plumbing:  
R.I. Fireplaces: **0**

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP53079 LT 259 LD 36 SEC 20 TWP 13**

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

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'10 x 9'			x			x
Main	Living Room	19'7 x 11'3			x			x
Main	Dining Room	9' x 8'6			x			x
Main	Bedroom	10' x 9'			x			x
Above	Master Bedroom	14' x 11'6			x			x
Above	Bedroom	10'6 x 9'3			x			x
Above	Bedroom	9'9 x 8'3			x			x
Above	Laundry	10' x 4'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>730</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>688</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,418 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,418 sq. ft.</b>		7				
			8				

Listing Broker(s): **One Percent Realty Ltd.**

**One Percent Realty Ltd.**

**INVESTOR OR FIRST TIME HOME BUYER ALERT! Great 4 bdrm 1 1/2 bthrm 2 storey 1418 sf home on a big 2500 sf lot located in a good area of Aldergrove. Between 2008-2010 completely reno'd - vinyl siding, soffits, roof, gutters, kitchen, bthrms. Great open layout leading to your fully fenced backyard. Natural gas f/p in the living room. HUGE laundry located upstairs with 3 of your bedrooms. Another bdrm on the main floor. N/G bbq outlet on the oversized covered deck. Master boasts a huge WI closet. GREAT opportunity to own with great tenants or move-in and call it home. (NO garage.) Call today for your appointment. Walking distance to transit, shopping and recreation.**



Presented by:  
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**Active**  
**R2019331**

Board: F  
House/Single Family

**12121 66 AVENUE**

Surrey  
West Newton  
V3W 1Z8

Residential Detached

**\$589,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>23.60</b>	Original Price: <b>\$589,000</b>
Depth / Size (ft.): <b>100</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2009</b>
Lot Area (sq.ft.): <b>2,353.00</b>	Bathrooms:	<b>4</b>	Age: <b>6</b>
Flood Plain: <b>No</b>	Full Baths:	<b>3</b>	Zoning: <b>RM3</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,767.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>027-262-898</b>

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Concrete**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

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

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL BCP32007 LT 1 LD 36 SEC 18 TWP 2**

Amenities: **None**

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'	Bsmt	Bedroom	12' x 15'			x
Main	Kitchen	14' x 8'			x			x
Main	Dining Room	13' x 9'			x			x
Main	Family Room	14' x 11'6			x			x
Above	Master Bedroom	14' x 13'8			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Laundry	6' x 4'			x			x
Bsmt	Living Room	10' x 19'			x			
Bsmt	Kitchen	10' x 9'			x			

Finished Floor (Main): **982**  
Finished Floor (Above): **765**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **765**  
Finished Floor (Total): **2,512 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,512 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **3**  
Basement: **Full, Fully Finished**

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

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

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

**All sizes and age are approx. only. The Buyer should not rely upon listing information without Buyer independently verifying the information. Neat & clean 3 level house. 3 bedroom + 2 washroom upstairs. Living, dining and family on the main floor with washroom and one bedroom basement suite. Back lane for parking. Walking distance to both level school, bus & shopping.**



Presented by:  
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**Active**  
**R2019203**

Board: F  
House/Single Family

**27285 29A AVENUE**

Langley  
Aldergrove Langley  
V4W 3J7

Residential Detached

**\$469,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$469,900</b>
Depth / Size (ft.): <b>100</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1971</b>
Lot Area (sq.ft.): <b>10,000.00</b>	Bathrooms:	<b>1</b>	Age: <b>44</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>R-1B</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,281.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>003-970-132</b>

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 1621 LT 13 BLK 3 LD 36 SEC 20 TWP 13 PART NW 1/4, 6AN.**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'			x			x
Main	Kitchen	10' x 16'			x			x
Main	Master Bedroom	10' x 11'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Laundry	6' x 14'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,185</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,185 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total:	<b>1,185 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
			8				

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

**100 X 100 double lot here with extra large 16 X 36 Detached garage back yard access home needs some work but great location.**





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**Active**  
**R2019316**

Board: F  
House/Single Family

**6318 175B STREET**

Cloverdale  
Cloverdale BC  
V3W 2P5

Residential Detached

**\$549,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	Original Price: <b>\$549,000</b>
Depth / Size (ft.):	Bedrooms: <b>4</b>	Approx. Year Built: <b>1977</b>
Lot Area (sq.ft.): <b>9,332.00</b>	Bathrooms: <b>2</b>	Age: <b>38</b>
Flood Plain:	Full Baths: <b>2</b>	Zoning: <b>R-3</b>
Rear Yard Exp:	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,365.00</b>
Approval Req?:		For Tax Year: <b>2014</b>
If new, GST/HST inc?:		Tax Inc. Utilities?: <b>No</b>
		P.I.D.: <b>005-745-322</b>

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

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

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

Total Parking: **6** Covered Parking: Parking Access: **Front**  
Parking: **Add. Parking Avail., RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Mixed, Tile**

Dist. to School Bus:

Legal: **PL 59463 LT 336 LD 36 SEC 7 TWP 8**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 19'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Kitchen	5'2 x 11'6			x			x
Main	Den	13' x 7'			x			x
Main	Master Bedroom	12'6 x 11'6			x			x
Main	Bedroom	11' x 8'			x			x
Main	Bedroom	11'6 x 8'			x			x
Main	Bedroom	14' x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,800</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,800 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,800 sq. ft.</b>		7				
			8				

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

**Updated rancher in the heart of Cloverdale boasting of 9332 LUC lot. Family oriented area. Central location. Close to schools, transit, shopping & highways. Lots of potential. Great opportunity to own this property now & build your dream house. Priced to sell! Won't last!!!**





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**Active**  
**R2018418**

Board: F  
House/Single Family

**2409 WAYBURNE CRESCENT**

Langley  
Willoughby Heights  
V2Y 1B6

Residential Detached

**\$518,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>40.00</b>	Original Price: <b>\$518,800</b>
Depth / Size (ft.): <b>100</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1980</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>3</b>	Age: <b>35</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>SFD</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,603.46</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>004-847-334</b>

View: **Yes: Mountain view**  
Complex / Subdiv: **Langley Meadows**  
Services Connected: **Electricity, Natural Gas**

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

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

Total Parking: **2** Covered Parking: Parking Access: **Front**  
Parking: **None**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: TV & MOUNT ON WALL IN BSMT & SHELF IN BSMT BDRM**  
Floor Finish: **Mixed**

Legal: **PL NWP59694 LT 244 LD 36 SEC 15 TWP**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'6" x 14'	Bsmt	Laundry	8'5" x 4'			x
Main	Dining Room	9'6" x 15'	Bsmt	Mud Room	6'6" x 5'8"			x
Main	Living Room	11'6" x 13'			x			x
Main	Master Bedroom	10'6" x 13'6"			x			x
Main	Bedroom	9' x 10'			x			x
Main	Bedroom	9' x 10'			x			x
Bsmt	Recreation	21' x 15'3"			x			x
Bsmt	Kitchen	10' x 8'6"			x			x
Bsmt	Bedroom	9'6" x 11'6"			x			
Bsmt	Bedroom	11'3" x 14'5"			x			

Finished Floor (Main):	<b>1,108</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,031</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,139 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,139 sq. ft.</b>	Basement: <b>Full</b>	6				
			7				
			8				

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

**Fabulous basement home in the popular Langley Meadows. This home offers 3 bdrms (1 without closet) upstairs & 2 full bathrooms. The basement features a 2 bdrm unauthorized suite w/separate entry & shared laundry. Open design on main floor w/wood burning fireplace in the living room & great mountain view from the kitchen & sundeck off dining area. The kitchen features updated stainless steel appliances & small nook area. Updated bathroom w/ soaker tub on main floor. Ideal home for first time Buyer/Investor. Roof needs to be replaced & some TLC would make this a great home! Fully fenced yard w/storage shed & steps to the elementary school. Lots of shopping, restaurants & transit close by. Don't wait! Open House Sunday December 6th 1-4pm.**



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**Active**  
**R2018744**

Board: F  
House/Single Family

**5295 196A STREET**

Langley  
Langley City  
V3A 7X7

Residential Detached

**\$569,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$569,000</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Approx. Year Built: <b>1988</b>
Lot Area (sq.ft.): <b>5,997.00</b>	Bathrooms: <b>2</b>	Age: <b>27</b>
Flood Plain:	Full Baths: <b>2</b>	Zoning:
Rear Yard Exp:	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,509.20</b>
Approval Req?:		For Tax Year: <b>2015</b>
If new, GST/HST inc?: <b>No</b>		Tax Inc. Utilities?:
		P.I.D.: <b>008-367-248</b>

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front, Side**  
Parking: **Garage; Single, RV Parking Avail.**

Dist. to Public Transit: **3** Dist. to School Bus: **9**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL NWP75474 LT 12 LD 36 SEC 3 TWP 8**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Shopping Nearby**  
Features: **Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Fireplace Insert, Refrigerator, Security System, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13'1 x 11'7	Main	Patio	16'1 x 8'9			x
Main	Bedroom	9'10 x 9'3	Main	Eating Area	9'6 x 7'6			x
Main	Bedroom	10' x 9'10	Main	Foyer	6'7 x 6'7			x
Main	Den	20'1 x 11'3			x			x
Main	Kitchen	9'6 x 9'10			x			x
Main	Workshop	12' x 14'			x			x
Main	Laundry	7'10 x 6'7			x			x
Main	Dining Room	9'9 x 8'7			x			x
Main	Living Room	13'7 x 11'11			x			
Main	Walk-In Closet	7'9 x 4'10			x			

Finished Floor (Main):	1,301	# of Rooms:13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	No	Workshop/Shed: 12X14
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,301 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 20.1X11
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,301 sq. ft.	Basement: None	6				
		Beds not in Basement:3	7				
			8				

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

**Welcome to my 3 bedroom rancher in Langley its in beautiful quiet neighborhood. Close to school and shopping. Both bathrooms are fully renovated. Master has massive walk in closet. Updated appliances. OPEN HOUSE SAT, DEC 12 & DEC 20, 1-3PM.**



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**Active**  
**R2018393**

Board: F  
House/Single Family

**12551 GROVE CRESCENT**

North Surrey  
Cedar Hills  
V3V 2L6

Residential Detached

**\$559,879** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>66.90</b>	Original Price: <b>\$559,879</b>
Depth / Size (ft.): <b>109.90</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1961</b>
Lot Area (sq.ft.): <b>7,370.00</b>	Bathrooms:	<b>2</b>	Age: <b>54</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,680.30</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-587-161</b>

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

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

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

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**  
Parking: **Other**  
Dist. to Public Transit: **3** Dist. to School Bus: **3**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Mixed**

Legal: **PL 19777 LT 82 BLK 5N LD 36 SEC 32 RNG 2W**

Amenities: **In Suite Laundry**

Site Influences: **Paved Road, Private Yard, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'7	Bsmt	Bedroom	10'10 x 10'3			x
Main	Kitchen	10' x 8'	Bsmt	Utility	11'5 x 7'6			x
Main	Eating Area	8' x 5'3	Bsmt	Laundry	13'9 x 11'			x
Main	Dining Room	9' x 9'			x			x
Main	Master Bedroom	12'6 x 10'2			x			x
Main	Bedroom	11'5 x 9'			x			x
Main	Bedroom	10'2 x 9'9			x			x
Bsmt	Living Room	13'3 x 11'10			x			x
Bsmt	Kitchen	10' x 11'10			x			
Bsmt	Bedroom	10'10 x 10'5			x			

Finished Floor (Main):	<b>1,041</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,019</b>	# of Levels: <b>2</b>	2	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,060 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,060 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>	6				
			7				
			8				

Listing Broker(s): **Royal LePage Global Force Rlty**

**5 BEDROOMS, 2 BATHROOMS, 2060 SQ.FT. BUILT ON 7370 SQ.FT. LOT** located on a quiet street. Main Floor features Living room, Kitchen, dining, eating area. 3 Bedrooms and Full bathroom. Basement features 2 Bedroom suite. Renovations include paint, Bathrooms and Kitchens. House is close to schools, Parks and Transportation. The Large size lot is ideal for new home construction with potential of a mountain view. Groov Op in 2007 and Passed by City of Surrey. Comfort Letter Available. Easy Access to Pattullo and Alex Fraser Bridge.



