



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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**Active**  
**R2012032**

Board: V  
House/Single Family

**21513 126 AVENUE**

Maple Ridge  
West Central  
V4R 2H1

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>67.00</b>	Original Price: <b>\$599,900</b>
Depth / Size (ft.): <b>113</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1986</b>
Lot Area (sq.ft.): <b>7,537.00</b>	Bathrooms:	<b>2</b>	Age: <b>29</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RS1B</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,687.09</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>001-651-111</b>

View: :  
Complex / Subdiv: **FIFTH AVENUE**  
Services Connected: **Natural Gas**

Style of Home: **Rancher/Bungalow w/Loft**  
Construction: **Frame - Wood**  
Exterior: **Stone, 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, Patio(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: **2 BLOCKS** Dist. to School Bus: **5 BLOCKS**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Estate Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **Yes: ALARM**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL NWP69503 LT 13 DL 244 LD 36 GROUP 1.**

Amenities: **Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby**

Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Garage Door Opener, Oven-Built In, Range Top, Refrigerator, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'4 x 12'6			x			x
Main	Living Room	21' x 14'9			x			x
Main	Dining Room	13'6 x 12'4			x			x
Main	Laundry	5' x 9'			x			x
Main	Family Room	20' x 15'7			x			x
Main	Master Bedroom	12'3 x 19'			x			x
Main	Bedroom	12' x 12'			x			x
Main	Foyer	9'5 x 7'2			x			x
Main	Walk-In Closet	9'5 x 7'8			x			x
		x			x			
Finished Floor (Main):	<b>1,979</b>	# of Rooms: <b>9</b>	Bath			# 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>5</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,979 sq. ft.</b>	Crawl/Bsmt. Height: <b>3'6'</b>	4					Garage Sz: <b>22'4 x 22'</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>2</b>	5					Door Height:
Grand Total:	<b>1,979 sq. ft.</b>	Basement: <b>Crawl</b>	6					
			7					
			8					

Listing Broker(s): **Coldwell Banker Tri-Tel Realty**

**VERY RARE 1,900+ SqFt custom-built Rancher, located in the Fifth Avenue subdivision. West Maple Ridge Rancher offers large open kitchen/family room with granite rock fireplace, access to a covered patio, very bright and spacious living room, oversized dining room. Great for extended family gathering. Spacious master bedroom offers walk-in closet, ensuite has separate shower and jetted tub, two vanities. Other features include 5 skylights, pocket/French doors, built-in cabinets, wheelchair accessible, air-conditioning, built-in vacuum, security system, sprinkler system, crawl space, 2 covered patios. Nicely landscaped good size lot in an area of quality homes.**



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**Active**  
**R2019670**

Board: V  
House/Single Family

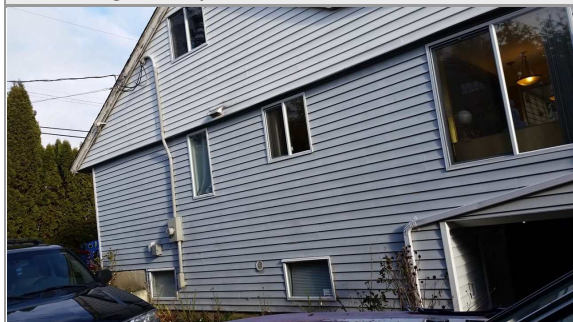
**24944 SMITH AVENUE**

Maple Ridge  
Websters Corners  
V4R 2A8

Residential Detached

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

(SP)



Sold Date:  
Depth / Size (ft.): **130**  
Lot Area (sq.ft.): **9,620.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **74.00**  
Bedrooms: **4**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

Original Price: **\$599,900**  
Approx. Year Built: **1962**  
Age: **53**  
Zoning: **RS1**  
Gross Taxes: **\$3,457.08**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **001-834-274**

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: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **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: **Mixed**

Dist. to School Bus:

Legal: **PL NWP15267 LT 33 LD 36 SEC 23 TWP 12**

Amenities: **Workshop Detached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Kitchen	12' x 12'			x			x
Main	Eating Area	12' x 6'			x			x
Main	Master Bedroom	14' x 13'			x			x
Main	Bedroom	9'5 x 10'			x			x
Above	Bedroom	14' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Bsmt	Recreation	13' x 12'			x			x
Bsmt	Games Room	11' x 11'			x			
Bsmt	Utility	18' x 10'			x			

Finished Floor (Main): **920**  
Finished Floor (Above): **300**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **840**  
Finished Floor (Total): **2,060 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **2,060 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Full, Fully Finished**

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): **Royal LePage - Brookside Rlty.**

**Privacy seekers - the home you've been waiting for on almost 1/4 acre. Newer roof, electrical and plumbing! Featuring a large country kitchen with island bar and lots of natural light. Generous sized rooms include 4 bedrooms, 2 full baths, lots of storage plus a 400 sq ft entertainment deck. Detached 800 sq ft double garage and workshop combo with 220 wiring. Extra long driveway for all your toys. Close to schools, shopping and transit.**



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**Active**  
**R2021058**

Board: V  
House/Single Family

**3688 ST. THOMAS STREET**

Port Coquitlam  
Lincoln Park PQ  
V3B 2Y8

Residential Detached

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



Sold Date:	Frontage (feet):	<b>67.15</b>	Original Price: <b>\$599,900</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1969</b>
Lot Area (sq.ft.):	Bathrooms:	<b>2</b>	Age: <b>46</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,197.78</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-576-126</b>

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
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: **Yes**  
R.I. Fireplaces:

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

Legal: **PL NWP19853 LT 69 LD 36 SEC 6 TWP 40**

Amenities:

Site Influences: **Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'	Bsmt	Other	10'6 x 12'			x
Main	Kitchen	13' x 9'6			x			x
Main	Dining Room	10' x 9'6			x			x
Main	Master Bedroom	13' x 11'9			x			x
Main	Bedroom	11'9 x 9'8			x			x
Main	Bedroom	9'8 x 9'8			x			x
Bsmt	Foyer	8'6 x 9'6			x			x
Bsmt	Family Room	15' x 26'			x			x
Bsmt	Bedroom	12'6 x 9'6			x			
Bsmt	Laundry	11'8 x 6'			x			

Finished Floor (Main):	<b>1,086</b>	# of Rooms:	<b>11</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,086</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>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>2,172 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>Full, Fully Finished</b>		6					
Grand Total:	<b>2,172 sq. ft.</b>			7					
				8					

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Sun Valley Park! 3 bedroom basement home, air conditioned and new roof 1 year ago - Great HANDYMAN SPECIAL with nice floor plan, inlaid hardwood floors through main floor living/dining room and bedrooms. home needs your ideas to finish! Upper floor has had carpet, cabinets etc removed and ready to start your renovation, basement is partially finished with rock face fireplace, 4pc bath and summer kitchen. Fantastic lot at over 8000 SF., this is diamond for the right buyer, build equity the old fashioned way! Foundation has settled at front of building.**



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**Active**  
**V1110055**

Board: V  
House/Single Family

**22106 DEWDNEY TRUNK ROAD**

Maple Ridge  
West Central  
V2X 3H6

Residential Detached

**\$599,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$599,000</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1938</b>
Lot Area (sq.ft.):	Bathrooms:	<b>1</b>	Age: <b>77</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,165.00</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>002-092-549</b>

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

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Other**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Rear, Side**  
Parking: **Add. Parking Avail., Open, RV Parking Avail.**

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

Legal: **PL NWP6395 LT B DL 397 LD 36 GROUP 1.**

Amenities: **None**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'9 x 13'7			x			x
Main	Kitchen	13'2 x 10'8			x			x
Main	Dining Room	13'3 x 9'4			x			x
Main	Den	13'2 x 9'7			x			x
Main	Bedroom	11'3 x 9'10			x			x
Main	Bedroom	11'3 x 9'10			x			x
Above	Bedroom	11'2 x 10'3			x			x
Above	Bedroom	11'3 x 11'2			x			x
Above	Other	19'2 x 9'4			x			x
		x			x			

Finished Floor (Main): **1,650**  
Finished Floor (Above): **500**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,150 sq. ft.**  
  
Unfinished Floor: **1,000**  
Grand Total: **3,150 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Separate Entry, Unfinished**

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

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

Listing Broker(s): **Macdonald Realty Ltd.(MplRd)**

**Macdonald Realty Ltd.(MplRd)**

**Corner lot in downtown Maple Ridge. Proposed Heritage Comm. Zone, great for professional use or a family home. Ideally suited for someone who is passionate about character homes. If you care about preserving the past this home is for you!**





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**Active**  
**R2019789**

Board: V  
House/Single Family

**109 3000 RIVERBEND DRIVE**

Coquitlam  
Coquitlam East  
V3C 6R1

Residential Detached

**\$599,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$599,000</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2003</b>
Lot Area (sq.ft.): <b>2,024.00</b>	Bathrooms:	<b>3</b>	Age: <b>12</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Rear Yard Exp: <b>Southwest</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,795.74</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>025-600-869</b>

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

Style of Home: **3 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: **Electric, Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2013**  
R.I. Plumbing:  
R.I. Fireplaces:

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

Legal: **PL BCS136 LT 13 DL 378 LD 36**

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

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby, Treed**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'5 x 9'4			x			x
Main	Living Room	24'4 x 12'10			x			x
Main	Dining Room	12'8 x 10'			x			x
Main	Eating Area	10'1 x 7'11			x			x
Above	Master Bedroom	12'9 x 16'			x			x
Above	Bedroom	10'3 x 13'5			x			x
Above	Bedroom	11'7 x 10'8			x			x
Below	Foyer	6'10 x 4'7			x			x
Below	Bedroom	12'9 x 8'9			x			
Below	Laundry	8'9 x 4'7			x			

Finished Floor (Main): **770**  
Finished Floor (Above): **767**  
Finished Floor (Below): **313**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,850 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,850 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **None**

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: **18'8**  
Door Height: **21'3**

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

**Sutton Grp-West Coast Realty**

**Luxuriate in this fabulous and fully renovated 3 level, 4 bedroom, 3 bathroom detached home in Riverbend; your family friendly community with a touch of European class. Home has generous sized rooms including a king sized Master Bedroom with an ensuite with Soaker Tub and a Separate Shower, as well as a full walk in closet. Improvements include a beautiful new kitchen, bathrooms, and floors. Custom blinds are throughout. Features a convenient walkout balcony off of the kitchen for barbequing, a Double Garage downstairs, and a Bonus Bedroom down that opens up to a pet friendly, fenced backyard. Centrally located, you can walk to Coquitlam and Port Coquitlam Centre, great trails, the new Evergreen Line, and West Coast Express. Enjoy life. Arrange your private viewing today.**



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**Active**  
**R2019174**

Board: V  
House/Single Family

**11788 212 STREET**

Maple Ridge  
Southwest Maple Ridge  
V2X 8P9

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$579,000</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1981</b>
Lot Area (sq.ft.): <b>7,800.00</b>	Bathrooms:	<b>3</b>	Age: <b>34</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,954.62</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>007-795-246</b>

View: :

Complex / Subdiv:

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Aluminum, Brick, Stucco**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural, Wood**  
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:

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

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

Legal: **PL NWP59410 LT 421 DL 249 LD 36**

Amenities:

Site Influences:

Features: **Dishwasher, Drapes/Window Coverings, Stove, Vaulted Ceiling, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'10 x 8'8			x			x
Main	Dining Room	11'10 x 10'7			x			x
Main	Living Room	17'4 x 15'			x			x
Main	Master Bedroom	13'2 x 12'			x			x
Main	Bedroom	11'8 x 10'			x			x
Main	Bedroom	11'8 x 9'9			x			x
Below	Family Room	14'11 x 15'			x			x
Below	Bedroom	13'4 x 10'6			x			x
Below	Laundry	11' x 5'4			x			
Below	Foyer	9'8 x 7'6			x			

Finished Floor (Main):	<b>1,213</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>943</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Below	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,156 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>2,156 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**T'was two week before Christmas, invest in the future and buy yourself the ultimate present.... this beauty. SPECTACULAR AND HUGELY SOUGHT AFTER WESTSIDE LOCATION!! Bring your family to this perfectly positioned home situated on a 7800 sqft cul-de-sac lot. This home boasts a fantastic floor plan with plenty of natural light, 3 bedrooms up w/3 piece ensuite in master, sunken living room, cozy fireplace on both levels, spacious eating area, newer roof, new hot water tank, and a entertainer's size covered sundeck. EASY SUITE POTENTIAL. Large and fully fenced backyard. RV PARKING. Close to schools, shopping, Golden Ears Bridge, West Coast Express, Ridge Meadows Hospital, transit, and all levels of amenities.**



Presented by:  
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**Active**  
**V1113545**

Board: V  
House with Acreage

**24200 116 AVENUE**

Maple Ridge  
Cottonwood MR  
V4R 1L6

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>78.90</b>	Original Price: <b>\$599,900</b>
Depth / Size (ft.): <b>1341.5</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>105,844.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-3</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,877.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>009-395-334</b>

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **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: **2** Parking Access:  
Parking: **DetachedGrge/Carport**  
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 NWP10848 LT 2 BLK 5 LD 36 SEC 15 TWP 12 PART SW 1/4, GROUP 1.**

Amenities:

Site Influences:  
Features:

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

Finished Floor (Main):	<b>1,010</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:		3								Pool:
Finished Floor (Total):	<b>1,010 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>1,010 sq. ft.</b>	Basement: <b>Crawl</b>		6								
				7								
				8								

