



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
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Cloverdale, Cloverdale BC

MLS# F1428898

Residential Attached

207 17730 58A AV, V3S 8M5

Active



List Price:	\$133,900	Previous Price:	\$139,900
		Original Price:	\$154,900
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1991
Depth/Size:		PID:	019-100-540
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:	3	Taxes:	\$960 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	N		

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Vinyl, Wood, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	72
Flooring:	Laminate, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water, Radiant	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Baywest Management	Property Disclosure:	N - owner never lived there		
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Rentals Allowed w/Restrictions		
Maint Fee:	\$249.00				

Maint Charge Incl: Snow removal, Gardening, Garbage Pickup, Management

Legal: PL LMS1273 LT 34 LD 36 SEC 8 TWP 8 STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Exercise Centre, Guest Suite, Storage, Wheelchair Access, Club House
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'5"						
Main F.	Kitchen	11' X 9'						
Main F.	Dining	12'5 X 9'						
Main F.	Master Bedroom	16' X 11'11"						
Main F.	Bar Room	8' X 8'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	806	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	806	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	806			8	

Listing Broker(s): (1) Century 21 Coastal Realty Ltd.

Huge 806sqft. Pad in heart of Cloverdale. Very close to all amenities like Grocery Store, Rec Centre, Transportation, Bar & Pub, Exhibition Ground, Kwantlen College and much more. Don't miss your chance to get into homeownership in a quiet neighborhood. PRICED TO SELL. MUST SEE. WON'T LAST LONG. Sold as is where is.



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Cloverdale, Cloverdale BC

MLS# F1431235

Residential Attached

6056 W GREENSIDE DR, V3S 5M9

Active



List Price:	\$189,900	Previous Price:	\$196,900
		Original Price:	\$196,900
Subdiv/Complex: Greenside Estates			
Frontage:	0.00	Approx Yr Blt:	1978
Depth/Size:		PID:	001-692-461
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	37
Stories in Bldg:	1	Zoning:	RES
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	1
Fixtures Lsd:	Y - Court sale as-is where-is	Full Baths:	1
Fixt Removed:	Y - Court sale as-is where-is	Half Baths:	0
View:	N	Taxes:	\$1,202 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	Yes
		Apprvl Req'd:	No

Style of Home:	End Unit, Rancher/Bungalow	Total Parking:	2	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Open		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:	280	Total Units in Strata:	
Flooring:	Laminate, Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	Greenside Estates	Property Disclosure:	N - Court ordered sale, as-is where-is		
Mngmt Ph:	604-530-6169	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$276.00				

Maint Charge Incl: Recreation Facility, Gardening, Garbage Pickup, Management

Legal: PL NWS 1218 LT 126 LD 36 SEC 10 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY
 Amenities: Exercise Centre, Pool; Outdoor, Recreation Center, Tennis Court(s)
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	3' X 4'						
Main F.	Living Room	12'3 X 13'						
Main F.	Dining	9' X 13'						
Main F.	Kitchen	9'5 X 9'5						
Main F.	Storage	4'8 X 9'3						
Main F.	Master Bedroom	12'10 X 13'6						
Main F.	Bedroom	9'6 X 10'2						
Main F.	Laundry	3' X 6'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	942	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	942	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	942			8	

Listing Broker(s): (1) Landmark Realty Corp.

RANCHER END UNIT TOWNHOME in popular Greenside Estates. Walking trails, duck pond, recreation and exercise center, tennis court, swimming pool are all available for your use. No rental or age restrictions, dogs and cats allowed. Close to all transit and schools, and you can walk to Willowbrook mall. The home is an end and corner unit, one level, with a patio in the grassed backyard. The living room has a gas fireplace and sliding glass doors to the patio. Living and the adjacent dining room have wood, vaulted ceilings. The kitchen has white cabinets, and a pantry room off it. There's a large master bedroom, a second bedroom, full bath and laundry in it, for a side by side washer and dryer. Home requires a cosmetic renovation.



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Cloverdale, Cloverdale BC

MLS# F1436138

Residential Attached

10 6437 ROSEBURY LN, V3S 8X9

Active



List Price:	\$303,900	Previous Price:	
		Original Price:	\$303,900
Subdiv/Complex: Rosebury Lane			
Frontage:	0.00	Approx Yr Blt:	1998
Depth/Size:		PID:	023-968-788
Lot SqFt:	0	Type:	Townhouse
Exposure:	E	Age at List Date:	17
Stories in Bldg:	2	Zoning:	RES
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	3
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	1
View:		Taxes:	\$1,533 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	End Unit, 2 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front, Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Vinyl, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BIK	Dist to School/Bus:	3 BIKs
Renovations:		Units in Development:	100	Total Units in Strata:	100
Flooring:	Laminate, Mixed, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	Premier Strata	Property Disclosure:	N - Court Ordered Sale		
Mngmt Ph:	604-371-2208	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$322.00				

Maint Charge Incl: Snow removal, Gardening, Management

Legal: SL 79 LD 36 SEC 16 T 8 LMS 2726
 Amenities: Playground, Club House
 Features Incl: Windows - Thermo, Dishwasher

Site Influences: Recreation Nearby, Cul-de-Sac

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 12'6"						
Main F.	Dining	9' X 9'						
Main F.	Kitchen	9' X 10'						
Main F.	Eating Area	7'6" X 9'6"						
Main F.	Family Room	9' X 9'						
Above	Master Bedroom	14' X 17'						
Above	Bedroom	10' X 11'6"						
Above	Bedroom	10' X 9'6"						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	589	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	812	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,401	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,401			8	

Listing Broker(s): (1) RE/MAX Performance Realty

ROSEBURY LANE! Attractive 2 storey 3 bedroom townhome in Rosebury Lane one of Cloverdale's friendliest family complexes. This end unit is one of just six in the complex that actually front on Rosebury Lane off 64A ave. Practical plan with the living level on the main floor and the bedrooms up. Features include spacious master with ensuite, computer nook, open layout kitchen, family room with laminate floors, and sunny Western patio. Short walk to schools, corner store, and parks. Great for young families! Call your Realtor and view today!