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**Active**  
**R2017880**

Board: F  
House/Single Family

**10736 RIVER ROAD**

N. Delta  
Nordel  
V4C 2R9

Residential Detached

**\$599,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$599,800</b>
Depth / Size (ft.): <b>105</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1979</b>
Lot Area (sq.ft.): <b>6,660.00</b>	Bathrooms:	<b>2</b>	Age: <b>36</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RS 1</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,146.79</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>005-232-627</b>

View: **Yes: City & Mountains**

Complex / Subdiv:

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL 53806 LT 106 DL 16 LD 36**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'			x			x
Main	Dining Room	17' x 11'			x			x
Main	Kitchen	14' x 9'			x			x
Main	Bedroom	10' x 10'			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>1,100</b>	# of Rooms:	<b>5</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,100 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5					Door Height:
Grand Total:	<b>1,100 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

**RANCHER WITH VIEW!!! RS1 LOT with over 6,600 square feet to build a dream home!!! This 2 bedroom with 2 full baths has been remodeled and would be great investment to rent out or hold and rebuild later. Builders and dream home wishers there is a PLAN AVAILABLE TO BUILD A DREAM HOME. Conveniently located and just a short walk to Devon Gardens French Immersion Elementary School, transit, parks and commuting routes.**





Presented by:  
**Nikki Cvitanovic**

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**Active**  
**R2018029**

Board: F  
House/Single Family

**5 2345 CRANLEY DRIVE**

South Surrey White Rock  
King George Corridor  
V4A 9G5

Residential Detached

**\$389,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>40.00</b>	Original Price: <b>\$389,000</b>
Depth / Size (ft.): <b>82</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1990</b>
Lot Area (sq.ft.): <b>3,280.00</b>	Bathrooms:	<b>2</b>	Age: <b>25</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>MF</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,445.26</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>012-260-401</b>

View: **No :**  
Complex / Subdiv: **LA MESA**

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single, Open, Visitor Parking**

Dist. to Public Transit: **1** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWS2874 LT 5 LD 36 SEC 14 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

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

Site Influences: **Adult Oriented, Cul-de-Sac, Paved Road, Recreation Nearby, Retirement Community, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 13'			x			x
Main	Dining Room	12'10 x 9'			x			x
Main	Kitchen	10'8 x 8'2			x			x
Main	Eating Area	8'2 x 8'3			x			x
Main	Family Room	8' x 8'2			x			x
Main	Laundry	6'9 x 8'			x			x
Main	Master Bedroom	16'2 x 11'7			x			x
Main	Bedroom	11'10 x 11'			x			x
		x			x			
		x			x			

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

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

**La Mesa a 55 years + community. A Beautifully maintained gated complex. Features your detached Rancher Home with Garage attached to home and parking apron. A coveted Quiet location in the Development. Two generous bedrooms and 2 full bath - The Master is en-suited. Living room features a natural gas fireplace, family room and formal dining room. Full size laundry with storage. Home is on a 3 foot concrete crawl, forced air furnace and electric baseboard heat. Strata fee to maintain the grounds is low \$141 a month. Walk to Shopping, Theatres, Services and Transit\* 2 Small Pets OK\* Perfect Lock and Go \*Carefree Living \*In the Heart of South Surrey.**



Presented by:  
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**Active**  
**R2017207**

Board: F  
House/Single Family

**12360 96TH AVENUE**

North Surrey  
Cedar Hills  
V3V 1W7

Residential Detached

**\$529,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>61.00</b>	Original Price: <b>\$529,000</b>
Depth / Size (ft.): <b>132</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>8,052.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>SFD</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,566.59</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-281-916</b>

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Block**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2014**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **6** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1 BLK**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 17467 LT 10 LD 36 SEC 31 TWP 2**

Amenities: **Restaurant**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Dryer, Clothes Washer, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 12'			x			x
Main	Kitchen	14'11 x 13'4			x			x
Main	Master Bedroom	11'6 x 11'5			x			x
Main	Bedroom	11'5 x 8'			x			x
Main	Bedroom	11'10 x 7'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,067</b>	# of Rooms:	<b>5</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3								Pool:
Finished Floor (Total):	<b>1,067 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>		6								
Grand Total:	<b>1,067 sq. ft.</b>			7								
				8								

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

**LOCATION, LOCATION, LOCATION - Cozy 3 bedroom rancher close to all amenities, sitting on 8052 sq ft lot, finished area is 1,067 sq ft, windows are double glazed, new carpet and paint. Deck 10 X 8. Currentley rented to long term tenants who would like to stay. Great investment property, hold to build your dream, home both levels of school nearby, drive by, strictly no door knocking, no back lane, very limited showings. Walk to shopping, restaurants. Easy access to transit, Skytrain, Alex Fraser Bridge and much more to offer.**



Presented by:  
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**Active**  
**R2017439**

Board: F  
House/Single Family

**14243 72 AVENUE**

Surrey  
East Newton  
V3W 2P9

Residential Detached

**\$585,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	<b>55.00</b>	Original Price: <b>\$585,000</b>
Depth / Size (ft.): <b>128</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1980</b>
Lot Area (sq.ft.): <b>7,040.00</b>	Bathrooms:	<b>2</b>	Age: <b>35</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,629.51</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>005-635-721</b>

View: **No :**

Complex / Subdiv:

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

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

Reno. Year: **2014**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL 58432 LT 405 LD 36 SEC 21 TWP 2**

Amenities: **Garden, In Suite Laundry, Independent living**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	15' x 9'			x			x
Main	Family Room	15' x 14'			x			x
Main	Master Bedroom	15' x 12'			x			x
Main	Bedroom	11'6 x 9'			x			x
Main	Bedroom	10'6 x 9'6			x			x
Main	Laundry	8'6 x 6'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,530</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,530 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6					
Grand Total:	<b>1,530 sq. ft.</b>			7					
				8					

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

**Sutton Group-West Coast Realty**

**Great central location, LUC lot over 7000SqFt, over 1500 Square feet of spacious home recently updated features 3 bedrooms, 2 washrooms, designer kitchen, double car garage, quiet living, sought after area, ideal place to raise a family, close to shopping, two minutes walk to Elementary school, five minute walk to Secondary School, walking distance to public transportation and easy access to route 99/91.**



Presented by:  
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**Active**  
**R2018317**

Board: F  
House/Single Family

**12343 OLD YALE ROAD**

North Surrey  
Bridgeview  
V3V 3X7

Residential Detached

**\$450,000** (LP)

(SP)



**NO IMAGE**  
**AVAILABLE**

Sold Date:	Frontage (feet):	<b>65.78</b>	Original Price: <b>\$450,000</b>
Depth / Size (ft.): <b>30.36</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>6,494.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>IL-1</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,327.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>012-749-699</b>

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

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 2559 LT 11 BLK 5N LD 36 SEC 19 RNG 2**

Amenities: **None**

Site Influences:  
Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 10'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	15' x 13'			x			x
Main	Master Bedroom	12' x 12'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>720</b>	# of Rooms:	<b>7</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>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>365</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,085 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>		<b>6</b>							Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Unfinished</b>		<b>7</b>							
Grand Total:	<b>1,085 sq. ft.</b>				<b>8</b>							

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

**Investor Alert! Great Location For Future Development. Mainly Land Value Only. Close To Khalsa School, Skytrain, And Other Amenities. Bring Your Ideas.**





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**Active**  
**R2017018**

Board: F  
House/Single Family

**3126 271 STREET**

Langley  
Aldergrove Langley  
V4W 3H7

Residential Detached

**\$464,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$464,900</b>
Depth / Size (ft.): <b>121</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>6,059.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>C2</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,835.31</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>006-175-775</b>

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

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Single**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **PL NWP10681 LT 7 LD 36 SEC 19 TWP 13**

Amenities:

Site Influences: **Central Location, Lane Access, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Refrigerator, Stove, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 13'			x			x
Main	Kitchen	9'3 x 18'10			x			x
Main	Bedroom	10' x 9'6			x			x
Main	Bedroom	14'6 x 8'9			x			x
Main	Other	9'8 x 13'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,000</b>	# of Rooms: <b>5</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,000 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total:	<b>1,000 sq. ft.</b>	Beds not in Basement: <b>2</b>	7				
			8				

Listing Broker(s): **Prudential Power Play Realty**

**Completely updated rancher in downtown Aldergrove! New roof, windows, bathroom, kitchen, flooring, paint, crown mouldings, new driveway, new fence & more. Come check it out. So cute! Could easily be 3 bedrooms. An excellent starter home or holding property. Bonus is the commercial zoning. 50 x 121 lot. Great location! Bring us an offer! Quick completion possible.**



Presented by:  
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**Active**  
**R2016991**

Board: F  
House/Single Family

**13168 108 AVENUE**

North Surrey  
Whalley  
V3T 2J1

Residential Detached

**\$549,900** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **128.00**  
Lot Area (sq.ft.): **7,774.00**  
Flood Plain:  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **60.00**  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$549,900**  
Approx. Year Built: **1933**  
Age: **82**  
Zoning: **RF**  
Gross Taxes: **\$2,615.00**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **007-366-744**

View: **Yes: Mountains**  
Complex / Subdiv:  
Services Connected: **Community**

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

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

Total Parking: Covered Parking: **5** Parking Access: **Front**  
Parking: **Add. Parking Avail., Open, Visitor Parking**

Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **PL 36243 LT 117 BLK 5N LD 36 SEC 21 RNG 2W**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 13'			x			x
Main	Kitchen	15'6 x 13'			x			x
Main	Master Bedroom	11'9 x 9'8			x			x
Main	Bedroom	11'6 x 7'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,200</b>	# of Rooms:	<b>4</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>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,200 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>2</b>							Door Height:
Grand Total:	<b>1,200 sq. ft.</b>	Basement:	<b>Crawl</b>									
					<b>6</b>							
					<b>7</b>							
					<b>8</b>							

Listing Broker(s): **Top Vision Realty Inc.**

**Great location! Excellent opportunity for first time buyers, investors or builders. Huge lot 60' X 128'. Completely renovated inside & outside in 2013. South facing huge backyard with covered patio. 2 blocks away from Gateway SkyTrain, walking distance to school & shopping mall, close to SFU, Surrey Central & City Hall, library, T&T Supermarket, etc. Incredible value and will not last! Open House December 17th (Thursday), 11am-12pm.**



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**Active**  
**R2016759**

Board: F  
House/Single Family

**6451 128 STREET**

Surrey  
West Newton  
V3W 4C5

Residential Detached

**\$558,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	<b>62.40</b>	Original Price: <b>\$558,000</b>
Depth / Size (ft.): <b>142</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1958</b>
Lot Area (sq.ft.): <b>8,854.00</b>	Bathrooms:	<b>2</b>	Age: <b>57</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,645.58</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-400-699</b>

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Rear**  
Parking: **Open**  
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **WALKING**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate**

Legal: **PL 18672 LT 8 LD 36 SEC 18 TWP 2**

Amenities: **None**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'11"			x			x
Main	Kitchen	7'4 x 11'8"			x			x
Main	Dining Room	11' x 10'			x			x
Main	Master Bedroom	12'2 x 10'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Bedroom	8' x 8'10"			x			x
Main	Bedroom	11' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,143</b>	# of Rooms:	<b>7</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,143 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6					
Grand Total:	<b>1,143 sq. ft.</b>			7					
				8					

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

**Alert! Investors, first time home buyers a must see, very clean renovated rancher in West Newton. New roof, back and front lane access, 4 bedrooms 2 bathrooms updated fixtures and beautiful kitchen. Walking distance to high school, elementary and KPU. Easy access to highway. Lots of potential present and future. Come check it out!!**



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**Active**  
**R2016052**

Board: F  
House/Single Family

**10068 141 STREET**

North Surrey  
Whalley  
V3T 4P3

Residential Detached

**\$525,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$525,000</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>7,945.00</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RF</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,626.70</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>Yes</b>
			P.I.D.: <b>010-337-610</b>

View: :

Complex / Subdiv:

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Asphalt**

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

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

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Estate Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **LOT 1 SECTION 25 RANGE 2 PLAN 18200 NWD**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'3 x 14'2	Below	Workshop	11'7 x 8'8			x
Main	Dining Room	11'6 x 7'9			x			x
Main	Kitchen	12'3 x 11'9			x			x
Main	Office	11'11 x 8'1			x			x
Main	Master Bedroom	11'11 x 11'10			x			x
Main	Bedroom	11'10 x 9'9			x			x
Main	Bedroom	10'6 x 8'9			x			x
Below	Bedroom	11'7 x 11'9			x			x
Below	Games Room	25'10 x 22'6			x			
Below	Laundry	15'10 x 16'1			x			

Finished Floor (Main): **1,300**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,300**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,600 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,600 sq. ft.**