Listing Broker(s): **Coldwell Banker Tri-Tel Realty**

**Ideal property in the country. Great potential for renovating the existing home or building new. Close to town, private school and public schools only minutes away.**



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**Active**  
**R2017692**

Board: V  
House/Single Family

**23151 121A AVENUE**

Maple Ridge  
East Central  
V2X 1C3

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>42.00</b>	Original Price: <b>\$574,900</b>
Depth / Size (ft.): <b>103.5</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1993</b>
Lot Area (sq.ft.): <b>5,117.00</b>	Bathrooms:	<b>2</b>	Age: <b>22</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Rear Yard Exp: <b>West</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,002.97</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>Yes</b>
			P.I.D.: <b>017-918-553</b>

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl**  
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: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Wood**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage; Double**  
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **4 Blocks**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes: CD Racks, 2 lamps over picture**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL LMP6355 LT 26 LD 36 SEC 20 TWP 12 GROUP 1**

Amenities: **None**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'5			x			x
Main	Kitchen	15'6 x 10'8			x			x
Main	Eating Area	13'9 x 12'10			x			x
Main	Dining Room	14'6 x 10'			x			x
Main	Family Room	13'9 x 12'10			x			x
Main	Master Bedroom	14'2 x 13'8			x			x
Main	Bedroom	10' x 9'9			x			x
Main	Bedroom	10' x 9'9			x			x
Main	Laundry	6'8 x 5'4			x			
Main	Walk-In Closet	7'4 x 6'			x			

Finished Floor (Main):	<b>1,670</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>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: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,670 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>3</b>	6				
Grand Total:	<b>1,670 sq. ft.</b>	Basement: <b>Crawl</b>	7				
			8				

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Welcome home to this 1,670 sqft. rancher complete with a fully fenced backyard, double garage and cul-de-sac location. The kitchen boasts lots of oak cupboards and a gas stove for the family cook and there is a separate dining room area. There is a family room off of the kitchen with a gas fireplace and sliders to the backyard. The living room also has a gas fireplace, 2 book cases and its at the other end of the house from the family room, perfect for the family with kids. The west facing backyard has a gas hookup for your BBQ on the deck and there is underground sprinklers as well. All siting a 3'6"crawl space, so tons of storage available. Roof has just been refurbished and home has B/I vacuum.**





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**Active**  
**V1127803**

Board: V  
House/Single Family

**303 WOOD STREET**

New Westminster  
Queensborough  
V3M 5K6

Residential Detached

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

(SP)



Sold Date:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **6,500.00**  
Flood Plain:  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **50.00**  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **1**  
Half Baths: **1**

Original Price: **\$569,000**  
Approx. Year Built: **1944**  
Age: **71**  
Zoning: **RQ1**  
Gross Taxes: **\$2,603.00**  
For Tax Year: **2014**  
Tax Inc. Utilities?: **Yes**  
P.I.D.: **007-843-682**

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stone, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Addition**  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: **2002**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **4** Parking Access: **Front**  
Parking: **Carport; Multiple**  
Dist. to Public Transit: **1** Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile**

Legal: **PL NWP2620 LT 110 BLK 27 DL 757 LD 36**

Amenities: **Storage**

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

Features: **Clothes Washer, Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'5" x 10'7"			x			x
Main	Dining Room	13' x 10'5"			x			x
Main	Kitchen	12'2" x 12'3"			x			x
Main	Den	16' x 9'5"			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	12'5" x 8'7"			x			x
Main	Foyer	10' x 14'5"			x			x
Main	Other	15' x 6'5"			x			x
		x			x			x

Finished Floor (Main):	<b>1,235</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>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>1,235 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>1,235 sq. ft.</b>	Basement:	<b>None</b>	6					
				7					
				8					

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

**FIRST TIME BUYERS, INVESTORS OR BUILDERS, here is your chance to get a detached home in an excellent location for the best price in an area that is growing everyday. Close to all shops & homes, schools, community centre and transportation. Character 3 bedroom home, large lot. Plus all appliances, storage area in one of two sheds which come with this home. Better than a townhouse - pets welcome, big yard. Great starter home an an easy to rent, attractive investment!**



Presented by:  
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**Active**  
**R2020851**

Board: V  
House/Single Family

**22433 132 AVENUE**

Maple Ridge  
Silver Valley  
V4R 2P6

Residential Detached

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

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	<b>120.00</b>	Original Price: <b>\$550,000</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1969</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>1</b>	Age: <b>46</b>
Flood Plain: <b>Yes</b>	Full Baths:	<b>1</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,363.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>009-928-049</b>

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

Style of Home: **Rancher/Bungalow**  
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: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
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: :  
Floor Finish:

Dist. to School Bus:

Legal: **PL NWP14322 LT 14 LD 36 SEC 29 TWP 12**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'0 x 11'4			x			x
Main	Kitchen	9'0 x 9'9			x			x
Main	Bedroom	9'0 x 13'4			x			x
Main	Master Bedroom	18'0 x 20'0			x			x
Main	Bedroom	9'0 x 10'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,078</b>	# of Rooms:	<b>5</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>3</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>1,078 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>1,078 sq. ft.</b>			7								
				8								

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



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**Active**  
**R2019983**

Board: V  
House/Single Family

**21500 121 AVENUE**

Maple Ridge  
West Central  
V2X 3S4

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>49.21</b>	Original Price: <b>\$549,900</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1983</b>
Lot Area (sq.ft.):	Bathrooms:	<b>3</b>	Age: <b>32</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>SF</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,065.18</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: <b>003-295-133</b>

View: :

Complex / Subdiv:

Services Connected: **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: **Electric, Hot Water, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**

Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **4 BLOCKS**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **PL NWP63237 LT 227 DL 245 LD 36 GROUP 1**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'	Above	Bedroom	10' x 10'			x
Main	Dining Room	12' x 11'			x			x
Main	Eating Area	6' x 5'			x			x
Main	Family Room	18' x 11'			x			x
Main	Den	25' x 10'6			x			x
Main	Workshop	11'6 x 9'6			x			x
Main	Kitchen	11' x 10'			x			x
Above	Master Bedroom	18' x 12'			x			x
Above	Bedroom	11'6 x 10'6			x			
Above	Bedroom	11'8 x 11'			x			

Finished Floor (Main): **1,442**  
Finished Floor (Above): **1,174**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,616 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,616 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: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	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): **TAC Real Estate Corp.**

**Don't let the outside fool you. This 2,728 sq ft home sits on a 8,561 sq ft lot backing onto park. 4 bedrooms up and 3 bathrooms gives all the space you need. Room to park your boat and RV.**



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**Active**  
**V1142998**

Board: V  
House/Single Family

**12182 228 STREET**

Maple Ridge  
East Central  
V2X 6M3

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$539,000</b>
Depth / Size (ft.):	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>14,833.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,548.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>001-675-257</b>

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, 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: **Forced Air**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking:  
Parking: **Open, RV Parking Avail.** Parking Access: **Front**  
  
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: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP4836 LT 1 LD 36 SEC 20 TWP 12 GROUP 1, EXC: N75' & PT SUBDIVIDED BY PL 44214.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Refrigerator, Storage Shed, Swimming Pool Equip.**

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

Finished Floor (Main):	<b>932</b>	# of Rooms:	<b>6</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>3</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>932 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>		<b>6</b>							Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Crawl</b>		<b>7</b>							
Grand Total:	<b>932 sq. ft.</b>				<b>8</b>							

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

**Attention all builders!! An excellent potential project of 3 residential building lots with back lane access. Plus approximately 2000 sq ft of extra land left at the back. Project will pass 2nd reading Jan 30/2016. House plans are available upon accepted offer. Properties like this don't come for sale very often. Great project & excellent profit for the right buyer/builder. Older home rented for \$850/mo. House of no value. Don't disturb tenants at any cost. Call LS for more info. Please touchbase.**





Presented by:  
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**Active**  
**R2003081**

Board: V  
House/Single Family

**27171 112 AVENUE**

Maple Ridge  
Thornhill MR  
V2W 1Y7

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>312.00</b>	Original Price: <b>\$574,900</b>
Depth / Size (ft.): <b>100</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1986</b>
Lot Area (sq.ft.): <b>31,200.00</b>	Bathrooms:	<b>2</b>	Age: <b>29</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RS3</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,470.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: <b>001-945-335</b>

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Septic, 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: **Well - Shallow**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: **2012**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **8** Covered Parking: **5** Parking Access:  
Parking: **Add. Parking Avail., Detached Grge/Carport, 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: **Mixed**

Dist. to School Bus:

Legal: **PL NWP19453 LT 1 LD 36 SEC 18 TWP 15**

Amenities: **In Suite Laundry, Workshop Detached**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'			x			x
Main	Dining Room	13' x 9'			x			x
Main	Kitchen	14' x 12'			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Laundry	9' x 6'			x			x
Main	Walk-In Closet	7' x 4'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,427</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>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:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>1,427 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>1,427 sq. ft.</b>			7								
				8								

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

**Huge shop 31 x 24. Huge lot. Almost 3/4 acre. Rare opportunity to own this nicely laid out rancher. Huge privacy hedging all around. Fenced on 3 sides. Large country kitchen, open plan living room, dining room, bay windows & gas fireplace. Beautiful landscaping with pond. Double garage. Large mechanic's shop detached away from house. Shop has water, power, gas & 220. Nice country set-up very close to Whonnock Lake.**



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**Active**  
**V1137301**

Board: V  
House/Single Family

**1160 MILLER ROAD**

Bowen Island  
Bowen Island  
V0N 1G1

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$559,000</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Approx. Year Built: <b>2004</b>
Lot Area (sq.ft.): <b>8,230.00</b>	Bathrooms: <b>2</b>	Age: <b>11</b>
Flood Plain:	Full Baths: <b>2</b>	Zoning: <b>SR2</b>
Rear Yard Exp:	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,309.00</b>
Approval Req?:		For Tax Year: <b>2015</b>
If new, GST/HST inc?:		Tax Inc. Utilities?: <b>No</b>
		P.I.D.: <b>010-089-055</b>

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard**  
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:  
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:

Legal: **PL VAP8401 BLK 10 DL 1628 LD 36 GROUP 1, RPLMP15707.**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'9 x 11'			x			x
Main	Dining Room	9'11 x 10'6			x			x
Main	Living Room	12'3 x 22'10			x			x
Below	Foyer	8'4 x 9'3			x			x
Above	Master Bedroom	11' x 13'			x			x
Above	Bedroom	10' x 11'			x			x
Above	Bedroom	11'3 x 11'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>784</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>650</b>	# of Kitchens: <b>1</b>	1	Main	3	No	Barn:
Finished Floor (Below): <b>81</b>	# of Levels: <b>3</b>	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>1,515 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>1,515 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
		8				

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

**Great opportunity as a starter home for a young family. This 3 bedroom, 2 bath home is close to all the conveniences of Snug Cove, land within walking distance of the ferry, school and shops - perfect for commuters! The main floor's open plan features the kitchen, dining room and a large living room, part of which could double as an office. Upstairs has three bright bedrooms. Lots of storage space available.**



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**Active**  
**V1141051**

Board: V  
House/Single Family

**1544 TUNSTALL BOULEVARD**

Bowen Island  
Bowen Island  
V0N 1G2

Residential Detached

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

(SP)



Sold Date:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **10,454.00**  
Flood Plain:  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet):  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **1**  
Half Baths: **1**

Original Price: **\$549,000**  
Approx. Year Built: **1985**  
Age: **30**  
Zoning: **SR2**  
Gross Taxes: **\$2,233.00**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **007-944-098**

View: :  
Complex / Subdiv:

Services Connected: **Community, Electricity, Septic, Water**

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Carport; Single, 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: :  
Floor Finish:

Dist. to School Bus:

Legal: **VAP 13685 LOT 19 BLOCK B DL 492 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 18'			x			x
Main	Dining Room	9'6 x 10'			x			x
Main	Kitchen	8'4 x 9'11			x			x
Main	Master Bedroom	11'4 x 12'6			x			x
Main	Bedroom	8' x 11'3			x			x
Main	Bedroom	9'6 x 10'6			x			x
Below	Den	12'5 x 17'6			x			x
Below	Laundry	6'1 x 11'			x			x
Below	Storage	9'4 x 17'3			x			x
Below	Other	11'4 x 34'			x			

Finished Floor (Main): **1,122**  
Finished Floor (Above): **0**  
Finished Floor (Below): **509**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,631 sq. ft.**  
  
Unfinished Floor: **613**  
Grand Total: **2,244 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Partly Finished**

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

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

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

**Cute & cozy 3 bedroom home in Tunstall, close to Community Association clubhouse, beach and tennis courts. The wonderfully private flat yard backs onto a forest and fish-bearing creek and has a small fenced in veggie patch out back. The home has all 3 bedrooms on the main floor, and below features a huge unfinished room that could become a rec. room, gym, office space or more. Great value and a perfect opportunity to become a part of one of Bowen's most desirable family communities.**



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**Active**  
**R2011338**

Board: V  
House/Single Family

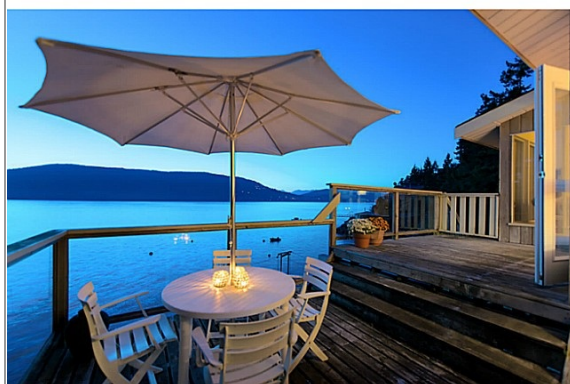
**40 PASSAGE ISLAND**

West Vancouver  
Howe Sound  
V7W 2S2

Residential Detached

**\$547,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$547,000</b>
Depth / Size (ft.): <b>260</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1995</b>
Lot Area (sq.ft.): <b>15,300.00</b>	Bathrooms:	<b>1</b>	Age: <b>20</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>SFD</b>
Rear Yard Exp: <b>West</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,594.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>008-972-893</b>