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Cloverdale, Cloverdale BC

MLS# F1431472

Residential Attached

22 16789 60TH AV, V3S 1S8

Active



List Price:	\$339,800	Previous Price:	\$349,900
		Original Price:	\$349,900
Subdiv/Complex: LAREDO			
Frontage:		Approx Yr Bld:	2005
Depth/Size:		PID:	026-392-674
Lot SqFt:	0	Type:	Townhouse
Exposure:	S	Age at List Date:	10
Stories in Bldg:	3	Zoning:	MR30
Flood Plain:	No	Bedrooms:	4
Meas. Type:		Bathrooms:	3
Fixtures Lsd:	Y - SOLD AS IS WHERE IS	Full Baths:	3
Fixt Removed:	Y - SOLD AS IS WHERE IS	Half Baths:	0
View:		Taxes:	\$2,164 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	Yes
		Apprvl Req'd:	No

Style of Home:	2 Storey w/Bsmt., End Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed, Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:	57	Total Units in Strata:	57
Flooring:	Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Mngmt Co:	STRATACO	Property Disclosure:	N - SOLD 'AS IS WHERE IS'		
Mngmt Ph:	604-294-4151	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$236.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS1462 LT 13 LD 36 SEC 12 TWP 2 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T
Amenities: None
Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6 X 11'4						
Main F.	Kitchen	16'4 X 11'2						
Main F.	Dining	14' X 7'8						
Main F.	Eating Area	8'1 X 8'						
Above	Master Bedroom	13'6 X 11'2						
Above	Bedroom	11' X 10'						
Above	Bedroom	11'4 X 9'						
Bsmt	Bedroom	13' X 8'2						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	626	Finished Levels:	3	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	683	Basement Area:	Part, Fully Finished	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	318			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,627	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,627			8	

Listing Broker(s): (1) RE/MAX 2000 Realty

Court Ordered Sale - 'Laredo' Spacious 4 bedrooms, 3 bathroom, 3 level corner end unit, boasting 1625 sqft with side by side double garage. This home features open floor plan with large kitchen, granite counters, island, sliders out onto great sized covered deck with steps down to southern exposed rear yard. Upstairs has 3 bedrooms with 2 full bathrooms. Downstairs has additional bedroom, laundry room and large double garage. Home is located inside complex and is extremely quiet. Property is in good condition, but sold on an 'As is Where is' basis. Property is still occupied.



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Cloverdale, Cloverdale BC
18622 65 AV, V3S 8Z9

MLS# F1435161

Residential Attached
Active



List Price:	\$359,900	Previous Price:	
		Original Price:	\$359,900
Subdiv/Complex:			
Frontage:		Approx Yr Bld:	1998
Depth/Size:		PID:	024-118-559
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	17
Stories in Bldg:		Zoning:	MF
Flood Plain:	No	Taxes:	\$2,244 (2015)
Meas. Type:	Feet	If New GST/HST Incl:	
Fixtures Lsd:		Tax Incl Utils:	No
Fixt Removed:	- as is/where is	Apprvl Req:	
View:	Y - mountain view		

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard	Property Disclosure:	N - court ordered sale		
Mngmt Co:	Teamwork Peoperty Mgmt	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:	604-854-1734	Maint Fee:	\$283.42		

Maint Charge Incl: Gardening, Management

Legal: PL LMS3176 LT 11 LD 36 SEC 16 TWP 8 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
 Amenities: Club House
 Features Incl: Other - See Remarks

Site Influences: Recreation Nearby, Shopping Nearby, Central Location, Golf Course Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 10'						
Main F.	Kitchen	8'7 X 8'						
Main F.	Eating Area	7'6 X 6'7						
Main F.	Family Room	12'3 X 11'6						
Main F.	Dining	10' X 7'4						
Above	Master Bedroom	14' X 13'						
Above	Bedroom	12'9 X 9'6						
Above	Bedroom	10'5 X 9'						
Bsmt	Office	19'6 X 13'6						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	
Finished Floor Area Main:	739	Finished Levels:	3	1	2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	756	Basement Area:	Fully Finished	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	446	Bsmt Height:		4	2 Piece; Ensuite: N; Level: Below
Total Finished Floor Area:	1,941	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	1,941	# or % Rentals:		7	
				8	

Listing Broker(s): (1) Sutton Premier Realty

Duplex townhouse in Clayton Heights across the street from Hillcrest Elementary School and Park. This well laid out home has 3 bedrooms, 4 bathroom, with a large master bedroom that features vaulted ceilings and a mountain view. The spacious custom kitchen has plenty of storage and a custom home office for two. Fresh paint and flooring throughout the home will bring life back to this home. With a little TLC this diamond in the rough could be a beautiful home for your family for years to come.