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

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

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

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

**Accepted Offer.**





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**Active**  
**R2017004**

Board: F  
House/Single Family

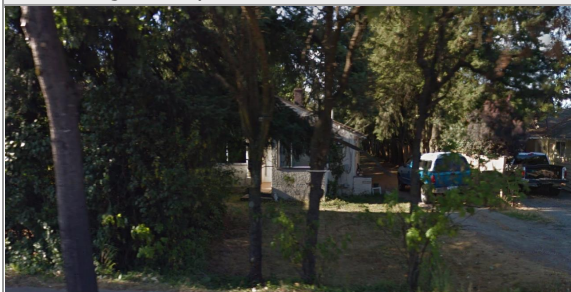
**26725 FRASER HIGHWAY**

Langley  
Aldergrove Langley  
V1M 1Z3

Residential Detached

**\$439,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.50</b>	Original Price: <b>\$439,000</b>
Depth / Size (ft.): <b>190</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>9,595.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,267.90</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>009-468-323</b>

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

Style of Home: **Other, Rancher/Bungalow**  
Construction: **Concrete, Other**  
Exterior: **Mixed, Other**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Other**  
# of Fireplaces: **0**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal, Community**  
Fuel/Heating: **Electric, Other**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Open, Other**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL NWP11149 LD 36 SEC 19 TWP 13 W50.5' LOT 11**

Amenities: **Workshop Detached**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 12'6			x			x
Main	Dining Room	7'6 x 6'1			x			x
Main	Kitchen	13' x 11'7			x			x
Main	Bedroom	12' x 9'2			x			x
Main	Bedroom	11'3 x 9'1			x			x
Main	Utility	5'11 x 5'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>920</b>	# of Rooms: <b>6</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>	# of Kitchens: <b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Other</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>920 sq. ft.</b>	Crawl/Bsmt. Height:		<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	<b>6</b>							Door Height:
Grand Total:	<b>920 sq. ft.</b>	Basement: <b>None</b>		<b>7</b>							
				<b>8</b>							

Listing Broker(s): **SRS Panorama Realty**

**No sign on the property.**



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**Active**  
**R2014683**

Board: F  
House/Single Family

**11406 GLEN AVON DRIVE**

North Surrey  
Bolivar Heights  
V3R 4Y6

Residential Detached

**\$488,880** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>90.15</b>	Original Price: <b>\$488,880</b>
Depth / Size (ft.): <b>100</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1958</b>
Lot Area (sq.ft.): <b>9,015.00</b>	Bathrooms:	<b>2</b>	Age: <b>57</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Rear Yard Exp: <b>Southeast</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,856.69</b>
Approval Req?:			For Tax Year: <b>2013</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>000-908-452</b>

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Carport; Multiple**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL 18643 LT 8 BLK 4 LD 36**

Amenities: **None**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 12'2			x			x
Main	Kitchen	13'2 x 8'3			x			x
Main	Dining Room	9'2 x 8'10			x			x
Main	Master Bedroom	12'4 x 12'			x			x
Main	Bedroom	11' x 8'8			x			x
Main	Bedroom	10'6 x 8'10			x			x
Bsmt	Living Room	16'10 x 11'7			x			x
Bsmt	Kitchen	11'3 x 9'7			x			x
Bsmt	Bedroom	13' x 11'5			x			
Bsmt	Bedroom	11'7 x 7'			x			

Finished Floor (Main): **1,065**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,050**  
Finished Floor (Total): **2,115 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,115 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **3**  
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>No</b>
2	<b>Bsmt</b>	<b>4</b>	<b>No</b>
3			
4			
5			
6			
7			
8			

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

Listing Broker(s): **Royal LePage Brent Roberts Rlt**

**Great investment opportunity! Full basement home with 3 bedrooms upstairs and a 2 bedroom unauthorized suite in basement. Large 9000+ sqft lot. Convenient location, close to schools, transit and shopping. Southeast backyard. Call for full details.**



Presented by:  
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**Active**  
**R2015285**

Board: F  
House/Single Family

**27336 30 AVENUE**

Langley  
Aldergrove Langley  
V4W 3J6

Residential Detached

**\$458,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$458,000</b>
Depth / Size (ft.): <b>119.81</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1968</b>
Lot Area (sq.ft.): <b>7,200.00</b>	Bathrooms:	<b>1</b>	Age: <b>47</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>R-1B</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,042.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>002-751-801</b>

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

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

Reno. Year: **2014**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **2** Covered Parking: Parking Access: **Side**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum**

Legal: **PL NWP11473 LT 1 BLK B LD 36 SEC 20 TWP 13**

Amenities: **Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6" x 20'			x			x
Main	Dining Room	13' x 12'			x			x
Main	Kitchen	13'6" x 12'			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Bedroom	14' x 11'6"			x			x
Main	Bedroom	11'6" x 8'6"			x			x
Main	Laundry	8' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,291</b>	# of Rooms:	<b>7</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>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			<b>4</b>							Pool:
Finished Floor (Total):	<b>1,291 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>		<b>6</b>							Door Height:
Grand Total:	<b>1,291 sq. ft.</b>	Basement: <b>Crawl</b>			<b>7</b>							
					<b>8</b>							

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

**RE/MAX Aldercenter Realty**

**IMMACULATE RANCHER ON A LARGE CENTRALLY LOCATED LOT-MOVE IN READY.**New hardwood floors, bathroom, paint, huge brand new cedar fenced private yard with lane access, garden shed and gorgeous 300 sq.ft. wrap around south facing deck to enjoy bbqs and entertaining.3 large bedrooms, living room with gas f/p, bright kitchen with opening to dining room with sliders to both back and side deck.Quiet family neighbourhood close to schools and shopping.In Aldergrove OCP-zoned medium density-upto 6 storeys. Great investment opportunity.Call today-this will sell fast.



Presented by:  
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**Active**  
**R2015297**

Board: F  
House/Single Family

**12890 92A AVENUE**

Surrey  
Queen Mary Park Surrey  
V3V 1J8

Residential Detached

**\$589,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$589,000</b>
Depth / Size (ft.): <b>123</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1975</b>
Lot Area (sq.ft.): <b>7,380.00</b>	Bathrooms:	<b>1</b>	Age: <b>40</b>
Flood Plain: <b>Exempt</b>	Full Baths:	<b>1</b>	Zoning: <b>RF</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,793.52</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-260-951</b>

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

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Carport & Garage**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 16994 LT 30 LD 36 SEC 32 TWP 2**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 10'11			x			x
Main	Kitchen	9'6 x 8'3			x			x
Main	Dining Room	13'5 x 10'8			x			x
Main	Master Bedroom	11'9 x 9'1			x			x
Main	Bedroom	9'1 x 8'7			x			x
Main	Bedroom	9'1 x 8'5			x			x
Main	Laundry	7'5 x 5'4			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

**Nice Rancher at a really good location in Queen Mary, Corner lot with back lane, back side overlooks the school back yard, loads of privacy, ideal place to build your dream home , House is nice and clean and very much livable, newer high efficiency furnace, hot water tank and roof. Easy acces to transit and schools. Don't miss out, call now.**





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**Active**  
**R2015489**

Board: F  
House/Single Family

**6659 184A STREET**

Cloverdale  
Cloverdale BC  
V3S 9A8

Residential Detached

**\$518,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>26.00</b>	Original Price: <b>\$518,000</b>
Depth / Size (ft.): <b>89</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2001</b>
Lot Area (sq.ft.): <b>2,314.00</b>	Bathrooms:	<b>4</b>	Age: <b>14</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,700.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: <b>024-055-883</b>

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **2** Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **2 BLKS**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **PL LMP36872 LT 151 LD 36 SEC 16 TWP 8**

Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Vacuum R.I., Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'6			x			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	14'6 x 8'10			x			x
Above	Master Bedroom	17'4 x 11'			x			x
Above	Bedroom	10' x 9'6			x			x
Above	Bedroom	9'8 x 9'6			x			x
Bsmt	Recreation	19' x 13'			x			x
Bsmt	Other	13' x 9'6			x			x
Bsmt	Den	10'5 x 8'1			x			x
		x			x			

Finished Floor (Main): **744**  
Finished Floor (Above): **660**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **728**  
Finished Floor (Total): **2,132 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,132 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Full, Fully Finished**

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

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

Listing Broker(s): **RE/MAX Central**

**Beautiful Parklane home. TOTAL of 4 BDRMS & 4 BATHS. 2 Levels and full basement. Quiet street across from the park, private west facing fenced backyard. Very large and bright kitchen, huge breakfast bar Island with seating. Open concept plan with great room and dining area with 9' ceilings and modern gas fireplace, spacious bedrooms with vaulted ceilings and steps to Hillcrest Elementary, Parks, Playgrounds, transportation, shopping, restaurants and close to Clayton Heights Secondary and Kwantlen Polytechnic University.**



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**Active**  
**R2015760**

Board: F  
House/Single Family

**19956 BRYDON CRESCENT**

Langley  
Langley City  
V3A 4A5

Residential Detached

**\$599,900** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **274**  
Lot Area (sq.ft.): **16,166.00**  
Flood Plain:  
Rear Yard Exp: **South**  
Approval Req?:  
If new, GST/HST inc?: **No**

Frontage (feet): **59.00**  
Bedrooms: **4**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Original Price: **\$599,900**  
Approx. Year Built: **1972**  
Age: **43**  
Zoning: **RS1**  
Gross Taxes: **\$3,877.51**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **005-369-100**

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

Style of Home: **1 Storey, Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **3**  
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: **2014**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: TWO LIGHTS ABOVE BED IN MASTER**  
Floor Finish: **Mixed**

Legal: **PL NWP40530 LT 128 LD 36 SEC 3 TWP 8 PART NE 1/4.**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Free Stand F/P or Wdstove, Microwave, Satellite Dish, Security System, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	10'2 x 14'	Bsmt	Office	8'2 x 9'9			x
Main	Bedroom	11' x 9'	Bsmt	Flex Room	10' x 12'11			x
Main	Walk-In Closet	9' x 8'	Bsmt	Storage	7'9 x 10'			x
Main	Family Room	10'2 x 25'10	Bsmt	Cold Room	22'10 x 11'2			x
Main	Living Room	16' x 14'	Bsmt	Workshop	9'7 x 11'10			x
Main	Kitchen	12'10 x 9'7	Bsmt	Laundry	10' x 13'			x
Bsmt	Bedroom	8'3 x 11'5			x			x
Bsmt	Cold Room	12'2 x 11'2			x			x
Bsmt	Bedroom	16'3 x 9'3			x			
Bsmt	Family Room	14'4 x 9'4			x			

Finished Floor (Main): **1,269**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,639**  
Finished Floor (Total): **2,908 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,908 sq. ft.**

# of Rooms: **16**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **2**  
Basement: **Full, Fully Finished**

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

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

Listing Broker(s): **Lone Palm Management Ltd.**

**This 2,900+sqft basement home has lots of room for a big family! 4 bedrooms, 2 full bathrooms, big walk-in closet, office, flex room, workshop and much more! House is in good condition. Basement partially rebuilt in 2014 due to flood from main floor. Security system with cameras in place. Satellite dish included. 3 fireplaces (2 gas, 1 wood). Large patio/sundeck comes with a built in canopy for your BBQ. Property is fenced but fencing requires work. Roof not leaking but at end of lifecycle. Total property size is approx. 16,166 sqft but due to setback requirements for SRW & creek only a portion of the land is useable. A site survey plan has been ordered to show the setback requirements. Viewing by appointment only please.**



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**Active**  
**R2015923**

Board: F  
House/Single Family

**11078 CALEDONIA DRIVE**

North Surrey  
Bolivar Heights  
V3R 3N3

Residential Detached

**\$549,999** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>131.00</b>	Original Price: <b>\$549,999</b>
Depth / Size (ft.): <b>Irreg</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>9,742.00</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RES</b>
Rear Yard Exp: <b>Southeast</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,594.55</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-924-591</b>

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

Style of Home: **2 Storey**  
Construction: **Concrete Block, Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL 11603 BLK 119 LD 36**

Amenities: **Storage, Workshop Attached**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Dryer, Clothes Washer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 12'			x			x
Main	Kitchen	13' x 11'			x			x
Main	Bedroom	14' x 12'			x			x
Main	Laundry	12' x 7'			x			x
Above	Master Bedroom	11' x 10'			x			x
Above	Bedroom	13' x 9'			x			x
Above	Bedroom	10' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	875	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	835	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	2	Yes	Workshop/Shed: 32x25
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,710 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 32x25
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,710 sq. ft.		7				
			8				

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

**Cozy 4 bdrm home in popular Bolivar Heights. Great private yard (9742 sqft) backing onto the ravine, perfect for entertaining or relaxing. This home boasts a 2 door dble garage/workshop, wired for 220 with a high ceiling, perfect for car enthusiasts or a home based business. Close to schools (Traditional, Elementary) shopping, both bridges and SkyTrain. Open house Saturday November 28, 2-4pm.**



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**Active**  
**R2015916**

Board: F  
House/Single Family

**14011 113A AVENUE**

North Surrey  
Bolivar Heights  
V3R 2K3

Residential Detached

**\$509,000** (LP)

(SP)