View: **Yes: OCEAN**  
Complex / Subdiv:  
Services Connected: **None**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Block**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Propane, Wood**  
Water Supply: **Other**  
Fuel/Heating: **Propane Gas**  
Outdoor Area: **Patio(s), Rooftop Deck**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
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:

Dist. to School Bus:

Legal: **PL VAP12053 LT 40 DL 841 LD 36 GROUP 1**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'			x			x
Main	Kitchen	13' x 11'			x			x
Main	Master Bedroom	19' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,791</b>	# of Rooms: <b>4</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	Above			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,791 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>1,791 sq. ft.</b>		7				
			8				

Listing Broker(s): **Landquest Realty Corporation**

**An Island Escape - in just minutes you can be settling into the magnificent surroundings of precious Passage Island. This exclusive Howe Sound retreat offers the opportunity of being worlds away yet just around the corner from home. A modern open concept home sits perched at waters' edge with 65 ft of low bank frontage. Experience the sun setting into the Straits of Georgia from your rooftop deck. This year round, Off the Grid Property is completely self-contained and is an island treasure. Call for details, an appointment a must.**





Presented by:  
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**Active**  
**R2020798**

Board: V  
House/Single Family

**11281 207 STREET**

Maple Ridge  
Southwest Maple Ridge  
V2X 1W2

Residential Detached

**\$544,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$544,900</b>
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>7,200.00</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Flood Plain: <b>Yes</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,878.61</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>005-344-433</b>

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, 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: **1**  
Fireplace Fuel: **Electric, Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Side**  
Parking: **Add. Parking Avail., Detached Grge/Carport**

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

Dist. to School Bus:

Legal: **LT 775; DL 278; NWD; PL NWP114**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 9'8			x			x
Main	Dining Room	13'10 x 9'9			x			x
Main	Kitchen	15'3 x 11'8			x			x
Main	Laundry	8'5 x 7'7			x			x
Below	Storage	22'6 x 18'3			x			x
Below	Storage	23'4 x 11'8			x			x
Above	Bedroom	10'6 x 9'5			x			x
Above	Bedroom	12' x 9'5			x			x
Above	Bedroom	13'5 x 9'5			x			x
		x			x			

Finished Floor (Main): **791**  
Finished Floor (Above): **426**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,217 sq. ft.**  
  
Unfinished Floor: **791**  
Grand Total: **2,008 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: **Unfinished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>3</b>	<b>No</b>
2	<b>Above</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): **RE/MAX Performance Realty**

**Amazing house in Maple Ridge. Lots of renovations, huge bathroom with free standing tub and fireplace on main floor. Close to golf course. 2 car detached garage with a pit - perfect for car lovers. Huge deck in the back with awning and a hot tub. Upstairs has 3 bedrooms. Additional parking available on driveway. You have to see this!**



Presented by:  
**Nikki Cvitanovic**

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<http://www.nikkicvit.ca>  
nikkic@remax.net



**Active**  
**V1127377**

Board: V  
House/Single Family

**12170 FLETCHER STREET**

Maple Ridge  
East Central  
V2X 6K9

Residential Detached

**\$540,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **222**  
Lot Area (sq.ft.): **11,766.00**  
Flood Plain:  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **53.00**  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Original Price: **\$599,900**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **RS-1**  
Gross Taxes: **\$3,417.00**  
For Tax Year: **2014**  
Tax Inc. Utilities?: **No**  
P.I.D.: **009-600-001**

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

Style of Home: **Rancher/Bungalow**  
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: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport & Garage, DetachedGrge/Carport**

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:

Dist. to School Bus:

Legal: **PL NWP11845 LT 10 LD 36 SEC 20 TWP 12 PART W 1/2, GROUP 1, PORTION SOUTH 1/2 OF.**

Amenities: **Garden, Workshop Detached**

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'			x			x
Main	Dining Room	9' x 6'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Master Bedroom	11' x 10'			x			x
		x			x			x
	Bedroom	9' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>936</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>4</b>							Pool:
Finished Floor (Total):	<b>936 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>1</b>		<b>6</b>							Door Height:
Grand Total:	<b>936 sq. ft.</b>	Basement: <b>None</b>			<b>7</b>							
					<b>8</b>							

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

**DEVELOPERS OPPORTUNITY! OCP DESIGNATED HIGH DENSITY IN PRIME CENTRAL DOWNTOWN MAPLE RIDGE LOCATION. This Quiet street is walking distance to all amenities and Fletcher Park located at the end of the block. Huge potential for development project. City Hall indicated low apartment or townhomes so bring your ideas! Property to be sold with neighboring properties 12162 & 12178 Fletcher St totalling 35,000 sqft(.803acres) each lot is 53x222. Each property has dwellings of good value that could be rented out or develop right away either way you win! 3 bedroom rancher w/Bonus detached garage/workshop. Call listing agent for details.**



Presented by:  
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**Active**  
**V1127389**

Board: V  
House/Single Family

**12178 FLETCHER STREET**

Maple Ridge  
East Central  
V2X 6K9

Residential Detached

**\$540,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **222**  
Lot Area (sq.ft.): **11,766.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **53.00**  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Original Price: **\$599,900**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **RS-1**  
Gross Taxes: **\$3,241.00**  
For Tax Year: **2014**  
Tax Inc. Utilities?: **No**  
P.I.D.: **000-740-632**

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Metal**  
Exterior: **Vinyl**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**  
Parking: **DetachedGrge/Carport, 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: :  
Floor Finish:

Dist. to School Bus:

Legal: **PL NWP11845 LT 10 LD 36 SEC 20 TWP 12 GROUP 1, PORTION N 1/2 OF.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			x			x
Main	Dining Room	9' x 12'			x			x
Main	Kitchen	10' x 13'			x			x
Main	Foyer	7' x 6'			x			x
Main	Bedroom	10' x 11'			x			x
Main	Bedroom	10' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>860</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>4</b>							Pool:
Finished Floor (Total):	<b>860 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>860 sq. ft.</b>	Basement: <b>None</b>			<b>7</b>							
					<b>8</b>							

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

**DEVELOPERS OPPORTUNITY! OCP DESIGNATED HIGH DENSITY IN PRIME CENTRAL DOWNTOWN MAPLE RIDGE LOCATION. This Quiet street is walking distance to all amenities and Fletcher Park located at the end of the block. Huge potential for development project. City Hall indicated low apartment or townhomes so bring your ideas! Property to be sold with neighboring properties 12170 & 12162 Fletcher St totalling 35,000 sqft.(803acres)each lot is 53x222. Each property has dwellings of good value that could be rented out or develop right away either way you win! Rancher w/bonus detached garage/workshop. Call listing agent for more details.**



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**Active**  
**R2010887**

Board: V  
 House with Acreage

**11376 272 STREET**

Maple Ridge  
 Whonnock  
 V2W 1Y8

Residential Detached

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

(SP)



Sold Date:  
 Depth / Size (ft.): **795**  
 Lot Area (sq.ft.): **90,000.00**  
 Flood Plain: **No**  
 Rear Yard Exp:  
 Approval Req?:  
 If new, GST/HST inc?:

Frontage (feet): **110.00**  
 Bedrooms: **4**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**

Original Price: **\$555,000**  
 Approx. Year Built: **9999**  
 Age: **999**  
 Zoning: **RS3**  
 Gross Taxes: **\$2,990.06**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?: **Yes**  
 P.I.D.: **009-102-213**

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

Style of Home: **2 Storey, Rancher/Bungalow w/Loft**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural, Wood**  
 Water Supply: **Well - Drilled, Well - Shallow**  
 Fuel/Heating: **Natural Gas, Wood**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

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

Total Parking: **20** Covered Parking: **2** Parking Access: **Front**  
 Parking: **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: **Mixed**

Dist. to School Bus:

Legal: **PL NWP22291 LT 1 LD 36 SEC 17 TWP 15**

Amenities: **Workshop Detached**

Site Influences: **Cleared**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 12'			x			x
Main	Kitchen	18' x 13'			x			x
Main	Foyer	10' x 5'			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	14' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	15' x 13'			x			x
Main	Office	14' x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main): **1,800**  
 Finished Floor (Above): **370**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **2,170 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,170 sq. ft.**

# of Rooms: **8**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **4**  
 Basement: **None**

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

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

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Private, country setting on two premium acres. Part of the main floor square footage is a mobile home that is attached to the house. (Can be removed)**  
**Lots of options here! Pleasant, very livable smaller home with a mobile addition that needs some handyman work; or build your dream home.**  
**Substantial shop (32x32) with a furnace, ten foot ceilings and a 5 year old roof. Perimeter and cross fenced with a large pasture. Close to schools, parks and transit. Ten minutes to town and amenities.**





Presented by:  
**Nikki Cvitanovic**

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**Active**  
**V1120555**

Board: V  
House/Single Family

**23589 LARCH AVENUE**

Maple Ridge  
Silver Valley  
V0V 0V0

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$483,900</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2015</b>
Lot Area (sq.ft.): <b>2,682.00</b>	Bathrooms:	<b>4</b>	Age: <b>0</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>RST-SV</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$1,778.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>028-872-428</b>

View: :  
Complex / Subdiv: **LARCH AVE ESTATES**  
Services Connected: **Electricity, Natural Gas**

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, Sundeck(s)**  
Type of Roof: **Fibreglass**

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

Total Parking: 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.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PLAN EPP12481 LOT 21 LD 36 SEC 28 TWP 12**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Other - See Remarks, Security - RI, Sprinkler - Fire, Vacuum R.I., Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 10'			x			x
Main	Great Room	18' x 13'			x			x
Main	Nook	9' x 9'			x			x
Main	Den	14'8 x 11'			x			x
Above	Master Bedroom	15'8 x 12'8			x			x
Above	Bedroom	10'6 x 10'2			x			x
Above	Bedroom	12'4 x 11'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **905**  
Finished Floor (Above): **864**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **636**  
Finished Floor (Total): **2,405 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,405 sq. ft.**

# of Rooms: **7**  
# 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	Main	2	No
2	Above	4	No
3	Above	5	Yes
4	Bsmt	4	No
5			
6			
7			
8			

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

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

**Royal LePage - Brookside Rlty.**

**Larch Avenue Heights. 17 street town homes all with views of Fraser Valley. Each duplex shares a common wall but has its own fee simple lot. No strata fees! 3 bedroom homes with superior finishing throughout. Spacious great rooms lead onto large covered sun decks. Quartz countertops, tile and laminate flooring, blinds, 5 appliances, fenced yard and finished basement. Double garages and covered verandahs.**



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**Active**  
**V1120558**

Board: V  
House/Single Family

**23585 LARCH AVENUE**

Maple Ridge  
Silver Valley  
V0V 0V0

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$481,900</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2015</b>
Lot Area (sq.ft.): <b>2,692.00</b>	Bathrooms:	<b>4</b>	Age: <b>0</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>RST-SV</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$1,778.00</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>028-872-410</b>

View: :  
Complex / Subdiv: **LARCH AVE ESTATES**  
Services Connected: **Electricity, Natural Gas**

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, Sundeck(s)**  
Type of Roof: **Fibreglass**

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

Total Parking: 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.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PLAN EPP12481 LOT 20 LD 36 SEC 28 TWP 12**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Other - See Remarks, Security - RI, Sprinkler - Fire, Vacuum R.I., Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 10'			x			x
Main	Great Room	18' x 13'			x			x
Main	Nook	9' x 9'			x			x
Main	Den	14'8 x 11'			x			x
Above	Master Bedroom	15'8 x 12'8			x			x
Above	Bedroom	10'6 x 10'2			x			x
Above	Bedroom	12'4 x 11'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **905**  
Finished Floor (Above): **864**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **636**  
Finished Floor (Total): **2,405 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,405 sq. ft.**

# of Rooms: **7**  
# 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	Main	2	No
2	Above	4	No
3	Above	5	Yes
4	Bsmt	4	No
5			
6			
7			
8			

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

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

**Royal LePage - Brookside Rlty.**

**Larch Avenue Heights. 17 street town homes all with views of Fraser Valley. Each duplex shares a common wall but has its own fee simple lot. No strata fees! 3 bedroom homes with superior finishing throughout. Spacious great rooms lead onto large covered sun decks. Quartz countertops, tile and laminate flooring, blinds, 5 appliances, fenced yard and finished basement. Double garages and covered verandahs.**



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



**Active**  
**R2021225**

Board: V  
House/Single Family

**24815 118A AVENUE**

Maple Ridge  
Websters Corners  
V4R 1Z3

Residential Detached

**\$524,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>66.30</b>	Original Price: <b>\$524,900</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1988</b>
Lot Area (sq.ft.): <b>1.00</b>	Bathrooms:	<b>2</b>	Age: <b>27</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,643.65</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>011-774-614</b>

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

Style of Home: **1 Storey**  
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: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Fibreglass**

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

Total Parking: Covered Parking: **1** 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: :  
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL NWP78434 LT 18 LD 36 SEC 14 TWP 12**

Amenities:

Site Influences: **Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'8			x			x
Main	Dining Room	8' x 11'			x			x
Main	Kitchen	8' x 11'2			x			x
Main	Family Room	18'7 x 11'7			x			x
Main	Laundry	11' x 6'			x			x
Main	Master Bedroom	11' x 12'			x			x
Main	Bedroom	8'5 x 11'			x			x
Main	Bedroom	9'8 x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,431</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>3</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,431 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>1,431 sq. ft.</b>	Basement: <b>Crawl</b>		6					
				7					
				8					

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

**Updated rancher. Amazing updated 3 bedroom & 2 bathroom & familyroom home! Features newer maple kitchen with maple hood fan cover, built in maple wall pantry with nook seat & french doors to sundeck & newer tile floor. Living room with gas fireplace & french doors to family room. Updated bathroom with neoangle shower & main bath with maple cabinet & soaker tub. New roof & sheeting 2014. Updated gas furnace with central air conditioning, double glazed vinyl windows. Detached garage with office & hobby room. Built in 1997, RV parking, covered deck, fenced rear yard, shows absolutely fabulous!**



Presented by:  
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**Active**  
**R2015163**

Board: V  
House/Single Family

**10530 JACKSON ROAD**

Maple Ridge  
Albion  
V2W 0G2

Residential Detached

**\$519,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$519,900</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2015</b>
Lot Area (sq.ft.): <b>2,907.00</b>	Bathrooms:	<b>3</b>	Age: <b>0</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>R3</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$947.86</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>027-523-969</b>

View: :  
Complex / Subdiv: **The Terraces**  
Services Connected: **Electricity, Natural Gas**

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: **Sundeck(s)**  
Type of Roof: **Fibreglass**

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

Total Parking: Covered Parking: **2** Parking Access: **Lane**  
Parking: **DetachedGrge/Carport**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LT 1 SEC 10 TWP 12 NWD PL BCP36341**

Amenities:

Site Influences: **Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security - RI, Smoke Alarm, Sprinkler - Fire, Vacuum R.I., Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	14'2 x 16'4			x			x
Main	Kitchen	15' x 9'			x			x
Main	Living Room	11'4 x 5'10			x			x
Main	Dining Room	10' x 10'			x			x
Above	Master Bedroom	11'10 x 13'10			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10'4 x 10'4			x			x
Above	Bedroom	9'10 x 11'4			x			x
Above	Laundry	7'8 x 6'8			x			
Main	Foyer	5'5 x 5'10			x			

Finished Floor (Main): **939**  
Finished Floor (Above): **940**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,879 sq. ft.**  
  
Unfinished Floor: **927**  
Grand Total: **2,806 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Full, Unfinished**

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

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

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

**"The Terraces" Deluxe 2 storey & full unfinished daylight walkout basement with detached double garage with lane access. Features maple kitchen with island, breakfast bar, 5 appliances, laminate floors, crown moldings. Upper 4 bedrooms with full bath and master 5 pce ensuite with soaker tub, double sinks, upper laundry room with sink. Daylight walkout basement with roughed in plumbing for bathroom and wet bar. 2-5-10 year warranty.**





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**Active**  
**R2020452**

Board: V  
House with Acreage

**1061 PRAIRIE AVENUE**

Port Coquitlam  
Lincoln Park PQ  
V3B 1S5

Residential Detached

**\$515,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>70.50</b>	Original Price: <b>\$515,000</b>
Depth / Size (ft.): <b>122</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1969</b>
Lot Area (sq.ft.): <b>8,625.00</b>	Bathrooms:	<b>2</b>	Age: <b>46</b>
Flood Plain: <b>Yes</b>	Full Baths:	<b>1</b>	Zoning: <b>SF</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,063.36</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>001-599-291</b>

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

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

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

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

Dist. to School Bus:

Legal: **PL NWP33439 LT 91 LD 36 SEC 6 TWP 40**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Dining Room	10' x 11'			x			x
Main	Kitchen	12'6 x 8'6			x			x
Main	Bedroom	12' x 12'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Family Room	12' x 15'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,698</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>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	Main	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>1,698 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>1,698 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
			8				

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

**Court Order Sale, 3 bedroom and family room rancher, some updating required, good size lot with swimming pool. All room sizes and square footage are approx. Buyer to verify if deemed important.**



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**Active**  
**R2012198**

Board: V  
House/Single Family

**11745 N WILDWOOD CRESCENT**

Pitt Meadows  
South Meadows  
V3Y 1M1

Residential Detached

**\$514,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$514,900</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1980</b>
Lot Area (sq.ft.): <b>3,998.00</b>	Bathrooms:	<b>2</b>	Age: <b>35</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>R-2</b>
Rear Yard Exp: <b>West</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,543.15</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>005-510-040</b>

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Slab**  
Rain Screen: **No**  
Renovations: **Completely**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: **2015**  
R.I. Plumbing: **No**  
R.I. Fireplaces:

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

Legal: **PL NWP56638 LT 1141 DL 280 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'11 x 13'2			x			x
Main	Living Room	14'4 x 14'			x			x
Main	Dining Room	13'7 x 10'7			x			x
Main	Bedroom	13'11 x 10'7			x			x
Above	Master Bedroom	11'11 x 11'9			x			x
Above	Bedroom	13'3 x 11'7			x			x
Above	Bedroom	10'7 x 8'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>946</b>	# of Rooms:	<b>7</b>	Bath		Floor	<b># of Pieces</b>	Ensuite?	Outbuildings
Finished Floor (Above):	<b>654</b>	# of Kitchens:	<b>1</b>	1		Main	<b>5</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2		Above	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	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>4</b>	5					Door Height:
Grand Total:	<b>1,600 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

Listing Broker(s): **Macdonald Realty Ltd.(MplRd)**

**Move in time for Christmas. Cozy 3 bedroom and den home in great Pitt Meadows neighbourhood. Den could be the 4th bedroom. New laminate floors, new lighting and freshly painted in soft grey tones. Kitchen has maple cabinets, new white back splash and black appliances. Small fenced yard perfect for kids and pets. Close to transportation and West Coast Express Station.**



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**Active**  
**R2015730**

Board: V  
House/Single Family

**19777 SUNSET LANE**

Pitt Meadows  
Central Meadows  
V3Y 2S5

Residential Detached

**\$509,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$519,500</b>
Depth / Size (ft.): <b>0.0</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1998</b>
Lot Area (sq.ft.): <b>2,852.00</b>	Bathrooms:	<b>4</b>	Age: <b>17</b>
Flood Plain: <b>Yes</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,837.03</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>Yes</b>
			P.I.D.: <b>023-845-261</b>

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Completely**  
# 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: **2010**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open**  
Dist. to Public Transit: **.5 BLK** 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 LMP33705 LT 78 DL 223 LD 36**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Security System, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 12'1			x			x
Main	Dining Room	13'4 x 8'7			x			x
Main	Living Room	16'1 x 13'4			x			x
Main	Family Room	12'1 x 9'2			x			x
Above	Master Bedroom	15' x 14'			x			x
Above	Bedroom	11'3 x 9'11			x			x
Above	Bedroom	14'1 x 10'4			x			x
Bsmt	Recreation	23' x 12'			x			x
Bsmt	Bedroom	14'7 x 9'1			x			x
		x			x			

Finished Floor (Main): **1,084**  
Finished Floor (Above): **688**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **859**  
Finished Floor (Total): **2,631 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,631 sq. ft.**

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

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

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

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

**Welcome home to this magnificent 4 bedroom home situated in a family friendly neighbourhood. Be greeted at the front door by vaulted ceilings in the Formal Living & Dining room. Professionally painted throughout in modern colours & finished w/high quality hardwood floor throughout for the polished finishing touch. This home stands out w/its open concept layout & 3 finished levels of spacious living for your family. Upstairs features 3 very large rooms & a laundry room and the basement has a massive Rec Room which would be perfect as a Home Theatre room, Home Office, Gym or a kids Play area. The Backyard is finished with a quality walk-out deck for bbq's!!**



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**Active**  
**R2017584**

Board: V  
House/Single Family

**13005 224 STREET**

Maple Ridge  
West Central  
V4R 2P9

Residential Detached

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

(SP)



Sold Date:  
Depth / Size (ft.): **278**  
Lot Area (sq.ft.): **17,792.00**  
Flood Plain:  
Rear Yard Exp: **West**  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **64.00**  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$509,900**  
Approx. Year Built: **1946**  
Age: **69**  
Zoning: **RS3**  
Gross Taxes: **\$3,063.78**  
For Tax Year: **2015**  
Tax Inc. Utilities?:  
P.I.D.: **002-409-046**

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

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
Parking: **DetachedGrge/Carport, Grge/Double Tandem**

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, Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL NWP22034 LT 9 LD 36 SEC 30 TWP 12**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Refrigerator, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 15'4			x			x
Main	Kitchen	8'5 x 10'8			x			x
Main	Eating Area	5'9 x 6'3			x			x
Main	Master Bedroom	16' x 9'6			x			x
Main	Bedroom	9'4 x 9'5			x			x
Main	Laundry	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>900</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>900 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>900 sq. ft.</b>			7								
				8								

Listing Broker(s): **RE/MAX Results Realty (MplRdg)**

**LOOKING FOR LAND? Check out this FULLY RENOVATED 2 bedroom 900 sq ft rancher on a level .40 of an acre with a DETACHED 16 x 34 WORKSHOP! Located just a few minutes up the road from downtown Maple Ridge, this home offers a PEACEFUL, COUNTRY SETTING on CITY WATER in a totally convenient location! Home has been renovated top to bottom and features NEW windows, NEW roof, GRANITE kitchen with travertine backsplash & Maple soft close cabinets, NEW floors, NEW trim, NEW lighting, fully updated 4 piece bath, ledge stone fireplace surround in the living room. Nothing to do here but move in, put your feet up, and enjoy life in the country!**





Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**V1121565**

Board: V  
House/Single Family

**12215 232A STREET**

Maple Ridge  
East Central  
V2X 0R2

Residential Detached

**\$499,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>61.40</b>	Original Price: <b>\$499,800</b>
Depth / Size (ft.): <b>100</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1992</b>
Lot Area (sq.ft.): <b>6,140.00</b>	Bathrooms:	<b>3</b>	Age: <b>23</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,653.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>Yes</b>
			P.I.D.: <b>017-409-721</b>

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

Style of Home: **2 Storey**  
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: **Balcony(s), 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: **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, Mixed, Tile**

Legal: **PL LMP863 LT 3 LD 36 SEC 21 TWP 12 GROUP 1.**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'	Below	Bedroom	13' x 8'			x
Main	Kitchen	11' x 10'	Below	Laundry	12' x 6'			x
Main	Dining Room	12' x 10'			x			x
Main	Eating Area	12' x 12'			x			x
Main	Master Bedroom	16' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
Below	Living Room	13' x 11'			x			x
Below	Kitchen	13' x 9'			x			
Below	Bedroom	16' x 12'			x			

Finished Floor (Main):	<b>1,350</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>Yes</b>	Barn:
Finished Floor (Below):	<b>1,100</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Below	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,450 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>2,450 sq. ft.</b>	Basement: <b>Full</b>	6				
		Beds not in Basement: <b>5</b>	7				
			8				

Listing Broker(s): **Regent Park Fairchild Rlty Inc**

**Location! Walk to Harry Hooe Elementary and Thomas Haney Secondary School. Quiet and nice street. 3 bedrooms on main with master bedroom ensuite and 2 bedrooms legal suite down. Huge deck 12' x 18'. Alouette Lake and provincial campgrounds nearby.**



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**Active**  
**R2015329**

Board: V  
House/Single Family

**310 BLACKLEY STREET**

New Westminster  
Queensborough  
V3M 5G1

Residential Detached

**\$499,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>62.00</b>	Original Price: <b>\$499,000</b>
Depth / Size (ft.): <b>89</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1915</b>
Lot Area (sq.ft.): <b>5,518.00</b>	Bathrooms:	<b>1</b>	Age: <b>100</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>M-1</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,902.65</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-995-099</b>

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Other**  
Outdoor Area: **Sundeck(s)**  
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: **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: **Mixed**

Dist. to School Bus:

Legal: **PL NWP3692 LT 6 DL 757 LD 36**

Amenities:

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 9'			x			x
Main	Living Room	12' x 14'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Eating Area	5' x 7'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>734</b>	# of Rooms:	<b>5</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>734 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>734 sq. ft.</b>	Basement: <b>None</b>			<b>7</b>							
					<b>8</b>							

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

**Queensborough - M-1 light industrial. Great holding property with future re-zoning potential to residential or multi-family. Presently rented, rent at \$1,375 per month. Detached garage. Perfect for first timer or investor. Call City of N.W. for more info. M1 financing needs 40% down payment.**



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**Active**  
**R2013388**

Board: V  
House/Single Family

**20050 OSPRING STREET**

Maple Ridge  
Southwest Maple Ridge  
V2X 0G5

Residential Detached

**\$498,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$468,000</b>
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1987</b>
Lot Area (sq.ft.): <b>7,200.00</b>	Bathrooms:	<b>3</b>	Age: <b>28</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,678.46</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>008-269-211</b>

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

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) & Deck(s), Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Carport & Garage**  
  
Dist. to Public Transit: **WALKING** 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: **PL NWP114 LT 522 LD 37 DISTRICT LOT 280&281**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'5"	Below	Eating Area	9' x 8'			x
Main	Dining Room	6' x 12'	Below	Master Bedroom	10' x 10'			x
Main	Kitchen	13' x 12'	Below	Recreation	15' x 13'			x
Main	Foyer	6' x 4'			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Walk-In Closet	6' x 5'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Below	Living Room	17'5" x 8'9"			x			
Below	Kitchen	7' x 11'			x			