**NO IMAGE**  
**AVAILABLE**

Sold Date:	Frontage (feet):	<b>70.20</b>	Original Price: <b>\$509,000</b>
Depth / Size (ft.): <b>108.60</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>7,481.00</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,842.75</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>005-575-281</b>

View: **Yes: North shore mountains**  
Complex / Subdiv:  
Services Connected: **Unknown**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Community**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 6377 LT W1/2B BLK 93 LD 36 EXCEPT PLAN 35818.**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Bedroom	9'10 x 8'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
Bsmt	Recreation	14'9 x 14'			x			x
Bsmt	Bedroom	12' x 11'			x			x
Bsmt	Bedroom	11' x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main): **800**  
Finished Floor (Above): **800**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,600 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,600 sq. ft.**

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

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

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

Listing Broker(s): **SRS Panorama Realty**

**Great corner lot with view of river and North shore mountains. Build your dream Luxurious home on a flat and rectangular lot. Close to transit and schools. Value is in Land only, house has no value.**





Presented by:  
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**Active**  
**R2013463**

Board: F  
House/Single Family

**20105 37 AVENUE**

Langley  
Brookswood Langley  
V3A 6K3

Residential Detached

**\$599,888** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$728,888</b>
Depth / Size (ft.): <b>Irregular</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1976</b>
Lot Area (sq.ft.): <b>0.62</b>	Bathrooms:	<b>2</b>	Age: <b>39</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>R-1E</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,475.99</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>002-165-317</b>

View: **Yes: creek**  
Complex / Subdiv:  
Services Connected: **Electricity, Septic, Water**

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

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

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **LT.416,SEC.26,TWP.7,PLAN 49488,LD.36.**

Amenities:

Site Influences:

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

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

Finished Floor (Main):	1,250	# of Rooms:7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	No	Workshop/Shed:30 x 35
Finished Floor (Basement):	0	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	1,250 sq. ft.	Crawl/Bsmt. Height: 2'	4				Garage Sz: 30 x 35
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: <b>Crawl</b>	6				
Grand Total:	1,250 sq. ft.	Beds not in Basement: 3	7				
			8				

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

**Extremely Rare 0.62 ACRE Private Lot in TRENDY BROOKSWOOD with 1250 Sq ft. Solid Built RANCHER + enormous 1050 sq ft SHOP. Totally Private and quiet Culdesac Location perched high with a VIEW overlooking Anderson Creek. Enormous Yard. New Septic. Great opportunity for down-sizer, Investor or Young family.**



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**Active**  
**R2013513**

Board: F  
House/Single Family

**8152 164 STREET**

Surrey  
Fleetwood Tynehead  
V4N 0P2

Residential Detached

**\$549,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$549,900</b>
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1957</b>
Lot Area (sq.ft.): <b>7,282.00</b>	Bathrooms:	<b>1</b>	Age: <b>58</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>RES</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,592.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-205-942</b>

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

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

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

Total Parking: **2** Covered Parking: **0** Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 16809 LT 11 LD 36 SEC 25 TWP 2**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 12'5			x			x
Main	Kitchen	13'1 x 10'4			x			x
Main	Master Bedroom	12'11 x 10'5			x			x
Main	Bedroom	11'9 x 10'4			x			x
Main	Laundry	7' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

**FLEETWOOD RANCHER!! CLOSE TO ELEMENTARY AND SECONDARY SCHOOLS. 60 BY 120 SQFT LOT. BUILDING PERMIT APPLIED FOR. HOUSE NEEDS TLC.**



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**Active**  
**R2012723**

Board: F  
House/Single Family

**12654 115B AVENUE**

North Surrey  
Bridgeview  
V3V 3R4

Residential Detached

**\$580,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$540,000</b>
Depth / Size (ft.): <b>122</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>1979</b>
Lot Area (sq.ft.): <b>8,015.00</b>	Bathrooms:	<b>4</b>	Age: <b>36</b>
Flood Plain: <b>Yes</b>	Full Baths:	<b>4</b>	Zoning: <b>RF</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,895.34</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-717-919</b>

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations: **Completely**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
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: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Concrete, Laminate**

Dist. to School Bus:

Legal: **PL 2742 LT 34 BLK 5N LD 36 SEC 5 RNG 2W & SEC 8.**

Amenities: **In Suite Laundry, Playground**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'6	Below	Bedroom	13'6 x 10'			x
Main	Kitchen	12' x 9'8	Below	Laundry	13' x 12'10			x
Main	Dining Room	10'2 x 10'2	Below	Foyer	11' x 10'			x
Main	Master Bedroom	12'8 x 11'6	Below	Kitchen	12' x 9'8			x
Main	Bedroom	12'6 x 9'3	Below	Bedroom	10'8 x 8'9			x
Main	Bedroom	9'3 x 9'3	Below	Bedroom	10'8 x 9'7			x
Main	Solarium	15'2 x 10'			x			x
Below	Living Room	15' x 13'6			x			x
Below	Kitchen	12' x 9'8			x			
Below	Bedroom	13' x 8'			x			

Finished Floor (Main):	<b>1,242</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>3</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,242</b>	# of Levels: <b>2</b>	2	Below	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Legal Suite, Unauthorized Suite</b>	3	Below	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,484 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	<b>3</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>7</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Separate Entry</b>	6				
Grand Total:	<b>2,484 sq. ft.</b>		7				
			8				

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

**Surrey's lowest priced home w/2 suites, on huge 8015 sqft lot. This spacious basement entry home, features 7 bedrooms, 4 baths, 3 kitchens, boasting more than 2400 sqft. plus 150 sqft. solarium. New paint, thermo window throughout. Enclosed solarium off kitchen with wrap around deck in front. Family friendly, fully fenced yard. Southern exposed rear yard with gorgeous fruit trees. Only half block to community centre & park, elementary school just 2 short blocks away. Walk distance to sky train and buses. Quick access to New Westminster, Burnaby, Vancouver. Close to Pattullo Bridge, Highway 17 directly connect to No. 1 freeway and 91 highway to Richmond. Most convenient location in town.**



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**Active**  
**R2012844**

Board: F  
House/Single Family

**11076 SWAN CRESCENT**

North Surrey  
Bolivar Heights  
V3R 5B6

Residential Detached

**\$538,888** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$538,888</b>
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1967</b>
Lot Area (sq.ft.): <b>7,179.00</b>	Bathrooms:	<b>2</b>	Age: <b>48</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>SFRZ</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,631.84</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>006-489-648</b>

View: :

Complex / Subdiv:

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single, Open**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile**

Legal: **PL 30114 LT 15 BLK 10 LD 36 SEC 17 RNG 1**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 13'3			x			x
Main	Kitchen	17' x 9'			x			x
Main	Dining Room	9'6 x 9'6			x			x
Main	Master Bedroom	11' x 11'			x			x
Main	Bedroom	12'3 x 9'11			x			x
Main	Bedroom	9' x 12'2			x			x
Bsmt	Recreation	12'4 x 17'6			x			x
Bsmt	Bedroom	11' x 9'9			x			x
Bsmt	Den	10'7 x 8'11			x			x
		x			x			

Finished Floor (Main):	<b>1,177</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Bsmt</b>	<b>3</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>873</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>2,050 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>1</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>		6					
Grand Total:	<b>2,050 sq. ft.</b>			7					
				8					

Listing Broker(s): **Team 3000 Realty Ltd. (SUR)**

**Fantastic home in Birdland area. Charming family home professionally renovated from top to bottom; Newer kitchen, sundeck, roof, hardwood floors, tiles, new bathroom on main floor, rec room/home theatre room with custom made cabinets, newer bath in the bsmt, 2 gas fireplaces. This charming home is situated on huge fully fenced lot and is close to everything.**





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**Active**  
**R2012690**

Board: F  
House/Single Family

**12266 82 AVENUE**

Surrey  
Queen Mary Park Surrey  
V3W 3E3

Residential Detached

**\$549,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>45.00</b>	Original Price: <b>\$549,000</b>
Depth / Size (ft.): <b>88</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1980</b>
Lot Area (sq.ft.): <b>3,978.00</b>	Bathrooms:	<b>2</b>	Age: <b>35</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RF-G</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,497.17</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>001-290-274</b>

View: **Yes: Park**

Complex / Subdiv:

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

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

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

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

Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL 55266 LT 68 LD 36 SEC 30 TWP 2**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'5			x			x
Main	Kitchen	11'2 x 10'5			x			x
Main	Eating Area	12'10 x 11'2			x			x
Main	Family Room	11' x 11'			x			x
Above	Master Bedroom	17'3 x 13'4			x			x
Above	Bedroom	12'1 x 11'4			x			x
Above	Bedroom	11'2 x 9'2			x			x
Above	Bedroom	9' x 7'5			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>846</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>846</b>	# of Kitchens:	<b>1</b>	1		Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2		Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,692 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>		6					
Grand Total:	<b>1,692 sq. ft.</b>			7					
				8					

Listing Broker(s): **SRS Panorama Realty**

**Great Location (West Newton), walking distance to school, park, superstore and other stores. This is a 2 storey house with 4 bedrooms and 2 full washrooms. Kitchen with new countertops, living room, family room, a large eating area, laundry and 1 full washroom on main floor. 4 bedrooms, 1 full washroom are above. Master bedroom is huge and attached to a big balcony. Private backyard with two sheds, which can be used as storage. Walking distance to Scott Road, easy access to Hwy 91, SkyTrain and bus stop. It wont stay for a long time, call for showings...**



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**Active**  
**R2011962**

Board: F  
House/Single Family

**9876 132 STREET**

North Surrey  
Whalley  
V3T 3S6

Residential Detached

**\$588,888** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **115**  
Lot Area (sq.ft.): **6,932.00**  
Flood Plain:  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **60.00**  
Bedrooms: **4**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

Original Price: **\$599,888**  
Approx. Year Built: **1978**  
Age: **37**  
Zoning: **RES**  
Gross Taxes: **\$2,624.39**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **005-269-792**

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: Parking Access: **Front, Rear**  
Parking: **Add. Parking Avail., RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Tile**

Legal: **PL 54463 LT 230 BLK 5N LD 36 SEC 34 RNG 2W**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5" x 12'			x			x
Main	Kitchen	8' x 11'9"			x			x
Main	Nook	9' x 11'2"			x			x
Main	Master Bedroom	11'2" x 12'1"			x			x
Main	Bedroom	10'9" x 9'9"			x			x
Below	Recreation	17'2" x 10'3"			x			x
Below	Bedroom	12' x 9'5"			x			x
Below	Bedroom	12'2" x 11'6"			x			x
Below	Kitchen	10' x 12'1"			x			x
		x			x			

Finished Floor (Main): **900**  
Finished Floor (Above): **0**  
Finished Floor (Below): **900**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,800 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,800 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Fully Finished**

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

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

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

**Wants investment for future or LIVE here, Beautiful house located in the heart of city. Solid 1800 sqft, four bedroom, two bath, NEW ROOF, NEW PAINT, plenty of parking front and back, lane access, big fully fenced East facing lot, unauthorized two bedrooms basement as a mortgage helper, Steps to buses, walk to SKYTRAIN, parks, schools and shopping mall. Rapid growth and development nearby adding value. Buyer is motivated to sell, Bring OFFER...**



Presented by:  
**Nikki Cvitanovic**

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**Active**  
**R2011969**

Board: F  
House/Single Family

**6944 142 STREET**

Surrey  
East Newton  
V3W 5N2

Residential Detached

**\$588,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$588,000</b>
Depth / Size (ft.): <b>112</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1957</b>
Lot Area (sq.ft.): <b>7,306.00</b>	Bathrooms:	<b>2</b>	Age: <b>58</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,535.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>002-378-809</b>

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

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL 16476 LT 1 LD 36 SEC 16 TWP 2 PART NE 1/4.**

Amenities:

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Dryer, Clothes Washer, ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Kitchen	13' x 9'			x			x
Main	Eating Area	10' x 8'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Master Bedroom	11' x 11'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Bedroom	12' x 8'			x			x
Main	Bedroom	12' x 20'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,214</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,214 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Grand Total:	<b>1,214 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

Listing Broker(s): **SRS Panorama Realty**

**Great Location to school, transportation & shopping. Investors/Builders & First Time Buyer ALERT. Rancher/Bungalow on a Corner Lot, in front of Elementary school. Move in now or build a dream home OR Rent it out with a Bachelor suite. Fenced backyard, Roof approx. 6 years old and Sundeck for kids to play. Age & All sizes are approximate. Open house Sunday December 13 from 2-3pm.**



Presented by:  
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**Active**  
**R2011565**

Board: F  
House/Single Family

**14881 BLACKBIRD CRESCENT**

North Surrey  
Bolivar Heights  
V3R 4W7

Residential Detached

**\$538,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>76.00</b>	Original Price: <b>\$538,000</b>
Depth / Size (ft.): <b>128</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1966</b>
Lot Area (sq.ft.): <b>9,058.00</b>	Bathrooms:	<b>1</b>	Age: <b>49</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>SFRZ</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,770.69</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-351-299</b>

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

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

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

Total Parking: **7** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single, Open**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **PL 18298 LT 5 BLK 3 LD 36 SEC 17 RNG 1 PART W 1/2.**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 22'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Eating Area	7' x 7'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Bedroom	12' x 8'			x			x
Main	Bedroom	12' x 8'			x			x
Bsmt	Recreation	25' x 12'			x			x
Bsmt	Bedroom	11' x 9'			x			
Bsmt	Laundry	0' x 0'			x			

Finished Floor (Main):	<b>1,125</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>795</b>	# of Levels: <b>2</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,920 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Part, Separate Entry</b>	6				
Grand Total:	<b>1,920 sq. ft.</b>		7				
			8				

Listing Broker(s): **Team 3000 Realty Ltd. (SUR)**

**Basement home situated on a huge (9058 SF) private lot. Backing onto trees. This home shows great with lots of updates, new kitchen, new roof, new vinyl windows, hardwood floors, new light fixtures, new appliances, new bath etc. This home shows very well.**





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**Active**  
**R2011658**

Board: F  
House/Single Family

**65 20738 84 AVENUE**

Langley  
Willoughby Heights  
V2Y 0J6

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$499,900</b>
Depth / Size (ft.):	Bedrooms: <b>4</b>	Approx. Year Built: <b>2012</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>3</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Zoning: <b>CD78</b>
Rear Yard Exp: <b>West</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,236.00</b>
Approval Req?: <b>No</b>		For Tax Year: <b>2014</b>
If new, GST/HST inc?:		Tax Inc. Utilities?: <b>No</b>
		P.I.D.: <b>028-687-264</b>

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

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>3</b>	Covered Parking: <b>2</b>	Parking Access: <b>Lane, Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Multiple, Visitor Parking</b>		
Exterior: <b>Wood</b>			
Foundation: <b>Concrete Perimeter</b>			
Rain Screen:	Reno. Year:	Dist. to Public Transit: <b>NEARBY</b>	
Renovations:	R.I. Plumbing:	Dist. to School Bus: <b>NEARBY</b>	
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>Electric</b>		Seller's Interest: <b>Registered Owner</b>	
Water Supply: <b>City/Municipal</b>		Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>		PAD Rental:	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Fixtures Leased: <b>No :</b>	
Type of Roof: <b>Asphalt</b>		Fixtures Rmvd: <b>No :</b>	
		Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>	

Legal:	<b>PL BCS4252 LT 3 LD 36 SEC 26 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA</b>
Amenities:	<b>Exercise Centre, In Suite Laundry, Playground, Recreation Center, Storage</b>
Site Influences:	<b>Central Location, Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby</b>
Features:	<b>ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Security System, Sprinkler - Fire, Vacuum R.I.,</b>

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	16' x 8'			x			x
Main	Kitchen	8' x 10'6			x			x
Main	Master Bedroom	10'10 x 12'			x			x
Main	Bedroom	10'6 x 8'			x			x
Below	Recreation	17'8 x 13'4			x			x
Below	Bedroom	10' x 8'			x			x
Below	Bedroom	10'4 x 11'6			x			x
Below	Storage	4' x 10'			x			x
Below	Utility	0' x 0'			x			x
		x			x			x

Finished Floor (Main):	<b>780</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>5</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>760</b>	# of Levels:	<b>2</b>	2	<b>Below</b>	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,540 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Fully Finished</b>	6					
Grand Total:	<b>1,540 sq. ft.</b>			7					
				8					

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

**Unique, cozy fully restored Heritage Home. Detached home at a Town House price. This 2012 built 2 level, 4 bedroom, 2 bath home features premium finishings throughout. Hardwood floors, granite countertops, stainless steel appliances and gas stove. Downstairs features a large Rec. room with low maintenance electric fireplace and wetbar that is perfect for entertaining while watching your favourite sports games. Schools are located within walking distance. Shopping is also close by. Comes with 3 parking spots and a private storage shed. If you are looking for a single family home at a reasonable price, then this is for you. Move in before Christmas**



Presented by:  
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**Active**  
**R2010763**

Board: F  
House/Single Family

**11341 ROYAL CRESCENT**

North Surrey  
Royal Heights  
V3V 2S8

Residential Detached

**\$569,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>80.00</b>	Original Price: <b>\$569,900</b>
Depth / Size (ft.): <b>150</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1971</b>
Lot Area (sq.ft.): <b>9,008.00</b>	Bathrooms:	<b>2</b>	Age: <b>44</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,299.32</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>Yes</b>
			P.I.D.: <b>001-024-671</b>

View: **Yes: PARTIAL VIEW OF FRASER RIVER**

Complex / Subdiv:

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

Style of Home: **Basement Entry**  
Construction: **Concrete, Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Block**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **5** Covered Parking: **1** Parking Access:  
Parking: **Carpport; Single, Other**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 19524 LT 156 BLK 5N LD 36 SEC 35 RNG 3W**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Living Room	19' x 13'6			x			x
Main	Kitchen	13' x 9'			x			x
Main	Dining Room	9' x 9'			x			x
Bsmt	Bedroom	10'8 x 10'8			x			x
Bsmt	Bedroom	10'8 x 10'8			x			x
Bsmt	Kitchen	8' x 8'			x			
Bsmt	Living Room	14' x 12'			x			

Finished Floor (Main): **1,080**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,030**  
Finished Floor (Total): **2,110 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,110 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **3**  
Basement: **Full, Fully Finished, Separate Entry**

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

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

Listing Broker(s): **Multiple Realty Ltd.**

**Multiple Realty Ltd.**

**Great property on a large quiet city lot. It has an unauthorized 2 bedroom mortgage helper. The view is amazing of the river from the back deck. Builders bring your offers, this won't last long!! Property will not be shown until MARCH 1st 2016**



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**Active**  
**R2008288**

Board: F  
House/Single Family

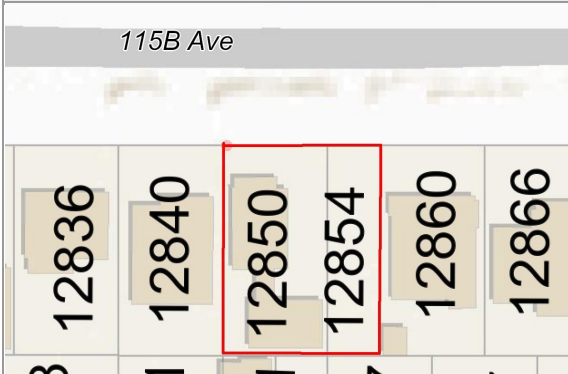
**12850 115B AVENUE**

North Surrey  
Bridgeview  
V3R 2R9

Residential Detached

**\$340,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **100**  
Lot Area (sq.ft.): **5,000.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **50.00**  
Bedrooms: **1**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

Original Price: **\$340,000**  
Approx. Year Built: **1938**  
Age: **77**  
Zoning: **SFD**  
Gross Taxes: **\$1,884.89**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **018-484-328**

View: **Yes: View of mountains**  
Complex / Subdiv: **Bridgeview**  
Services Connected: **Electricity, Septic, Water**

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Carport; Single, Open**

Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **LOT L BG400321 BLOCK 5N PLAN 480 SECTION 9 RANGE 2W LAND DISTRICT 36 LOT L (BG400321)**

Amenities: **None**

Site Influences:  
Features:

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

Finished Floor (Main): **1,015**  
Finished Floor (Above): **600**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,615 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,615 sq. ft.**

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

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

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

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

**Sutton Group-West Coast Realty**

**INVESTOR ALERT! BUILDER ALERT! This great package deal is perfect for rental income, also serving as a holding property for those looking to build later. Potential mountain view from your new dream home. Join the many others making to move to Bridgeview, THE FUTURE LIVES HERE! Close to highway access, shopping, public schools and transit.**



Presented by:  
**Nikki Cvitanovic**

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**Active**  
**R2007558**

Board: F  
House/Single Family

**11242 132 STREET**

North Surrey  
Bridgeview  
V3R 2Y4

Residential Detached

**\$599,900** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **150**  
Lot Area (sq.ft.): **11,254.00**  
Flood Plain:  
Rear Yard Exp: **East**  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **75.00**  
Bedrooms: **3**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$599,900**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **RF**  
Gross Taxes: **\$2,417.94**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **008-057-583**

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **9** Covered Parking: **6** Parking Access: **Front**  
Parking: **DetachedGrge/Carport, RV Parking Avail.**

Dist. to Public Transit: **1 block** Dist. to School Bus: **4 blocks**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes: Appliances belong to tenant**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 5842 LT 1 BLK 5N LD 36 SEC 10 RNG 2 PARCEL A, (EXPLANATORY PL 13329) & LOT 2.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Dining Room	11' x 7'			x			x
Main	Kitchen	11' x 7'			x			x
Main	Master Bedroom	13' x 9'8			x			x
Main	Bedroom	11' x 8'3			x			x
Main	Bedroom	10'5 x 8'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,226</b>	# of Rooms:	<b>6</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>1,226 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement:	<b>0</b>	5								<b>40 x 25</b>
		Basement:	<b>Full</b>	6								Door Height:
Unfinished Floor:	<b>1,208</b>			7								
Grand Total:	<b>2,434 sq. ft.</b>			8								

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

**Excellent investment property. Large lot, 11,254 sf, with potential to rezone for townhouse development. 3 bdrm house with huge shop, room for six cars, is presently tenanted to long term tenant. Entire block is being rezoned for townhouse development. Phase 1 (75 units) is in application and for Phase 2 (74 units) this lot will be a critical part. This lot could by itself be 8 townhouse or large house up to 5600 sf. Don't miss this opportunity, call for more information.**





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**Active**  
**R2007633**

Board: F  
House/Single Family

**9892 138A STREET**

North Surrey  
Whalley  
V3T 4L1

Residential Detached

**\$529,900** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **103.7**  
Lot Area (sq.ft.): **8,333.00**  
Flood Plain: **No**  
Rear Yard Exp: **East**  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **79.00**  
Bedrooms: **4**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$579,900**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **SFD**  
Gross Taxes: **\$2,428.00**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **009-310-134**

View: **No :**

Complex / Subdiv:

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**

Dist. to Public Transit: **2**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **LOT 18 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 10377**

Amenities:

Site Influences: **Central Location, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 13'4			x			x
Main	Dining Room	9'4 x 10'			x			x
Main	Kitchen	13'6 x 13'10			x			x
Main	Bedroom	9'5 x 15'5			x			x
Main	Bedroom	9'7 x 9'9			x			x
Bsmt	Bedroom	9'4 x 13'			x			x
Bsmt	Bedroom	9' x 13'2			x			x
Bsmt	Laundry	8'11 x 13'2			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,115</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>730</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,845 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>2</b> Beds not in Basement: <b>2</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6				
Grand Total:	<b>1,845 sq. ft.</b>		7				
			8				

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

**Sutton Group-West Coast Realty**

**On dead end street within walking distance to the hospital, transit and mall. Combined lot size for 9892 & 9884 138A street is approx 160 x 104 FT. Both properties are affected by BC hydro easement. Please direct your inquiries to Area Planner City of Surrey regarding realignment of property line for creating a potential building envelope on 9884 138A street. Home on 9892 138A has been updated and shows decent. Great holding properties for long term!**



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**Active**  
**R2008192**

Board: F  
House/Single Family

**10362 RIVER ROAD**

N. Delta  
Nordel  
V4C 2R5

Residential Detached

**\$579,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>122.00</b>	Original Price: <b>\$579,000</b>
Depth / Size (ft.): <b>111</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1947</b>
Lot Area (sq.ft.): <b>13,455.00</b>	Bathrooms:	<b>1</b>	Age: <b>68</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RM1</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,393.53</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>009-015-728</b>

View: **Yes: Mountain & Water**

Complex / Subdiv:

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

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 28998 LT 26 DL 18 LD 36 GROUP 2, EXCEPT PLAN 29633**

Amenities: **None**

Site Influences:

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

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

Finished Floor (Main): **1,029**  
Finished Floor (Above): **471**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,500 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,500 sq. ft.**

# of Rooms: **7**  
# 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	<b>Main</b>	<b>4</b>	<b>No</b>
2			
3			
4			
5			
6			
7			
8			

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

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

**Large 13,455 SF view lot, with subdivision or rezoning potential (enquire from City Hall). House rented for \$1150 per month. Tenants need 48 hours notice to view. DEVELOPMENT PLAN available if need. Call now.**