Finished Floor (Main):	<b>1,234</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	4	Yes	Barn:
Finished Floor (Below):	<b>898</b>	# of Levels: <b>2</b>	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	4	No	Pool:
Finished Floor (Total):	<b>2,132 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>2,132 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **Georgia Pacific Realty**

**Great Investment Opportunity! Remodeled home with Basement in the cul-de-sac quiet area. Updated Kitchens, Crown mouldings, laminate/hardwood floors throughout main floor area. Basement suite will generate your additional income. New sundeck and very spacious backyard for your barbeque parties on the private fenced yard. Excellent location near recreation centre and shopping mall area. Transit within walking distance. All is ready for you to move in and multiply your equity. Open House on Sat Nov 07, from 2:00-4:00pm.**



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**Active**  
**R2018992**

Board: V  
House/Single Family

**12228 DELCREST STREET**

Maple Ridge  
West Central  
V2X 5T8

Residential Detached

**\$496,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$496,000</b>
Depth / Size (ft.):	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1962</b>
Lot Area (sq.ft.): <b>9,045.00</b>	Bathrooms:	<b>2</b>	Age: <b>53</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,465.71</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>009-682-554</b>

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

Style of Home: **Rancher/Bungalow w/Bsmt.**  
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: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

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

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

Legal: **PL NWP15728 LT 3 DL 396 LD 36**

Amenities: **Shared Laundry, Storage**

Site Influences: **Central Location, Greenbelt, Paved Road, Private Setting, Private Yard, Treed**  
Features: **Clothes Washer/Dryer, Refrigerator, Security System, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'7 x 13'1	Bsmt	Kitchen	11'11 x 11'10			x
Main	Eating Area	11'3 x 5'1	Bsmt	Eating Area	9' x 8'1			x
Main	Kitchen	13'1 x 9'10	Bsmt	Living Room	16'8 x 12'4			x
Main	Master Bedroom	11'10 x 11'9						x
Main	Bedroom	10'5 x 9'4						x
Main	Bedroom	9'4 x 9'3						x
Main	Foyer	16'6 x 3'10						x
Bsmt	Laundry	12'2 x 6'2						x
Bsmt	Bedroom	17'1 x 12'						x
Bsmt	Bedroom	11' x 9'10						x

Finished Floor (Main):	<b>1,152</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>0</b>	# of Levels: <b>2</b>	2	Bsmt	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,100</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,252 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>Full, Fully Finished, Separate Entry</b>	6				
Grand Total:	<b>2,252 sq. ft.</b>		7				
			8				

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Royal LePage - Brookside Rlty.**

**Truly a must see home! Beautiful 5 bedroom/2 bathroom home with a brand new roof and brand new top of the line septic/uv system in Central Maple Ridge minutes away from Maple Ridge Secondary School. This home is located on a very private 9,045 sq ft lot perfect for entertaining and families. Inside features include original hardwood flooring, a wood burning fireplace, brand new kitchen with soft close cabinets, new bathroom, new fixtures, doors and paint, new pot lights and a newer deck! Fully finished basement with separate entry featuring 2 bedrooms and 1 bathroom perfect for the in-laws! Call me today before this one is gone!**





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**Active**  
**V1134890**

Board: V  
House/Single Family

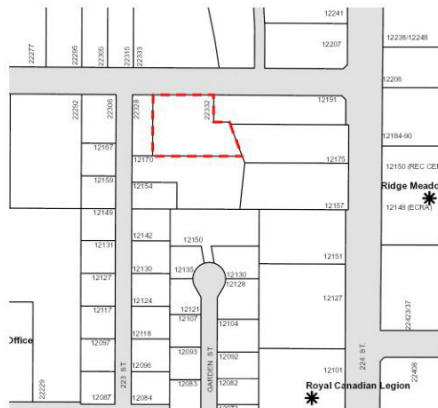
**22332 122ND AVENUE**

Maple Ridge  
West Central  
V2X 3X9

Residential Detached

**\$495,000** (LP)

(SP)



Sold Date: Frontage (feet): **148.60** Original Price: **\$495,000**  
Depth / Size (ft.): **149.15** Bedrooms: **0** Approx. Year Built: **9999**  
Lot Area (sq.ft.): **26,702.00** Bathrooms: **1** Age: **999**  
Flood Plain: Full Baths: **1** Zoning: **RES**  
Rear Yard Exp: Half Baths: **0** Gross Taxes: **\$2,993.00**  
Approval Req?: For Tax Year: **2015**  
If new, GST/HST inc?: Tax Inc. Utilities?: **No**  
P.I.D.: **010-177-221**

View: **Yes: GREENBELT**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Block**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Other**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

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

Legal: **PL NWP16132 LT I BLK 3/9 DL 399 LD 36 GROUP 1.**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'			x			x
Main	Kitchen	12' x 10'			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>884</b>	# of Rooms:	<b>2</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:		3					Pool:
Finished Floor (Total):	<b>884 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>0</b>	5					Door Height:
Grand Total:	<b>884 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**Keller Williams Elite Realty**

**BUILDER/DEVELOPER ALERT! Lot for sale in High Density zoning of Maple Ridge, combine w/surrounding lots for Fourplex or Condo development. In official community plan designation area as apartment/condo (Application not started) Lot is 0.63 acre. Contact Listing Agent for details.**



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**Active**  
**R2020958**

Board: V  
House/Single Family

**24336 101A AVENUE**

Maple Ridge  
Albion  
V2W 0A7

Residential Detached

**\$494,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>26.00</b>	Original Price: <b>\$494,900</b>
Depth / Size (ft.):	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2006</b>
Lot Area (sq.ft.): <b>2,292.00</b>	Bathrooms:	<b>4</b>	Age: <b>9</b>
Flood Plain: <b>No</b>	Full Baths:	<b>3</b>	Zoning: <b>R3</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,692.02</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>026-283-247</b>

View: **No** :

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**  
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: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Garage; Double, Visitor Parking**

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

Legal: **PL BCP17490 LT 7 LD 36 SEC 3 TWP 12**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'	Bsmt	Kitchen	7'9 x 7'			x
Main	Dining Room	12' x 11'			x			x
Main	Kitchen	11'6 x 11'			x			x
Main	Great Room	13'6 x 15'			x			x
Above	Master Bedroom	11' x 13'8			x			x
Above	Bedroom	10' x 9'10			x			x
Above	Bedroom	11'4 x 10'			x			x
Bsmt	Bedroom	15'6 x 5'3			x			x
Bsmt	Bedroom	12' x 11'			x			
Bsmt	Living Room	9'6 x 15'6			x			

Finished Floor (Main):	<b>713</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>671</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>671</b>	Suite: <b>Unauthorized Suite</b>	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,055 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	<b>4</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>2</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>3</b>	6				
Grand Total:	<b>2,055 sq. ft.</b>	Basement: <b>Full</b>	7				
			8				

Listing Broker(s): **RE/MAX Results Realty (MplRdg)**

**RE/MAX Results Realty (MplRdg)**

**Development: The Endinborough located in the Albion area. This home backs onto a creek/park. A open concept plan with a large great room with gas fireplace. A large kitchen/dining area to entertain family and friends. A nice office area just off the kitchen. 3 bedrooms up with a 4 piece ensuite and walk-in closet. Fully finished walk out basement basement with 2 bedrooms. A great potential for in-law suite.**



Presented by:  
**Nikki Cvitanovic**

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<http://www.nikkicvit.ca>  
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**Active**  
**V1143642**

Board: V  
House/Single Family

**24402 102ND AVENUE**

Maple Ridge  
Albion  
VOV OVO

Residential Detached

**\$489,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$479,900</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2014</b>
Lot Area (sq.ft.): <b>2,983.00</b>	Bathrooms:	<b>3</b>	Age: <b>1</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>R3</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$1,390.00</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>029-157-439</b>

View: **No**  
Complex / Subdiv: **JACKSON PARK BY OAKVALE DEV LTD**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Partial**  
Renovations: **Other**  
# 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:  
R.I. Plumbing: **Yes**  
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Dist. to Public Transit: **ON** Dist. to School Bus: **4**  
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 EPP22995 LT 1 LD 36 SEC 3 TWP 12 GROUP 1.**

Amenities: **In Suite Laundry**

Site Influences: **Cul-de-Sac, Greenbelt, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security - RI, Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Flex Room	13'6 x 9'2			x			x
Main	Dining Room	11' x 11'			x			x
Main	Great Room	13' x 14'4			x			x
Main	Kitchen	11' x 10'			x			x
Above	Master Bedroom	14' x 12'			x			x
Above	Bedroom	10' x 9'6			x			x
Above	Bedroom	11'2 x 9'6			x			x
Bsmt	Storage	10'2 x 9'6			x			x
Bsmt	Recreation	20' x 11'10			x			
		x			x			

Finished Floor (Main): **780**  
Finished Floor (Above): **825**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,605 sq. ft.**  
  
Unfinished Floor: **774**  
Grand Total: **2,379 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **Other**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Full, Separate Entry, Unfinished**

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>5</b>	<b>Yes</b>
4			
5			
6			
7			
8			

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

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

**RE/MAX LifeStyles Realty**

**JACKSON PARK BY OAKVALE DEV LTD- Surrounded by greenspace, 28 homes w/great room design, 9' ceilings & laminate wood style floor on the main, 7 appliances, & modern Urban style kitchen w/ soft close drawers, stainless steel, quartz countert ops, & generous island. Don't miss the fenced & landscaped yards & DETACHED DOUBLE GARAGE . Perfect for the growing family with 3 beds up, & BONUS, unfin basement room for a 4th bedroom and rec room. Just steps to community parks, Albion Coffee Shop and Pizzeria, Albion Elementary and 10 minutes to the West Coast Express. Invest in Maple Ridge, ranked #5 top Canadian Investment City by the Real Estate Investment of Canada. This lot 26 B plan is 2300 feet! Ready for Spring 2016.**



Presented by:  
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**Active**  
**R2021478**

Board: V  
House/Single Family

**11593 211 STREET**

Maple Ridge  
Southwest Maple Ridge  
V2X 7T5

Residential Detached

**\$489,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **0**  
Lot Area (sq.ft.): **9,736.00**  
Flood Plain:  
Rear Yard Exp: **West**  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **0.00**  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **1**  
Half Baths: **1**

Original Price: **\$489,000**  
Approx. Year Built: **1974**  
Age: **41**  
Zoning: **RES**  
Gross Taxes: **\$3,844.04**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **006-431-178**

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
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:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: 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: :  
Floor Finish:

Legal: **PL NWP42541 LT 157 DL 249 LD 36**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 11'			x			x
Main	Bedroom	11' x 11'			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>1,200</b>	# of Rooms:	<b>3</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>Main</b>	<b>2</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,200 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>600</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>1,800 sq. ft.</b>	Basement: <b>Part</b>		6					
				7					
				8					

Listing Broker(s): **Sutton Group - 1st West Realty**

**Investors alert! Rented 3 bedroom home, Part unfinished basement ready to develop with large carport and lots of driveway parking. Large fenced south west facing lot (9,736 sq ft) backing onto a public park in a great neighbourhood. Close to Schools, shopping, Ridge Meadows Hospital and Maple Ridge Golf Course. House is solid but could use some TLC.**





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**Active**  
**R2009391**

Board: V  
House/Single Family

**LOT 14 PASSAGE ISLAND**

West Vancouver  
Howe Sound  
V7W 1V7

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>62.00</b>	Original Price: <b>\$485,000</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1979</b>
Lot Area (sq.ft.): <b>15,576.00</b>	Bathrooms:	<b>2</b>	Age: <b>36</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RR1</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$1,301.93</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>008-972-567</b>

View: **Yes: GORGEOUS OCEAN VIEWS**  
Complex / Subdiv: **Passage Island**  
Services Connected: **None**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Propane, Wood**  
Water Supply: **Cistern**  
Fuel/Heating: **Propane Gas, Wood**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Fibreglass**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **Yes: PROPANE TANK**  
Fixtures Rmvd: **Yes: WALL HANGING QUILT & ARTWORK**  
Floor Finish: **Hardwood**

Legal: **PL VAP12053 LT 14 DL 841 LD 36 \*\*TR 12-09-15\*\***

Amenities: **In Suite Laundry**

Site Influences: **Marina Nearby, Private Setting, Private Yard, Rural Setting, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Microwave, Refrigerator, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 15'1			x			x
Main	Dining Room	9'0 x 15'11			x			x
Main	Kitchen	16'0 x 12'0			x			x
Main	Bedroom	11'5 x 10'7			x			x
Above	Master Bedroom	12'0 x 15'5			x			x
Above	Bedroom	10'0 x 11'5			x			x
Above	Mud Room	16'0 x 7'0			x			x
		x			x			x
		x			x			x
		x			x			x
Finished Floor (Main):	<b>860</b>	# of Rooms: <b>7</b>	Bath			# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>476</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>3</b>	<b>No</b>		Workshop/Shed: <b>16X16</b>
Finished Floor (Basement):	<b>0</b>	Suite:	3					Pool:
Finished Floor (Total):	<b>1,336 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>1,336 sq. ft.</b>		7					
			8					