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**Active**  
**R2008936**

Board: F  
House/Single Family

**20225 53A AVENUE**

Langley  
Langley City  
V3A 3V6

Residential Detached

**\$569,900** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$569,900</b>
Depth / Size (ft.): <b>145</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>9,570.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,325.65</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>006-788-921</b>

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL NWP33157 LT 66 DL 305 LD 36 GROUP 2.**

Amenities:

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 20'			x			x
Main	Kitchen	11'6 x 20'			x			x
Main	Master Bedroom	16' x 14'			x			x
Main	Bedroom	10'8 x 11'6			x			x
Main	Laundry	7' x 15'			x			x
Main	Foyer	4'6 x 5'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,107</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,107 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total:	<b>1,107 sq. ft.</b>	Beds not in Basement: <b>2</b>	7				
			8				

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

**Century 21 Coastal Realty Ltd.**

**Prime location - 9570 sqft Large lot. Next to apartment buildings. Big development potential (check with city for more details). Two bedroom rancher with Rental income of \$1400/month.**



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**Active**  
**R2007341**

Board: F  
House/Single Family

**8695 147 STREET**

Surrey  
Bear Creek Green Timbers  
V3S 6L9

Residential Detached

**\$569,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **7,294.00**  
Flood Plain:  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **3**  
Half Baths: **0**

Original Price: **\$569,000**  
Approx. Year Built: **1986**  
Age: **29**  
Zoning: **SFD**  
Gross Taxes: **\$2,871.34**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **000-657-794**

View: **Yes: GREEN SPACE**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Brick, Vinyl**

Foundation: **Concrete Slab**

Rain Screen:

Renovations: **Partly**

# of Fireplaces: **1**

Fireplace Fuel: **Wood**

Water Supply: **City/Municipal**

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

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

Type of Roof: **Asphalt**

Reno. Year: **2013**

R.I. Plumbing:

R.I. Fireplaces:

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

Dist. to Public Transit: **NEARBY**

Dist. to School Bus: **NEARBY**

Title to Land: **Freehold NonStrata**

Seller's Interest: **Registered Owner**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL 67382 LT 281 LD 36 SEC 27 TWP 2 PART NW 1/4.**

Amenities: **None**

Site Influences: **Central Location**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'5 x 17'5			x			x
Main	Kitchen	10' x 12'5			x			x
Main	Eating Area	8'5 x 12'5			x			x
Main	Master Bedroom	10'5 x 20'			x			x
Main	Master Bedroom	14' x 9'5			x			x
Main	Bedroom	16'5 x 9'			x			x
Main	Laundry	6'5 x 5'5			x			x
		x			x			x
		x			x			x
		x			x			x

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

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

**Sutton Group-West Coast Realty**

**BEAUTIFUL 3 bedroom 3 full bath rancher with double garage. This 1986 Built beauty is over 1750 Sqft built on 7294 Sqft lot in quiet neighbourhood. It has huge living room and kitchen with good size eating area. This home is wheelchair friendly and offers a huge new kitchen with stainless appliances. Larger than normal bedrooms, Nicely updated washrooms, double car garage, covered patio, fully fenced yard very private backyard backing onto greenbelt and all in a quiet neighbourhood. Close to both levels of schools, shopping and transit. Call now to get this deal. OPEN HOUSE SATURDAY 2 PM TO 4 PM.**





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**Active**  
**R2005861**

Board: F  
House/Single Family

**13898 BRENTWOOD CRESCENT**

North Surrey  
Bolivar Heights  
V3R 5L9

Residential Detached

**\$599,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>61.09</b>	Original Price: <b>\$599,000</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1953</b>
Lot Area (sq.ft.): <b>10,614.00</b>	Bathrooms:	<b>2</b>	Age: <b>62</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RF SF</b>
Rear Yard Exp: <b>Northwest</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,685.42</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>009-803-785</b>

View: :  
Complex / Subdiv: **BOLIVAR HEIGHTS**  
Services Connected: **Electricity**

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

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front, Side**  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit: **2** Dist. to School Bus: **3**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Estate Sale**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 13330 LT 13 BLK 5N LD 36 RNG 2W SECTION 13&14.**

Amenities: **Garden, In Suite Laundry**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4' x 4'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	11' x 11'2			x			x
Main	Kitchen	12' x 12'			x			x
Main	Dining Room	12' x 8'			x			x
Main	Master Bedroom	15' x 12'			x			x
Below	Laundry	8' x 7'			x			x
Below	Great Room	10' x 20'			x			x
Below	Family Room	18' x 17'			x			x
		x			x			

Finished Floor (Main): **996**  
Finished Floor (Above): **0**  
Finished Floor (Below): **600**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,596 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,596 sq. ft.**

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

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

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

Listing Broker(s): **RE/MAX All Points Realty Grp.**

**BUILDER'S / DEVELOPER'S ALERT! Zoned single family & potential for duplex. Also Available 13868/13878/13888 Brentwood Cr. All lots over 10,000 sq ft. Walking distance to City Centre Shopping, SFU Surrey Campus, Sky Train. Minutes to Patullo Bridge, Port Mann Bridge & South Perimeter Road. Easy access to all major routes to Vancouver & Fraser Valley. Private, quiet street. Private yard. Immediate possession avail. Sold as is - where is. For an areal video of these properties visit: You Tube and type in Brentwood Properties. Viewing upon Accepted Offer Only. ACCEPTED OFFER IN PLACE.**



Presented by:  
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**Active**  
**R2006336**

Board: F  
House/Single Family

**2907 272 STREET**

Langley  
Aldergrove Langley  
V4W 3R3

Residential Detached

**\$498,888** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$498,888</b>
Depth / Size (ft.):	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1988</b>
Lot Area (sq.ft.): <b>8,400.00</b>	Bathrooms:	<b>1</b>	Age: <b>27</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>C2</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$7,588.16</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>011-352-264</b>

View: :  
Complex / Subdiv:

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

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

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

Total Parking: **10** Covered Parking:  
Parking: **Add. Parking Avail., Open** Parking Access: **Rear**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL NWP8908 LT 28 LD 36 SEC 19 TWP 13 DBL EXP #C8001968**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'02 x 17'07			x			x
Main	Bedroom	12' x 24'			x			x
Main	Bedroom	11'04 x 11'01			x			x
Main	Kitchen	12' x 7'			x			x
Main	Recreation	27'07 x 11'08			x			x
Main	Storage	6'2 x 4'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,215</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,215 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,215 sq. ft.</b>		7				
			8				

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

**Recently renovated, fully furnished and ready to move in! Free standing office building in the heart of Aldergrove. Functional floor plan; formerly used as medical / dental office. 2 main offices, large lobby / waiting room, private office and lab / meeting room with storage. Secured parking with access from rear lane, plus ample street parking. Additional storage can be found in a 20 ft. container on the lot. Flexible C-2 zoning allows for a wide variety of uses. Purchase as investment or set up your business here.**



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**Active**  
**R2004796**

Board: F  
House/Single Family

**14093 114 AVENUE**

North Surrey  
Bolivar Heights  
V3R 2M5

Residential Detached

**\$489,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$489,000</b>
Depth / Size (ft.): <b>145</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>7,209.00</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,356.46</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?: <b>No</b>			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-923-225</b>

View: **Yes: NORTHSHORE MOUNTAINS**  
Complex / Subdiv: **BOLIVER HEIGHTS**  
Services Connected: **Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Slab**  
Rain Screen: **No**  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2013**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **10** Covered Parking: Parking Access: **Front**  
Parking: **None**  
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **2 BLKS**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL 2546 LT 14 BLK 91 LD 36**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
Main	Family Room	9' x 10'			x			x
Main	Dining Room	15' x 12'			x			x
Main	Bedroom	10' x 11'			x			x
Main	Master Bedroom	11' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,020</b>	# of Rooms: <b>5</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>0</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,020 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,020 sq. ft.</b>		7				
			8				

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

**2 bedroom rancher on 7200 SF lot on a view lot. Perfect to rent now build later, perfect investment for an investor. Nice & clean rancher on a rectangular lot. No easement, no right of way. Zoning is RF. Nice views of Northshore Mountains. Rent now build later. Call for more information.**



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**Active**  
**R2004101**

Board: F  
House/Single Family

**23740 FRASER HIGHWAY**

Langley  
Campbell Valley  
V2Z 2K8

Residential Detached

**\$599,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$629,000</b>
Depth / Size (ft.): <b>130</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1977</b>
Lot Area (sq.ft.): <b>13,068.00</b>	Bathrooms:	<b>2</b>	Age: <b>38</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RU-1</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,689.87</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>007-693-443</b>

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

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Completely**  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL NWP19204 LT 3 LD 36 SEC 33 TWP 10**

Amenities:

Site Influences: **Private Yard, Rural Setting**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'8 x 10'			x			x
Main	Dining Room	10' x 9'6			x			x
Main	Laundry	6' x 4'			x			x
Main	Living Room	15'8 x 13'			x			x
Main	Master Bedroom	18'4 x 13'4			x			x
Main	Bedroom	11'9 x 11'7			x			x
Main	Bedroom	11'7 x 10'3			x			x
Main	Bedroom	10'2 x 9'5			x			x
Main	Other	14' x 12'			x			x
		x			x			

Finished Floor (Main):	<b>1,764</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None, Other</b>	3					Pool:
Finished Floor (Total):	<b>1,764 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Grand Total:	<b>1,764 sq. ft.</b>	Basement: <b>Crawl</b>		6					
				7					
				8					

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

**Tastefully renovated 1727 sq ft home. Featuring a brand new 400 sq ft master bed and ensuite. Both the master and family room have a new gas fireplace with floor to ceiling stone. Easily converted to have to an income suite if desired. New flooring throughout. All new bathrooms, including tub, shower and vanities. The roof is newer as is the well pump and water filtration system and most the windows have been upgraded. Kitchen has been updated with quartz countertops, new paint, fixtures and flooring. Laundry is new, modern appliances. Come check out the large covered patio and private back yard. Great for entertaining! Move in ready.**





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**Active**  
**R2001512**

Board: F  
House/Single Family

**3932 200 STREET**

Langley  
Brookswood Langley  
V3A 1K5

Residential Detached

**\$525,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>68.00</b>	Original Price: <b>\$540,000</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1978</b>
Lot Area (sq.ft.):	Bathrooms:	<b>2</b>	Age: <b>37</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>SFD</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,183.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>005-220-203</b>

View: :  
Complex / Subdiv: **Brookswood**  
Services Connected: **Electricity, Natural Gas, Septic, Storm Sewer**

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

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage, Single, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Mixed, Tile**

Dist. to School Bus:

Legal: **PL NWP54198 LT 438 LD 36 SEC 26 TWP 7 PART NW 1/4.**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'4			x			x
Main	Eating Area	10'6 x 10'3			x			x
Main	Kitchen	12' x 12'			x			x
Main	Master Bedroom	15'2 x 11'4			x			x
Main	Bedroom	13' x 8'9			x			x
Main	Bedroom	11'4 x 9'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,250</b>	# of Rooms:	<b>6</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,250 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>1,250 sq. ft.</b>	Basement: <b>Crawl</b>		6					
				7					
				8					

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

**GREAT STARTER! LOTS OF UPDATES - Kitchen cupboards, concrete counter tops, distressed RICH H/W floors, lights, mouldings, paint in/out, doors, washer & dryer, roof, windows & gutters in '06, 15 x 24 rear deck & front fencing. Extra wide driveway offers room beside house for toys & garage is wired with 220v. Great BIG yard for entertaining & kids. Really close, 2 minute walk to shops, stores, recreation & schools. SOLID COMFORTABLE HOME! OPEN HSE Oct 12/2015 2-4.**



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**Active**  
**R2002839**

Board: F  
House/Single Family

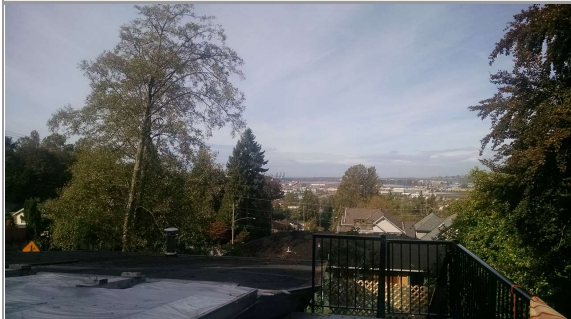
**12529 104 AVENUE**

North Surrey  
Cedar Hills  
V3T 2X6

Residential Detached

**\$520,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>106.00</b>	Original Price: <b>\$520,000</b>
Depth / Size (ft.): <b>77</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1968</b>
Lot Area (sq.ft.): <b>8,175.00</b>	Bathrooms:	<b>4</b>	Age: <b>47</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>SFR</b>
Rear Yard Exp:	Half Baths:	<b>3</b>	Gross Taxes: <b>\$2,742.74</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: <b>007-630-751</b>