Listing Broker(s): **Sotheby's Int'l Realty Canada**

**Beautiful views from this 1/3 acre waterfront property on scenic Passage Island. Only 10 min by boat from West Vancouver, and you will be in your own paradise! Passage Island offers off-grid living that suits the any boat or nature enthusiast. This home offers 3 bedrooms, 2 bathrooms, 1336 sf, 4 year old roof, large windows to take in the views, open floor plan on 2 levels. Look out to Lighthouse Park, Vancouver and UBC. There are 2 wood stoves to keep you warm in the cooler months. This is a great home to relax, explore, read, write or just get away from the busy city. It's a zen life! :)**



Presented by:  
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**Active**  
**R2015523**

Board: V  
House/Single Family

**5 11962 236 STREET**

Maple Ridge  
Cottonwood MR  
V4R 2G2

Residential Detached

**\$479,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>46.80</b>	Original Price: <b>\$499,000</b>
Depth / Size (ft.): <b>65.2</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2006</b>
Lot Area (sq.ft.): <b>3,055.00</b>	Bathrooms:	<b>3</b>	Age: <b>9</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,072.76</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>026-380-447</b>

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stone, Vinyl**  
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: **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: **2** Parking Access: **Side**  
Parking: **Add. Parking Avail., Garage; Double**

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

Legal: **PL BCS1441 LT 5 LD 36 SEC 16 TWP 12**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Setting, Private Yard, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Refrigerator, Security - RI, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 13'11			x			x
Main	Kitchen	11'8 x 11'3			x			x
Main	Dining Room	12' x 11'8			x			x
Main	Family Room	15'4 x 11'			x			x
Above	Master Bedroom	14' x 12'6			x			x
Above	Bedroom	13' x 11'8			x			x
Above	Bedroom	10'6 x 10'			x			x
Above	Study	12'10 x 10'9			x			x
Above	Laundry	5'7 x 5'5			x			
		x			x			

Finished Floor (Main): **845**  
Finished Floor (Above): **1,025**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,870 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,870 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: **Crawl**

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>4</b>	<b>Yes</b>
4			
5			
6			
7			
8			

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

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Royal LePage - Brookside Rlty.**

**This place has it all!! Double garage 3 bedrooms, plus study, 3 bathrooms in beautiful Cottonwood. You'll love hosting parties in the kitchen/dining/living room areas, which feature upgraded appliances. Newer home, visually appealing hardwood floors, crown moulding, 2 fireplaces, relax after a long day in the soaker tub off main bedroom. see it before it's gone!**



Presented by:  
**Nikki Cvitanovic**

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**Active**  
**V1127997**

Board: V  
House/Single Family

**12163 BLAKELY ROAD**

Pitt Meadows  
Central Meadows  
V3Y 1J4

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$479,900</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Approx. Year Built: <b>1980</b>
Lot Area (sq.ft.): <b>6,795.00</b>	Bathrooms: <b>2</b>	Age: <b>35</b>
Flood Plain:	Full Baths: <b>1</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,598.00</b>
Approval Req?:		For Tax Year: <b>2014</b>
If new, GST/HST inc?:		Tax Inc. Utilities?: <b>Yes</b>
		P.I.D.: <b>005-487-811</b>

View: **Yes: PARK ACROSS THE STREET**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
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**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

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

Legal: **PL NWP56509 LT 245 DL 283 LD 36 GROUP 1.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 18'			x			x
Main	Kitchen	11'6 x 9'			x			x
Main	Dining Room	8' x 9'			x			x
Main	Family Room	13' x 13'			x			x
Main	Master Bedroom	11' x 13'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Bedroom	10'3 x 9'			x			x
Main	Laundry	6' x 9'6			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,385</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>2</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,385 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>1,385 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Pitt Meadows, be part of an attractive stable neighbourhood with large lots, well maintained homes, good schools, close to transportation and shopping, this area has it all! The home has some updating including roof, flooring, paint, etc, well maintained and ready for your family. The neighbourhood has a park across the street and is a short walk to school. Lot has easy access if you wish to build a shop. West Coast Express within walking distance, only 10 minutes by car to Costco and prime access to the Golden Ears Bridge and Langley. Pitt Meadows is a great choice for the commuter.**



Presented by:  
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**Active**  
**R2020558**

Board: V  
House/Single Family

**24222 103 AVENUE**

Maple Ridge  
Albion  
V2W 1Y1

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$469,900</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2005</b>
Lot Area (sq.ft.):	Bathrooms:	<b>4</b>	Age: <b>10</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>R-3</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,540.01</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: <b>026-117-801</b>

View: **Yes: GREENBELT**

Complex / Subdiv: **HOMESTEAD**

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
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: **0** Parking Access: **Lane**  
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: **Laminate, Mixed, Tile**

Legal: **PL BCP14595 LT 24 LD 36 SEC 3 TWP 12**

Amenities: **In Suite Laundry**

Site Influences: **Private Setting, Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	17'5 x 13'8			x			x
Main	Kitchen	15'9 x 9'11			x			x
Main	Den	11'2 x 11'			x			x
Above	Master Bedroom	12'5 x 11'8			x			x
Above	Bedroom	10'3 x 9'6			x			x
Above	Bedroom	10'1 x 9'7			x			x
Below	Kitchen	11' x 11'			x			x
Below	Living Room	11' x 11'			x			x
Below	Bedroom	11' x 11'			x			x
		x			x			

Finished Floor (Main):	<b>715</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>734</b>	# of Kitchens:	<b>2</b>	1		Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2		Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>697</b>	Suite: <b>Unauthorized Suite</b>		3		Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,146 sq. ft.</b>	Crawl/Bsmt. Height:		4		Below	<b>4</b>	<b>No</b>	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</b>		6					
Grand Total:	<b>2,146 sq. ft.</b>			7					
				8					

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Royal LePage - Brookside Rlty.**

**Private greenbelt, 3 bedrooms/3 bathrooms up with 1 bedroom fully contained basement suite with separate entrance & laundry. Quietest looped street in Homestead. Close to everything.**





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**Active**  
**R2019667**

Board: V  
House/Single Family

**11949 238B STREET**

Maple Ridge  
Cottonwood MR  
V4R 1W3

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>56.40</b>	Original Price: <b>\$450,000</b>
Depth / Size (ft.): <b>106.2</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1988</b>
Lot Area (sq.ft.): <b>5,978.40</b>	Bathrooms:	<b>2</b>	Age: <b>27</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RS-1B</b>
Rear Yard Exp: <b>West</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,519.27</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>009-361-901</b>

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

Style of Home: **Rancher/Bungalow**  
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, Radiant**  
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: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
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: **Laminate, Mixed**

Dist. to School Bus:

Legal: **PL NWP76536 LT 16 LD 36 SEC 16 TWP 12**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Storage Shed, Wet Bar**

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

Finished Floor (Main):	<b>1,210</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>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,210 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>3</b>	6				
Grand Total:	<b>1,210 sq. ft.</b>	Basement: <b>Crawl</b>	7				
			8				

Listing Broker(s): **Keller Williams Elite Realty**

**Welcome home to this beautiful 3 bedroom rancher on a corner lot! This home has a open layout and modern finishings. The open concept living area features a gorgeous modern wet bar, including a wine fridge. Ideal for entertaining! The living area leads to the kitchen which has been upgraded with stained cabinets and updated backsplash. All of the bathrooms have been fully overhauled and modernized. The covered backyard is perfect for entertaining, rain or shine! BBQ year round! Don't miss your opportunity to own this Maple Ridge gem!**



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**Active**  
**R2017535**

Board: V  
House/Single Family

**22812 122 AVENUE**

Maple Ridge  
East Central  
V2X 3Y2

Residential Detached

**\$449,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>39.00</b>	Original Price: <b>\$449,900</b>
Depth / Size (ft.): <b>92</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1957</b>
Lot Area (sq.ft.): <b>3,591.00</b>	Bathrooms:	<b>2</b>	Age: <b>58</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>R3</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,353.45</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>026-503-026</b>

View: **Yes: GOLDEN EARS MOUNTAINS**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Partly**

# of Fireplaces: **0**

Fireplace Fuel:

Water Supply: **City/Municipal**

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

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

Type of Roof: **Asphalt**

Reno. Year: **2006**

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **2**

Parking: **Open**

Covered Parking:

Parking Access: **Front**

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: **:**

Floor Finish: **Wall/Wall/Mixed**

Legal: **PL BCP21032 LT 2 LD 36 SEC 20 TWP 12**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 10'4			x			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	12' x 11'			x			x
Main	Master Bedroom	11' x 11'			x			x
Main	Bedroom	11' x 9'6			x			x
Main	Bedroom	9' x 9'			x			x
Below	Bedroom	10' x 11'			x			x
Below	Recreation	18' x 11'			x			x
Below	Bedroom	11' x 9'			x			
Below	Other	7' x 8'			x			

Finished Floor (Main):	<b>1,028</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>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>958</b>	# of Levels: <b>2</b>	2	Below	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>1,986 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>1,986 sq. ft.</b>	Beds not in Basement: <b>5</b>	6				
		Basement: <b>Fully Finished</b>	7				
			8				

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Location - Location, this rancher with basement renovated approximately 9 1/2 years ago with newer roof, siding, some windows, furnace, etc. Real hardwood floors, 3 bedrooms up, can be 2 down, beautiful wrap-around porch with gorgeous view of the Golden Ears, walk to town, great solid home.**



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**Active**  
**R2018921**

Board: V  
House/Single Family

**24288 102B AVENUE**

Maple Ridge  
Albion  
V2W 1Y1

Residential Detached

**\$442,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$449,900</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2001</b>
Lot Area (sq.ft.): <b>2,346.00</b>	Bathrooms:	<b>3</b>	Age: <b>14</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>R3</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,470.90</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>024-001-031</b>

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

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stone, 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: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **0** Parking Access:  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit: **CLOSE** 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, Tile**

Legal: **PL LMP36295 LT 45 LD 36 SEC 3 TWP 12**

Amenities:

Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	29'9" x 17'			x			x
Main	Kitchen	12' x 11'			x			x
Main	Dining Room	12' x 10'			x			x
Above	Master Bedroom	13' x 11'			x			x
Above	Bedroom	10' x 9'6"			x			x
Above	Bedroom	10' x 9'6"			x			x
Bsmt	Family Room	25' x 12'			x			x
Bsmt	Bedroom	11' x 12'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>693</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>716</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>693</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>		Pool:
Finished Floor (Total):	<b>2,102 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>2,102 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		6					
				7					
				8					

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

**One Percent Realty Ltd.**

**House and home! Hurry to view this affordable and well kept 2 storey home with fully finished basement. Open plan with 9' ceiling on main floor. Kitchen offers newer SS Samsung appliances and view of the nearby kid's park! All carpets gone- replaced with laminate flooring throughout. Upstairs offers 3 beds, 2 full baths and laundry closet with newer Samsung washer/dryer. Basement has 4th bedroom and R/I bath plus a fantastic recreation/cinema room. South facing back yard is fenced and bright! Plenty of street parking in this location too. Easy to show with appointment. Make it yours today!**



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**Active**  
**R2016147**

Board: V  
House/Single Family

**20330 OSPRING STREET**

Maple Ridge  
Southwest Maple Ridge  
V2X 1K6

Residential Detached

**\$439,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$439,900</b>
Depth / Size (ft.): <b>120</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1999</b>
Lot Area (sq.ft.): <b>7,200.00</b>	Bathrooms:	<b>3</b>	Age: <b>16</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>RS-1</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,614.89</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>Yes</b>
			P.I.D.: <b>011-511-885</b>

View: **No :**

Complex / Subdiv:

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s), Sundeck(s)**  
Type of Roof: **Asphalt**

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

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

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

Legal: **PL NWP114 LT 462 DL 279 LD 36**

Amenities: **None**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 19'4			x			x
Main	Dining Room	9' x 11'10			x			x
Main	Kitchen	11'10 x 11'10			x			x
Main	Master Bedroom	12' x 11'8			x			x
Main	Bedroom	9'10 x 9'6			x			x
Main	Bedroom	9'10 x 9'4			x			x
Main	Eating Area	8'1 x 7'6			x			x
Bsmt	Bedroom	12' x 12'5			x			x
Bsmt	Recreation	14'4 x 27'5			x			
		x			x			

Finished Floor (Main): **1,142**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **860**  
Finished Floor (Total): **2,002 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,002 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **3**  
Basement: **Fully Finished, Part, Separate Entry**

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

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

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Royal LePage - Brookside Rlty.**

**"B" FOR BARGAIN, "C" FOR SURE!** Great opportunity to own a 17 year old 2000 sqft basement entry (roughed in for Kitchen down if you need a mortgage helper). Some features include: Vaulted Living room ceiling and bay window, New carpet in living room and Master Bedroom 2014, Master bedroom has walk-in closet and jetted tub in full ensuite, Open concept kitchen with dining island and recent flooring (2014), New roof, gutters and covered deck 2 months ago, exterior trim painted (2014), Extensively landscaped and large rear yard with paths and decks, double garage plus RV parking, convenient location, walking distance to Hammond Elementary, parks, Golden Ears Bridge and local shopping centres. Option to build a carriage home at the rear of the property.