View: **Yes: MOUNTAIN/WATER**

Complex / Subdiv:

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

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **4**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Torch-On**

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

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**  
Parking: **Carport & Garage, Garage; Double, RV Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **PL 17753 LT 8 BLK 2-6 LD 36 SEC 20 RNG 2 PART W 1/2.**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Master Bedroom	12'2 x 18'5	Main	Foyer	9'7 x 7'			x
Below	Bedroom	10' x 14'6	Below	Bedroom	21'9 x 14'2			x
Below	Bedroom	10' x 14'6			x			x
Below	Walk-In Closet	5'4 x 6'6			x			x
Below	Great Room	30'10 x 26'10			x			x
Below	Sauna	5'7 x 6'7			x			x
Main	Living Room	20'5 x 14'11			x			x
Main	Dining Room	12' x 11'7			x			x
Main	Kitchen	13'5 x 13'2			x			
Main	Laundry	6'3 x 5'7			x			

Finished Floor (Main): **1,100**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,610**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,710 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,710 sq. ft.**

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

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

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

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

**Larger corner lot with amazing view of mountain and river. Home is recently renovated with new windows, flooring and bathrooms. Excellent holding property for growing family. Double car garage, carpets and open drive ways to allow for up to 10 car parkings. And yes! A family RV would fit! This classic and cozy home has open living areas and solarium as well as wood burning fireplace and sauna, perfect for family entertainment. Don't miss your chance to enjoy now and build a view home later! Open house Sat & Sun Sept 26 & 27, 2-4. Offers presented after open house.**



Presented by:  
**Nikki Cvitanovic**

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**Active**  
**R2003133**

Board: F  
House/Single Family

**6788 GLOVER ROAD**

Langley  
Salmon River  
V2Y 1S6

Residential Detached

**\$501,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$501,000</b>
Depth / Size (ft.):	Bedrooms:	<b>6</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>8,712.00</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>SR-2</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,700.24</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>008-351-287</b>

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

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

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

Total Parking: **4** Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **PL NWP1450 LT 1 BLK 1 DL 22 LD 36**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'			x			x
Main	Dining Room	14' x 11'			x			x
Main	Kitchen	15' x 11'			x			x
Main	Bedroom	14' x 11'			x			x
Above	Bedroom	13' x 12'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	12' x 11'			x			x
Bsmt	Living Room	14' x 13'			x			x
Bsmt	Bedroom	11' x 11'			x			
Bsmt	Bedroom	11' x 10'			x			

Finished Floor (Main):	<b>1,000</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>950</b>	# of Levels: <b>3</b>	2	Bsmt	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,000</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,950 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>2</b> Beds not in Basement: <b>4</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished, Separate Entry</b>	6				
Grand Total:	<b>2,950 sq. ft.</b>		7				
			8				

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

**Great investment right next door to commercial, excellent high exposure. Live in or rent out or both, excellent rental income. New windows and some flooring updates. It is the part of next door Commercial plaza but has a separate title, additional commercial development can be build on it subject to City approval.**



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**Active**  
**R2002038**

Board: F  
House/Single Family

**17340 59 AVENUE**

Cloverdale  
Cloverdale BC  
V3S 1P1

Residential Detached

**\$525,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date: Frontage (feet): **58.99** Original Price: **\$509,999**  
Depth / Size (ft.): **118** Bedrooms: **2** Approx. Year Built: **1955**  
Lot Area (sq.ft.): **6,963.00** Bathrooms: **1** Age: **60**  
Flood Plain: Full Baths: **1** Zoning: **SFR**  
Rear Yard Exp: **South** Half Baths: **0** Gross Taxes: **\$2,460.35**  
Approval Req?: For Tax Year: **2015**  
If new, GST/HST inc?: Tax Inc. Utilities?: **No**  
P.I.D.: **010-004-696**

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

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Other, Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **No**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Community**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Lane, Rear**  
Parking: **Open**  
Dist. to Public Transit: **2** Dist. to School Bus: **2**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed, Other**

Legal: **LOT2, BLK6, PL14634, SEC SE7, TWP8, LD36, NWD**

Amenities:

Site Influences: **Lane Access**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 23'2			x			x
Main	Kitchen	12'3 x 9'5			x			x
Main	Nook	7'5 x 12'3			x			x
Main	Bedroom	14' x 10'			x			x
Main	Bedroom	13'3 x 13'10			x			x
Main	Laundry	6'10 x 8'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>920</b>	# of Rooms:	<b>6</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>920 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement:	<b>0</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6								
Grand Total:	<b>920 sq. ft.</b>			7								
				8								

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

**Beautiful property in West Cloverdale with lane access. Build your own house in an area where new houses are hard to find also great pricing for first time home buyers. A huge lot with great frontage and back lane access. Drive by and call for more info. Wont last at this price.**





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**Active**  
**R2001314**

Board: F  
House/Single Family

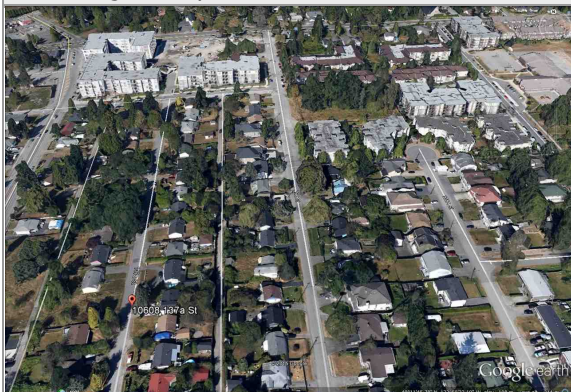
**10608 137A STREET**

North Surrey  
Whalley  
V3T 4J6

Residential Detached

**\$539,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>56.12</b>	Original Price: <b>\$539,900</b>
Depth / Size (ft.): <b>119.91</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>6,686.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RF</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,273.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>009-753-583</b>

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

Style of Home: **Rancher/Bungalow w/Bsmt., Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 12866 LT 5 LD 36 SEC 23 RNG 2**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Kitchen	13' x 11'			x			x
Main	Laundry	8' x 5'			x			x
Main	Bedroom	11' x 10'			x			x
Above	Bedroom	13' x 13'			x			x
Above	Bedroom	11'6 x 9'6			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>820</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>350</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>1,170 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,170 sq. ft.</b>		7				
			8				

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

**Nationwide Real Estate Agents**

**OCP show multi family in the future. Split-level 4 bedroom recently rented for \$1200 monthly, Walk way to SFU, Sky train, shopping & school. won't last.**



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**Active**  
**R2001834**

Board: F  
House/Single Family

**11410 LOUGHREN DRIVE**

North Surrey  
Bolivar Heights  
V3R 4Z4

Residential Detached

**\$499,880** (LP)

(SP)



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

Frontage (feet):  
Bedrooms: **3**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$499,880**  
Approx. Year Built: **1959**  
Age: **56**  
Zoning: **SFD**  
Gross Taxes: **\$2,126.11**  
For Tax Year: **2014**  
Tax Inc. Utilities?: **No**  
P.I.D.: **010-390-413**

View: :  
Complex / Subdiv:

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas, Wood**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 18643 LT 6 BLK 6 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 11'4			x			x
Main	Dining Room	9' x 7'8			x			x
Main	Kitchen	9'4 x 7'3			x			x
Main	Master Bedroom	12'5 x 10'8			x			x
Main	Bedroom	10'8 x 8'8			x			x
Main	Bedroom	11'8 x 9'			x			x
Main	Eating Area	5'7 x 7'3			x			x
Below	Recreation	12'3 x 26'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,080</b>	# of Rooms:	<b>8</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>700</b>	Suite:	<b>Unauthorized Suite</b>	3								Pool:
Finished Floor (Total):	<b>1,780 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Fully Finished</b>	6								
Grand Total:	<b>1,780 sq. ft.</b>			7								
				8								

Listing Broker(s): **Royal LePage Brent Roberts Rlt**

**This Beautiful Basement Home in Birdland, has a Large 1 bedroom Basement suite, in a cul-de-sac in quiet neighborhood. Close to shopping, transit and easy access to Port Mann Bridge. Great tenants which is a good mortgage helper and there is Plenty of parking, the suite downstairs is on a separate panel as well. This home has a newer roof, new furnace. Double glazed bay windows, which allows for natural light to enter. Updated kitchen with a large eating area, this home has great hardwood floors and also has an alarm system in place.**



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**Active**  
**R2000615**

Board: F  
House/Single Family

**8459 152A STREET**

Surrey  
Fleetwood Tynehead  
V3S 6G9

Residential Detached

**\$599,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$599,000</b>
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1983</b>
Lot Area (sq.ft.): <b>7,800.00</b>	Bathrooms:	<b>3</b>	Age: <b>32</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,886.02</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>003-529-061</b>

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

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

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

Total Parking: **8** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL 64973 LT 247 LD 36 SEC 26 TWP 2**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'			x			x
Main	Dining Room	13' x 10'			x			x
Main	Kitchen	12' x 10'			x			x
Main	Family Room	15' x 13'			x			x
Main	Nook	8' x 8'			x			x
Main	Porch (enclosed)	12' x 9'			x			x
Above	Master Bedroom	12' x 11'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	10' x 9'			x			x
		x			x			

Finished Floor (Main): **1,300**  
Finished Floor (Above): **640**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,940 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,940 sq. ft.**

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

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

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

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

**Beautiful and very quiet neighborhood of Fleetwood, this home sits on a corner 7800 sqft lot with back lane access too. This 2 storey home features good size living room, dining room that leads you to a nice open kitchen with family and nook. Upstairs features 3 good size bedrooms with 2 full baths. Single car garage with extended driveway. Big back yard. Make your move now. All measurements are approximate buyer to verify.**



Presented by:  
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**Active**  
**F1451710**

Board: F  
House/Single Family

**13319 66A AVENUE**

Surrey  
West Newton  
V3W 7E4

Residential Detached

**\$499,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>26.00</b>	Original Price: <b>\$499,000</b>
Depth / Size (ft.): <b>81</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1979</b>
Lot Area (sq.ft.): <b>3,716.00</b>	Bathrooms:	<b>2</b>	Age: <b>36</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>LUC</b>
Rear Yard Exp: <b>Northeast</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,414.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>004-112-351</b>

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

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

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

Total Parking: **3** Covered Parking: Parking Access: **Front**  
Parking: **Open, RV Parking Avail., Visitor Parking**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Mixed**

Dist. to School Bus:

Legal: **PL 55006 LT 276 LD 36 SEC 17 TWP 2**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Kitchen	10'9 x 9'			x			x
Main	Dining Room	13'10 x 7'8			x			x
Main	Family Room	16'3 x 11'3			x			x
Above	Master Bedroom	14' x 10'			x			x
Above	Walk-In Closet	6' x 5'			x			x
Above	Bedroom	10' x 8'9			x			x
Above	Bedroom	9' x 9'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>766</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>540</b>	# of Kitchens:	<b>1</b>	1		Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2		Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,306 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6					
Grand Total:	<b>1,306 sq. ft.</b>			7					
				8					

Listing Broker(s): **Coldwell Banker Universe Rity**

**Central Location!! Fully Updated 3 bdrm, 2 bath, 2 storey single family home on LUC lot in the most desirable area and very quiet cul de sac. Laminate floors, new carpets, Double glaze windows with new Blinds, new light fixtures and much more. Nothing to do, just move in and enjoy your life in this quiet neighborhood. RV pad w/site services. Family room adjacent to kitchen with glass doors leading to Large Patio Deck and then to Very nicely landscaped & fully fenced Back Yard. Walk in distance to Elementary school, public transit and much more. Call today to book your private visit.**





Presented by:  
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**Active**  
**F1451516**

Board: F  
House/Single Family

**13439 88TH AVENUE**

Surrey  
Queen Mary Park Surrey  
V3W 3K7

Residential Detached

**\$549,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$549,800</b>
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>7,176.00</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>SF RES</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,006.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>009-810-510</b>

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Completely**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

Reno. Year: **2014**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Add. Parking Avail.**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL 13396 LT 19 LD 36 SEC 32 TWP 2**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'8	Bsmt	Bedroom	12' x 13'			x
Main	Kitchen	14'1 x 11'5	Bsmt	Laundry	6' x 6'			x
Main	Master Bedroom	13'2 x 11'1			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 11'			x			x
Main	Dining Room	8' x 8'			x			x
Bsmt	Living Room	15' x 12'			x			x
Bsmt	Kitchen	11' x 7'5			x			x
Bsmt	Dining Room	10' x 8'			x			
Bsmt	Bedroom	12'5 x 9'			x			