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**Active**  
**R2021083**

Board: V  
House/Single Family

**12336 234 STREET**

Maple Ridge  
East Central  
V2X 0N7

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>59.10</b>	Original Price: <b>\$439,000</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1989</b>
Lot Area (sq.ft.): <b>8,108.52</b>	Bathrooms:	<b>3</b>	Age: <b>26</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>SFD</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,761.15</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>011-749-059</b>

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

Style of Home: **Rancher/Bungalow 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: **Natural Gas**  
Outdoor Area: **Patio(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: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL NWP78622 LT 7 LD 36 SEC 21 TWP 12**

Amenities: **None**

Site Influences: **Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 13'2	Below	Laundry	7'3 x 7'2			x
Main	Dining Room	13'2 x 9'			x			x
Main	Kitchen	9'9 x 9'1			x			x
Main	Eating Area	7'5 x 6'5			x			x
Main	Family Room	16'11 x 9'9			x			x
Main	Master Bedroom	16'3 x 13'3			x			x
Main	Bedroom	11'10 x 10'7			x			x
Below	Bedroom	16'11 x 10'7			x			x
Below	Bedroom	16'11 x 13'4			x			
Below	Recreation	20'8 x 12'4			x			

Finished Floor (Main):	<b>1,477</b>	# of Rooms: <b>11</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>1,060</b>	# of Levels: <b>2</b>	2	Below	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Main	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,537 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>2,537 sq. ft.</b>	Basement: <b>Part</b>	6				
		Beds not in Basement: <b>4</b>	7				
			8				

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

**RE/MAX LifeStyles Realty**

**4 bedroom, 3 bathroom rancher with basement in a great neighbourhood & on greenbelt. Decent floor plan with 2 bedrooms up & 2 bedrooms down with a spacious front room & a kitchen / family room combo that could be changed to make an open concept plan! There is lots of parking & a double garage. The house is being sold AS IS where is. Minutes to town & to the Golden Ears connector / bridge**



Presented by:  
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**Active**  
**R2020575**

Board: V  
House/Single Family

**946 WINDJAMMER ROAD**

Bowen Island  
Bowen Island  
V0N 1G2

Residential Detached

**\$435,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **170**  
Lot Area (sq.ft.): **12,835.00**  
Flood Plain: **Exempt**  
Rear Yard Exp: **North**  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **99.00**  
Bedrooms: **3**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$435,000**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **RES**  
Gross Taxes: **\$2,243.00**  
For Tax Year: **2014**  
Tax Inc. Utilities?: **No**  
P.I.D.: **005-025-737**

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

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Addition, Substantially**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric, Wood**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Metal, Wood**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., 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: **Hardwood**

Dist. to School Bus:

Legal: **PL VAP11055 LT 49 BLK A DL 3042 LD 36 GROUP 1.**

Amenities: **Garden**

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

Features: **Clothes Washer/Dryer, Free Stand F/P or Wdstove, Refrigerator, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'9 x 16'4			x			x
Main	Dining Room	14'6 x 12'			x			x
Main	Kitchen	11'8 x 11'8			x			x
Above	Office	6' x 6'			x			x
Above	Bedroom	14'5 x 11'			x			x
Above	Master Bedroom	19' x 7'7			x			x
Below	Recreation	17'1 x 13'3			x			x
Below	Bedroom	11'9 x 10'8			x			x
Below	Laundry	6'0 x 5'1			x			x
		x			x			

Finished Floor (Main): **547**  
Finished Floor (Above): **357**  
Finished Floor (Below): **296**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,200 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,200 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: **Part**

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

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

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

**Great family home for first time buyers or island getaway home. Close to Crayola and Bowen Bay beaches and trail head to mount Gardiner. Main floor is an open plan that has a great feel with hardwood floors and fir windows. Air tight wood burning stove downstairs keeps home cozy and warm no need to turn the electric heat on.**



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**Active**  
**R2013928**

Board: V  
House with Acreage

**11522 272 STREET**

Maple Ridge  
Whonnock  
V6H 4C8

Residential Detached

**\$425,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **108,900.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **0.00**  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **1**  
Half Baths: **1**

Original Price: **\$425,000**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **SF/DUP**  
Gross Taxes: **\$2,895.37**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **011-262-893**

View: :  
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Well - Shallow**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Wood**

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: **Wall/Wall/Mixed**

Legal: **LT 8 N HLF PL 7818 LD 37 SEC 17 TWP 15**

Amenities:

Site Influences: **Greenbelt, Private Setting, Private Yard, Rural Setting, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 15'8			x			x
Main	Kitchen	17'6 x 9'10			x			x
Main	Utility	12' x 7'3			x			x
Main	Bedroom	11'7 x 7'5			x			x
Main	Bedroom	9'4 x 15'6			x			x
Main	Master Bedroom	13'7 x 16'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

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

Listing Broker(s): **Keller Williams Elite Realty**

**This property is ready for you to build your dream house. The property gently slopes upward from 272nd st. and flattens out about half way with an extensive reach past the house. Lots of mature trees to add an established look to your dream house. Or build a duplex and rent out the other half. The location is fantastic. 10 minutes from downtown Maple ridge. 13 minutes from port Haney west coast express. 3 minutes from Whonnock lake and elementary. Close to town, yet feels like country living.**



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**Active**  
**V1120488**

Board: V  
House/Single Family

**1311 EAGLE CLIFF ROAD**

Bowen Island  
Bowen Island  
V0N 1G1

Residential Detached

**\$425,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **165**  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **66.00**  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Original Price: **\$450,000**  
Approx. Year Built: **1990**  
Age: **25**  
Zoning: **SR2**  
Gross Taxes: **\$2,238.00**  
For Tax Year: **2014**  
Tax Inc. Utilities?: **No**  
P.I.D.: **011-966-335**

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood, Modular/Prefab**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Baseboard, Electric, Wood**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking:  
Parking: **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: **Wall/Wall/Mixed**

Parking Access:  
Dist. to School Bus:

Legal: **PL VAP4042 LT 6 DL 1553 LD 36 BLOCK 3 OF A, GROUP 1, EP LMP43600.**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 11'6			x			x
Main	Kitchen	11' x 10'6			x			x
Main	Dining Room	11'6 x 8'6			x			x
Main	Eating Area	7' x 7'			x			x
Main	Foyer	6' x 4'			x			x
Main	Laundry	6'5 x 5'4			x			x
Main	Office	17' x 10'			x			x
Main	Master Bedroom	13'4 x 11'8			x			x
Main	Bedroom	8' x 8'			x			
Main	Bedroom	9'6 x 8'			x			

Finished Floor (Main):	<b>1,430</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>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>1,430 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>1,430 sq. ft.</b>	Basement: <b>Crawl</b>	6				
		Beds not in Basement: <b>3</b>	7				
			8				

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd**

**Nice flat lot located on the bus route. 3 bedrooms, 2 bathrooms plus a large separate office or studio room. House requires work but has good "bones" and will make a great family home when updated. Currently tenanted, this property requires full notice before any showings. Updated septic system in 2009. Roof was replaced in 2008. Fenced property for kids and pets and to keep out those deer from your gardens.**





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**Active**  
**R2014982**

Board: V  
House/Single Family

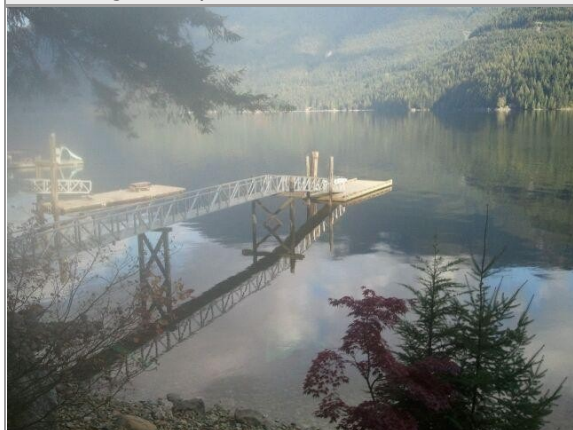
**316 N COLDWELL STREET**

North Vancouver  
Indian Arm  
V3J 4X5

Residential Detached

**\$424,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>150.00</b>	Original Price: <b>\$424,000</b>
Depth / Size (ft.): <b>130</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1962</b>
Lot Area (sq.ft.): <b>1.00</b>	Bathrooms:	<b>1</b>	Age: <b>53</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,215.23</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: <b>005-982-791</b>

View: **Yes: WATER**  
Complex / Subdiv:  
Services Connected: **Unknown**

Style of Home: **Other**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Other-Licensed**  
Fuel/Heating: **Other, Propane Gas**  
Outdoor Area: **Patio(s) & Deck(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: **Wall/Wall/Mixed**

Legal: **PL VAP3427 LT 13 DL 873 LD 36**

Amenities:

Site Influences: **Waterfront Property**  
Features: **Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 20'			x			x
Main	Dining Room	10' x 20'			x			x
Main	Kitchen	6' x 20'			x			x
Main	Family Room	12' x 15'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,100</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>No</b>	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>1,100 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>1,100 sq. ft.</b>		7				
			8				

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

**Sutton Grp-West Coast Realty**

**Indian Arm is a magical place, incredibly beautiful! A boaters dream. This rustic 3 bedroom / 1 bath cottage features new deck with large private dock. Sale is for ALL THREE LOTS!! Boasting 160' of gorgeous waterfront. Very private. Boat access only. Summers at the cottage... oh yeah. Lot # 13 Tax assessment \$258,000 Lot # 14 Tax assessment \$205,000 Lot # 15 Tax assessment \$219,000**



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**Active**  
**R2013032**

Board: V  
House/Single Family

**24944 122 AVENUE**

Maple Ridge  
Websters Corners  
V4R 2A1

Residential Detached

**\$419,999** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>62.00</b>	Original Price: <b>\$419,999</b>
Depth / Size (ft.): <b>144</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>8,928.00</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,104.66</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-330-747</b>

View: :

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
Construction: **Concrete, Frame - Wood, Other**  
Exterior: **Mixed, Other, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
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: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Open, Other**  
  
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 17924 LT 45 LD 37 SEC 23 TWP 12**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'6			x			x
Main	Kitchen	11'6 x 14'6			x			x
Main	Bedroom	11'6 x 15'			x			x
Main	Bedroom	11'6 x 17'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	906	# of Rooms: 4	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	906 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: <b>Crawl</b>	6				
Grand Total:	906 sq. ft.	Beds not in Basement: 2	7				
			8				

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

**PRIME LOCATION! The best for 1st time buyer or Investor. Quiet location & close to both level schools. Main Transit is block away. Recently renovated & brand new appliances. Nice & great condition roof. High efficiency furnace, new paint & laminate flooring. Sitting on fully fenced 8900+ sq ft lot 2 beds & 2 bathrooms in very quiet neighborhood. This great home for rental investor this cute clean and fully renovated will bring from \$1300-\$1400 rental income. Must sell! Show & BRING OFFERS.**



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**Active**  
**R2007158**

Board: V  
House/Single Family

**12575 232 STREET**

Maple Ridge  
East Central  
V2X 6T7

Residential Detached

**\$412,000** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **155.**  
Lot Area (sq.ft.): **10,871.00**  
Flood Plain:  
Rear Yard Exp: **West**  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **70.00**  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$422,000**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **RS3**  
Gross Taxes: **\$3,182.07**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **010-443-037**

View: **Yes: COHO CREEK**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
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: **6** Covered Parking: **1** Parking Access:  
Parking: **Carport; Single, Open, RV Parking Avail.**

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 NWP18787 LT 2 BLK 4 LD 36 SEC 20 TWP 12**

Amenities: **Storage, Workshop Detached**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 14'			x			x
Main	Eating Area	7' x 7'			x			x
Main	Bedroom	7' x 10'			x			x
Main	Master Bedroom	10' x 11'			x			x
Main	Family Room	12' x 16'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>839</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: <b>11' X</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>839 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>		6								
Grand Total:	<b>839 sq. ft.</b>			7								
				8								

Listing Broker(s): **RE/MAX Results Realty (MplRdg)**

**Huge 10,800 sqft level 1/4 acre corner lot with 225 feet of road frontage. A cute move in ready 840 sqft 2 bedroom rancher with same owner for well over 40 years. Enjoy the sound of Coho creek running past as you watch the fish swim by. Detached workshop for the hobbyist and lots of parking for the RV & Boat owner. Great first time Buyer home or an easy step up from the condo or townhouse - get yourself the yard space you have always wanted. Walking distance to Schools and transit. VIEW FULL HOME WALKTHROUGH VIDEO IN ONLINE TOUR**



Presented by:  
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**Active**  
**R2016515**

Board: V  
House/Single Family

**12064 228 STREET**

Maple Ridge  
East Central  
V2X 6M3

Residential Detached

**\$409,900** (LP)

(SP)



Sold Date:  
Depth / Size (ft.): **132.78**  
Lot Area (sq.ft.): **7,976.00**  
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: **\$429,900**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **RS-1**  
Gross Taxes: **\$3,817.00**  
For Tax Year: **2015**  
Tax Inc. Utilities?:  
P.I.D.: **004-913-591**

View: **No :**

Complex / Subdiv:

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

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
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**  
Type of Roof: **Asphalt**

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

Total Parking: **4** 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 NWP51371 LT 327 LD 36 SEC 20 TWP 12**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	15'5 x 14'7			x			x
Main	Kitchen	11' x 13'4			x			x
Main	Living Room	18' x 13'			x			x
Main	Bedroom	10'2 x 11'9			x			x
Main	Bedroom	10'2 x 11'6			x			x
Main	Foyer	10' x 6'10			x			x
Main	Laundry	8' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,232</b>	# of Rooms:	<b>7</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>3</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>1,232 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>1,232 sq. ft.</b>	Basement: <b>None</b>		6								
				7								
				8								

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

**Great starter home in a convenient location. 2 bedrooms with Family room of kitchen and large all fenced backyard plus 1500 sqft newer deck with Hot Tub. Almost 8,000 square feet lot in the heart of Maple Ridge close to everything. Family room has gas fireplace, kitchen and bathroom was updated on 2013. Attached single garage with 240 power, RV parking at the side plus detached 20 by 16 workshop with separate electrical panel, this property is RS-1 designated Ground Multi-Family in the official community plan. Don't miss on this**