Finished Floor (Main):	<b>1,058</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,055</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,113 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6				
Grand Total:	<b>2,113 sq. ft.</b>		7				
			8				

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

**FULLY RENOVATED HOME In the Heart Of Queen Mary Park. 3 Bed up and 2 bedroom Suite in the Basement with Separate Entrance. Recent Updates include NEW ROOF, New Paint, Hardwood Flooring, UPDATED Washrooms, Kitchen Cabinets, Granite counter tops and a brand new separate SUITE Rented for \$850. Huge 7176 Sq. Ft lot easily accessible from 134st. Ideal home for first home buyer or just hold as a investment property And build a Mansion in future. Walking distance to both level of Schools, Temple, Transportation, and Bear Creek Park. Call Today to Book your Showing!!!**



Presented by:  
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**Active**  
**F1451314**

Board: F  
House/Single Family

**8847 SHEPHERD WAY**

N. Delta  
Scottsdale  
V4C 4J9

Residential Detached

**\$539,900** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **132**  
Lot Area (sq.ft.): **8,775.00**  
Flood Plain:  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?: **No**

Frontage (feet): **69.00**  
Bedrooms: **4**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

Original Price: **\$539,900**  
Approx. Year Built: **1975**  
Age: **40**  
Zoning: **RS1**  
Gross Taxes: **\$2,705.00**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **001-703-838**

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

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

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

Total Parking: **2** Covered Parking: **0** Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 16782 LT 15 BLK 2 DL 16 LD 36 GROUP 2.**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 19'			x			x
Main	Living Room	18' x 13'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Flex Room	13' x 13'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	9' x 8'			x			x
Main	Bedroom	9' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,485</b>	# of Rooms:	<b>7</b>	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>					Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>					Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3								Pool:
Finished Floor (Total):	<b>1,485 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5								Door Height:
Grand Total:	<b>1,485 sq. ft.</b>	Basement: <b>Crawl</b>		6								
				7								
				8								

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

**Perfect investment, or a young family's dream home with 4 bedrooms and a flex room with an ensuite, reno's already begun with a new roof in 2015. Full deck with hot tub and green belt directly behind. Easy access to Surrey, Delta and Alex Fraser bridge. Located in a quiet cul-de-sac. close to schools. easy to view.**



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**Active**  
**F1450824**

Board: F  
House/Single Family

**10284 MAIN STREET**

N. Delta  
Nordel  
V4C 7H3

Residential Detached

**\$469,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$519,900</b>
Depth / Size (ft.): <b>92</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1976</b>
Lot Area (sq.ft.): <b>6,072.00</b>	Bathrooms:	<b>2</b>	Age: <b>39</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Rear Yard Exp: <b>Southeast</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,556.46</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>004-915-143</b>

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

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **1 blk** Dist. to School Bus: **4 blks**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PLAN#51130, LOT 440, DIST LOT 18, LD 36**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'6"			x			x
Main	Kitchen	12' x 9'			x			x
Main	Eating Area	9' x 7'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	10' x 10'6"			x			x
Main	Utility	10' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,520</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,520 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total:	<b>1,520 sq. ft.</b>	Beds not in Basement: <b>2</b>	7				
			8				

Listing Broker(s): **HomeLife Benchmark Rlty.(W.R.)**

**Great central location in North Delta. 2 Bedroom, 2 bath rancher. Close to hwy access and Alex Fraser Bridge.**



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**Active**  
**F1450747**

Board: F  
House/Single Family

**11554 136TH STREET**

North Surrey  
Bolivar Heights  
V3R 3C2

Residential Detached

**\$365,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>62.00</b>	Original Price: <b>\$379,000</b>
Depth / Size (ft.): <b>124</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>7,721.00</b>	Bathrooms:	<b>3</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>SF</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,525.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>012-658-251</b>

View: **Yes: PATTULO & PORT MANN BRIDGES**  
Complex / Subdiv:  
Services Connected: **Community, Natural Gas, Septic**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open, Visitor Parking**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 2473 LT 6 LD 36 SEC 11 RNG 2**

Amenities: **Independent living, Shared Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			x			x
Main	Kitchen	12' x 12'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Laundry	7' x 6'			x			x
Bsmt	Living Room	8' x 10'			x			x
Bsmt	Kitchen	10' x 8'			x			x
Bsmt	Bedroom	9' x 8'			x			x
Bsmt	Bedroom	8' x 8'			x			x
Bsmt	Bedroom	9' x 8'			x			x

Finished Floor (Main):	<b>836</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>5</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>836</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	<b>5</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,672 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>3</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>2</b>	6				
Grand Total:	<b>1,672 sq. ft.</b>	Basement: <b>Full</b>	7				
			8				

Listing Broker(s): **Coldwell Banker Universe Rity**

**Investors or first time home buyers alert!! This is good income property close to Hwy 1 & easy access to Port Mann & Pattulo Briges, house contains 5 bedrooms & new roof, Hurry Up show & sell.**





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**Active**  
**F1450549**

Board: F  
House/Single Family

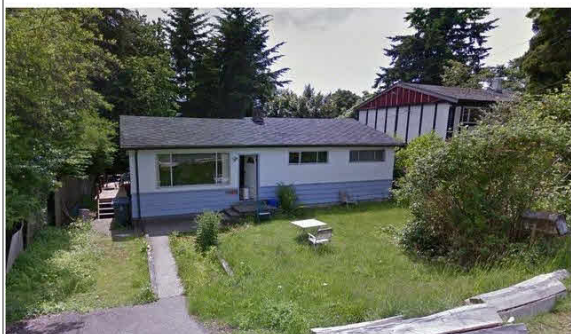
**14438 68A AVENUE**

Surrey  
East Newton  
V3S 2C2

Residential Detached

**\$550,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$678,000</b>
Depth / Size (ft.): <b>150</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>9,058.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>RA</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,414.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?: <b>No</b>			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-319-760</b>

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

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

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

Total Parking: **2** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **LT 5,18 W1/2,NW SEC 15,TWP 2,PL 17775**

Amenities:

Site Influences: **Treed**

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 11'8			x			x
Main	Kitchen	13'5 x 11'8			x			x
Main	Dining Room	13'8 x 11'8			x			x
Main	Master Bedroom	11'6 x 10'6			x			x
Main	Bedroom	11'6 x 10'6			x			x
Main	Bedroom	10' x 9'			x			x
Below	Laundry	15'4 x 13'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,079</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,079 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Part, Unfinished</b>	6				
Grand Total:	<b>1,079 sq. ft.</b>		7				
			8				

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

**BUILDER/INVESTOR ALERT! 9,058 sq ft (value in land only) property in great location on dead end street. Great south facing rear year lot with old timer home rented for \$1200 per month to long term tenants who are happy to stay. May be possible to subdivide.**



Presented by:  
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**Active**  
**F1450064**

Board: F  
House/Single Family

**12464 64TH AVENUE**

Surrey  
Panorama Ridge  
V3W 1W9

Residential Detached

**\$589,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **110**  
Lot Area (sq.ft.): **7,116.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **65.00**  
Bedrooms: **4**  
Bathrooms: **3**  
Full Baths: **3**  
Half Baths: **0**

Original Price: **\$589,000**  
Approx. Year Built: **1991**  
Age: **24**  
Zoning: **SFR**  
Gross Taxes: **\$2,935.00**  
For Tax Year: **2014**  
Tax Inc. Utilities?: **No**  
P.I.D.: **011-763-957**

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

Style of Home: **2 Storey, 3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Wood**

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

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

Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL 78572 LT 3 LD 36 SEC 7 TWP 2 PART NE 1/4.**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 12'8			x			x
Main	Family Room	16'8 x 15'			x			x
Main	Dining Room	11'6 x 10'			x			x
Main	Kitchen	14' x 10'6			x			x
Main	Bedroom	10'8 x 9'			x			x
Main	Laundry	8' x 6'			x			x
Main	Bedroom	10' x 10'6			x			x
Above	Master Bedroom	20' x 18'6			x			x
Above	Bedroom	13' x 11'			x			x
		x			x			x

Finished Floor (Main): **1,242**  
Finished Floor (Above): **678**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,920 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,920 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Crawl**

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

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

Listing Broker(s): **Coldwell Banker Universe Rity**

**FABULOUS HOME! Rectangular Lot! 3 Level split! Lots of Upgrades, Kitchen totally new, New appliances, New cabinets, New Laminate on Main floor! Spacious Living room! New High quality windows, Stunning Brand new kitchen with Gorgeous Vaulted Ceiling & Skylights! New Granite Counter top! New Light fixtures! Upstairs Huge Master room with 4 pcs Ensuite with JACUZZI TUB! 2nd bedroom has aslo Ensuite & walk in closet! Double Garage big size! Lane Access! This is a Great Home!! MUST SEE.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**F1449587**

Board: F  
House/Single Family

**10928 TIMBERLAND ROAD**

North Surrey  
Bridgeview  
V3V 3T5

Residential Detached

**\$445,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$445,000</b>
Depth / Size (ft.): <b>184</b>	Bedrooms:	<b>0</b>	Approx. Year Built: <b>1930</b>
Lot Area (sq.ft.): <b>12,401.00</b>	Bathrooms:	<b>2</b>	Age: <b>85</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>BPZONE</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$6,007.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>011-928-565</b>

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 886 LT 8 BLK 13 DL 3&4 LD 36**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,000</b>	# of Rooms:	<b>0</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>0</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>800</b>	Suite:	<b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,800 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement:	<b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6				
Grand Total:	<b>1,800 sq. ft.</b>			7				
				8				

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

**RE/MAX Blueprint Realty**



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**Active**  
**F1449686**

Board: F  
House/Single Family

**6452 127A STREET**

Surrey  
West Newton  
V3W 4B4

Residential Detached

**\$594,879** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **143**  
Lot Area (sq.ft.): **9,539.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **66.00**  
Bedrooms: **4**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

Original Price: **\$594,879**  
Approx. Year Built: **1969**  
Age: **46**  
Zoning: **AC RES**  
Gross Taxes: **\$2,725.00**  
For Tax Year: **2014**  
Tax Inc. Utilities?: **No**  
P.I.D.: **004-014-766**

View: **No**  
Complex / Subdiv: **WEST NEWTON**  
Services Connected: **Electricity, Septic**

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

Reno. Year: **2014**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **1** Parking Access: **Front, Lane**  
Parking: **Garage; Single**

Dist. to Public Transit: **1 BLK**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus: **1 BLK**

Legal: **PL 18672 LT 18 LD 36 SEC 18 TWP 2**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			x			x
Main	Den	9' x 8'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	9' x 9'			x			x
Below	Recreation	18' x 11'			x			x
Below	Storage	8' x 8'			x			x
Below	Other	16' x 9'			x			x
Below	Bedroom	11' x 10'			x			x

Finished Floor (Main): **1,000**  
Finished Floor (Above): **0**  
Finished Floor (Below): **960**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,960 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,960 sq. ft.**

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

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

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

Listing Broker(s): **Royal LePage Global Force Rlty**

**INVESTORS ALERT! This property features Renovated 4 bedrooms, 2 Bathroom, 1960 Sq Ft Built on 9539 Sq Ft Large Lot located right next to West Newton athletic park. Renovations include New Flooring, New Paint and New Bathrooms. Excellent positive cash flowing revenue property. Rented for \$1550 plus utilities.**





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**Active**  
**F1449768**

Board: F  
House/Single Family

**15079 96TH AVENUE**

North Surrey  
Guildford  
V3R 1G1

Residential Detached

**\$539,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>75.20</b>	Original Price: <b>\$539,800</b>
Depth / Size (ft.): <b>113.2</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1956</b>
Lot Area (sq.ft.): <b>8,454.00</b>	Bathrooms:	<b>1</b>	Age: <b>59</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>MF</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,338.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>005-697-387</b>

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

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

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

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

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **PL 58517 LT 3 BLK 5N LD 36 SEC 32 RNG 1W**

Amenities:

Site Influences: **Central Location**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 15'			x			x
Main	Kitchen	13'6" x 7'			x			x
Main	Eating Area	10' x 6'			x			x
Main	Master Bedroom	11' x 11'			x			x
Main	Bedroom	11' x 11'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Laundry	8' x 6'			x			x
Main	Workshop	10' x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,480</b>	# of Rooms:	<b>8</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3								Pool:
Finished Floor (Total):	<b>1,480 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>		6								
Grand Total:	<b>1,480 sq. ft.</b>			7								
				8								

Listing Broker(s): **Team 3000 Realty Ltd. (SUR)**

**Location is the key to this property. Large level corner lot of 8454 sqft with access on three sides. The existing rancher is older but is very clean and cozy on the inside and would make an excellent first home or rental property. Very close to transit, schools and Guildford shopping center. Call to view.**