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**Active**  
**V1118430**

Board: V  
House/Single Family

**11620 ADAIR STREET**

Maple Ridge  
East Central  
V2X 6R9

Residential Detached

**\$399,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$399,900</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>9,936.00</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,291.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-144-595</b>

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Wood**

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

Total Parking: **5** Covered Parking: **1** Parking Access:  
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 NWP15943 LT 21 LD 36 SEC 17 TWP 12 GROUP 1.**

Amenities: **Workshop Detached**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'			x			x
Main	Kitchen	12' x 11'			x			x
Main	Eating Area	11' x 5'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Laundry	13' x 10'			x			x
Above	Bedroom	10' x 8'			x			x
Above	Bedroom	10'8 x 8'			x			x
Above	Other	11' x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>885</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>335</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		Above	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,220 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>1,220 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

Listing Broker(s): **Keller Williams Elite (MplRd)**

**Keller Williams Elite (MplRd)**

**"The heart of Haney". The one of a kind old time heritage home is looking for a family to love it back to its original beauty. Three bedrooms plus open den area. Situated on a huge city lot of almost 10,000 sq. ft. Room for a pool / or your toys. Photos shown are from previous ownership. Call today for a private viewing.**



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**Active**  
**R2001826**

Board: V  
House/Single Family

**11438 MAPLE CRESCENT**

Maple Ridge  
Southwest Maple Ridge  
V2X 1R4

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$428,000</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>8,500.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,654.83</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: <b>004-989-872</b>

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

Style of Home: **Rancher/Bungalow**  
Construction: **Concrete Block, Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Block**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
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:  
Parking: **Add. Parking Avail., Carport; Single, RV Parking Avail.**  
  
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: **Mixed**

Legal: **PL 26736 LT 809 DL 279 LD 36 GROUP 1**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Kitchen	11' x 9'5			x			x
Main	Master Bedroom	13' x 10'			x			x
Main	Bedroom	9'5 x 8'			x			x
Main	Laundry	9'5 x 6'			x			x
Main	Foyer	6' x 5'5			x			x
Main	Bedroom	25' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>969</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>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>969 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>969 sq. ft.</b>	Basement: <b>Crawl</b>			<b>7</b>							
					<b>8</b>							

Listing Broker(s): **Macdonald Realty Ltd (Coq)**

**If you're looking for a good starter home or investment/holding property in Southwest Maple Ridge...this could be the home for you! This 3 bedroom home is nestled on an 8500 sqft lot that offers plenty of potential. It's in a central location close to the WCE, transit, schools, shopping, MR Golf Course & more! Contact us today!**



Presented by:  
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**Active**  
**R2010270**

Board: V  
House/Single Family

**21734 DEWDNEY TRUNK ROAD**

Maple Ridge  
West Central  
V2X 3G7

Residential Detached

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

(SP)



Sold Date:  
Depth / Size (ft.): **130**  
Lot Area (sq.ft.): **10,400.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **80.00**  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$389,000**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **RS1**  
Gross Taxes: **\$2,959.57**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **011-341-718**

View: **No :**

Complex / Subdiv:

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

Style of Home: **1 Storey**  
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: **Patio(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: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Dist. to School Bus:

Legal: **PL NWP8772 LT 10 DL 247 LD 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 11'6			x			x
Main	Kitchen	16' x 12'			x			x
Main	Master Bedroom	12' x 9'			x			x
Main	Bedroom	8' x 6'			x			x
Main	Laundry	11' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>703</b>	# of Rooms:	<b>5</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>703 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>703 sq. ft.</b>	Basement:	<b>Crawl</b>		<b>6</b>							
					<b>7</b>							
					<b>8</b>							

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**80' x 130' level lot. Two bedroom house rents for \$1200/month to be combined with adjacent property totalling 160' x 130'. Possible townhouse.**



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**Active**  
**R2017463**

Board: V  
House/Single Family

**20591 113 AVENUE**

Maple Ridge  
Southwest Maple Ridge  
V2X 1E2

Residential Detached

**\$380,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$380,000</b>
Depth / Size (ft.): <b>112</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1930</b>
Lot Area (sq.ft.): <b>6,720.00</b>	Bathrooms:	<b>1</b>	Age: <b>85</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,108.81</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-140-816</b>

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel:  
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: **2** Covered Parking: **1** Parking Access: **Rear**  
Parking: **DetachedGrge/Carport**

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 NWP2180 LT 727 DL 278 LD 36**

Amenities:

Site Influences: **Central Location**

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 9'			x			x
Main	Living Room	19' x 11'1			x			x
Main	Dining Room	11' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Laundry	7' x 5'			x			x
Above	Master Bedroom	16' x 13'			x			x
Above	Den	10' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>860</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>280</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			<b>4</b>							Pool:
Finished Floor (Total):	<b>1,140 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>1,140 sq. ft.</b>	Basement: <b>Crawl</b>			<b>7</b>							
					<b>8</b>							

Listing Broker(s): **Keller Williams Elite (MplRd)**

**Why would you buy a townhome, when you could own this charming 2 bedroom home on a quiet street in the heart of UPPER Hammond? There's a one year old roof! HW tank done in 2011. The large yard can accommodate all kinds of playground equipment and the shop/garage in the back can be the man-cave you've been looking for! Close to schools, shopping and transit, this home is true gem!**





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**Active**  
**R2013244**

Board: V  
House/Single Family

**9680 LADNER TRUNK ROAD**

Ladner  
East Delta  
V4G 1K2

Residential Detached

**\$359,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$359,900</b>
Depth / Size (ft.):	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>8,277.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>A1</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,411.65</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>005-692-997</b>

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
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: Covered Parking: **0** Parking Access:  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL 2124 LT 1 LD 36 SEC 3 TWP 4 PARCEL A, EXP PL**

Amenities:

Site Influences: **Recreation Nearby, Rural Setting, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Master Bedroom	15' x 9'			x			x
Main	Bedroom	12' x 7'8			x			x
Main	Laundry	7' x 6'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>818</b>	# of Rooms:	<b>5</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>818 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>818 sq. ft.</b>	Basement: <b>None</b>			<b>7</b>							
					<b>8</b>							

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

**The lowest priced detached home in Delta!!! Cute as a button, 818 sqft, 1 bedroom and den home with tasteful updates located in East Ladner on an 8,277 sqft lot. Currently rented for \$1,200/month. Non-conforming status. Call for more details. Please do not disturb tenant or walk on premises without permission.**



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**Active**  
**R2011877**

Board: V  
House with Acreage

**26740 DEWDNEY TRUNK ROAD**

Maple Ridge  
Northeast  
V0V 0V0

Residential Detached

**\$359,888** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>196.30</b>	Original Price: <b>\$359,888</b>
Depth / Size (ft.): <b>222</b>	Bedrooms:	<b>1</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RS2</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,375.37</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>029-385-431</b>

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

Style of Home: **Rancher/Bungalow w/Bsmt., Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Other**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **0** 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: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **LT A SEC 18 TWP 15 PL EPP42773 \*\*DOUBLE EXPOSURE ALSO LISTED AS LAND ONLY MLS #R2011884\*\***

Amenities:

Site Influences: **Private Yard, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 10'			x			x
Main	Kitchen	11' x 10'			x			x
Main	Bedroom	10' x 8'			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>700</b>	# of Rooms:	<b>3</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>3</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>700 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>1</b>		<b>6</b>							Door Height:
Grand Total:	<b>700 sq. ft.</b>	Basement: <b>None, Part</b>			<b>7</b>							
					<b>8</b>							

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

**RE/MAX Treeland Realty**

**Don't let the address fool you. This lovely country acre property is flat, private, and perfect for building your dream home! Enjoy the quiet country lifestyle yet all of amenities of Maple Ridge are just a quick drive away. The property has a large building envelope even though there are six Western Red Cedars that are protected and must remain on the property. City water, natural gas, and electricity are all available. Call today! Also see MLS listing #R2011884.**



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**Active**  
**R2003988**

Board: V  
House/Single Family

**11976 214 STREET**

Maple Ridge  
West Central  
V2X 8M7

Residential Detached

**\$328,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$349,000</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1980</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>2</b>	Age: <b>35</b>
Flood Plain: <b>No</b>	Full Baths:	<b>1</b>	Zoning: <b>RM1</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,838.65</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>000-928-330</b>

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Slab**  
Rain Screen: **No**  
Renovations: **Completely**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2015**  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**

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

Dist. to Public Transit: **1/4 BLK** Dist. to School Bus: **1 MILE**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate**

Legal: **PL NWS1479 LT 1 DL 248 LD 37**

Amenities: **Bike Room, Garden, In Suite Laundry**

Site Influences: **Golf Course Dev., Greenbelt, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'9 x 18'7			x			x
Main	Laundry	3' x 8'			x			x
Main	Dining Room	9'1 x 8'1			x			x
Main	Family Room	10'6 x 16'8			x			x
Main	Storage	3' x 6'			x			x
Main	Other	3'6 x 6'			x			x
Above	Master Bedroom	13'7 x 10'1			x			x
Above	Bedroom	11'1 x 10'7			x			x
Above	Bedroom	11'7 x 8'2			x			
Above	Other	8' x 8'			x			

Finished Floor (Main):	<b>664</b>	# of Rooms:	<b>10</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>547</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</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>1,211 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz: <b>9'9X20'1</b>
		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>1,211 sq. ft.</b>			7					
				8					

Listing Broker(s): **RE/MAX LifeStyles Rlty(PtMdwS)**

**This small and unique Bareland Strata Complex offers great privacy and feels like one big cul-de-sac. This home features 3 bedrooms and 1 - 4 pcs bathroom upstairs and living area with & 1 - 2 pcs bath on the main. Home has been updated throughout with laminate floors, appliances, windows, doors, paint, roof, gutters, Furnace, hot w/t, Blinds, The backyard offers great privacy with fenced yard and garden. The location of this home is super central with easy access to all major amenities and major routes. All you have to do is move in! 1 Free Year of Bare Land Strata Fees. 12 x \$50.00 = \$600.00.**



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**Active**  
**V1136142**

Board: V  
House/Single Family

**LOT 10 TWIN ISLANDS ISLAND**

Port Moody  
Belcarra  
V7G 2A4

Residential Detached

**\$299,900** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$378,900</b>
Depth / Size (ft.): <b>0</b>	Bedrooms:	<b>0</b>	Approx. Year Built: <b>2012</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>1</b>	Age: <b>3</b>
Flood Plain:	Full Baths:	<b>1</b>	Zoning: <b>RSIA</b>
Rear Yard Exp: <b>Southwest</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$939.00</b>
Approval Req?:			For Tax Year: <b>2013</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>011-991-461</b>

View: **Yes: WATERFRONT VIEW**  
Complex / Subdiv:  
Services Connected: **None**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Other**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

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

Legal: **PL NWP1063 LT 10 LD 36 SEC 31 TWP 39**

Amenities:

Site Influences: **Private Setting, Rural Setting, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8' x 8'			x			x
Main	Kitchen	5' x 8'			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>165</b>	# of Rooms:	<b>2</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>165 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>0</b>	5								Door Height:
Grand Total:	<b>165 sq. ft.</b>	Basement: <b>None</b>		6								
				7								
				8								

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

**Now this is it, a stunning piece of seclusion in Belcarra accessed only by boat! This 1.4 acre parcel of land has 2 small 12 by 14 cabins with its own extremely strong dock and ramp. You can fish, ski or just load your boat right off your own dock and enjoy breathtaking views of Indian Arm at the same time. Each cabin has water for the kitchen and a gas generator provides electricity and both have gas stoves. A very rare opportunity to enjoy piece and comfort in your own secluded piece of Property and only 10 minutes by boat to Rocky Point Marina in Port Moody!**





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**Active**  
**V1076459**

Board: V  
House/Single Family

**10 750 S DYKE ROAD**

New Westminster  
Queensborough  
V3M 4Z8

Residential Detached

**\$199,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$239,000</b>
Depth / Size (ft.): <b>50</b>	Bedrooms:	<b>1</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms:	<b>0</b>	Age: <b>999</b>
Flood Plain:	Full Baths:	<b>0</b>	Zoning: <b>RW-1</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,048.00</b>
Approval Req?:			For Tax Year: <b>2014</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>028-244-907</b>

View: **Yes: FRASER RIVER**  
Complex / Subdiv: **QUEENSGATE MARINA**  
Services Connected: **Community**

Style of Home: **End Unit, Floating Home**

Construction: **Other**  
Exterior: **Other**  
Foundation: **Other**

Rain Screen:  
Renovations:  
# of Fireplaces: **0**

Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Oil**  
Outdoor Area: **None**  
Type of Roof: **Other**

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

Total Parking: **1**  
Parking: **Open**

Covered Parking:

Parking Access: **Front**

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

Dist. to School Bus:

Legal: **PL LMS3671 LT 10 DL 757 LD 36 THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	50' x 50'			x			x
Main	Kitchen	50' x 50'			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): **2,500**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,500 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **2,500 sq. ft.**

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

Bath	Floor	# of Pieces	Ensuite?
1		<b>0</b>	<b>No</b>
2			
3			
4			
5			
6			
7			
8			

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

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

**Waterfront living. Unobstructed views of the Fraser River. Build or bring your compliant float home in one of the inside slips, still with plenty of room for your boat. 1 boat slip included in square footage. Open house this Saturday and Sunday, July 19th & 20th from 2-4pm.**