


Presented by:  
**Anthony Ibhahe**  
 Royal LePage-West Real Estate Services  
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 Email: [aibhahe@gmail.com](mailto:aibhahe@gmail.com)  
 Website: [www.aibhahe.com](http://www.aibhahe.com)

Cloverdale, Cloverdale BC		<b>MLS# F1428898</b>		Residential Attached																																																																																																	
<b># 207 17730 58A AV, V3S 8M5</b>		<b>Active</b>																																																																																																			
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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																																																																																																					
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Listing Broker(s): 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.																																																																																																					

**Tax Report - 17730 58A Unit# 207**  
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	808298613X	Property ID	019-100-540
Property Addr	17730 58A Unit# 207				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	304-CLOVERDALE RES STRATAS				
Area	F40-Cloverdale				
Sub Area	F41-Cloverdale BC			More PID's	
Gross Taxes	\$959.55	(2014)		Water Conn	
<b>Tax Amount Updated - 12/11/14</b>					

**Owner Name & Mailing Address Information**

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

\*\* NOT AVAILABLE \*\*

207-17730 58A AVE  
SURREY BC

V3S 8M5

**Legal Information**

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMS1273	34			36	8	8		
Legal Description	PL LMS1273 LT 34 LD 36 SEC 8 TWP 8 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

**Land & Building Information**

Width	Depth	Lot Size
Land Use	Actual Use	STRATA LOT RES CONDO
BCA Description	STRATA APT FRAME	Zoning
		MULTIPLE RESIDENTIAL 45 ZONE
<b>BCAA Data Updated - 03/04/14</b>		

**Total Value Information**


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$59,500	Gross Land	\$59,500	Gross Land	\$59,500
Improvement	\$96,400	Gross Improve	\$96,400	Gross Improve	\$96,400
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$155,900	Municipal Total	\$155,900	School Total	\$155,900

**Sale History Information**

Date	Price	Document #	Type of Sales Transaction
05/29/2006	\$160,000	CA221493	IMPRV SINGLE PROP CASH TRANSAC
08/30/1995	\$110,068	BJ258410	IMPRV SINGLE PROP CASH TRANSAC
11/29/1994		BH424336	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View      The enclosed information while deemed to be correct is not guaranteed.      02/17/15      6:12 PM

Presented by:  
**Anthony Ibhahe**  
 Royal LePage-West Real Estate Services  
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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:																																																																																						
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Listing Broker(s): 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.																																																																																						

Tax Report - 6056 W GREENSIDE Drive  
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	8103981266	Property ID	001-692-461
Property Addr	6056 W GREENSIDE DR				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	375-LANGLEY CLOVERDALE T/HSES				
Area	F40-Cloverdale				
Sub Area	F41-Cloverdale BC			More PID's	
Gross Taxes	\$1202.33	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

\*\* NOT AVAILABLE \*\*

Owner(s) 2 Name & Address

6056 GREENSIDE DR W  
LANGLEY BC

V3S 5M9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS1218	126			36	10	8		
Legal Description	PL NWS1218 LT 126 LD 36 SEC 10 TWP 8 TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size	
Land Use		Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning	MULTIPLE RESIDENTIAL 15 ZONE
BCAA Data Updated - 03/04/14			

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$170,000	Gross Land	\$170,000	Gross Land	\$170,000
Improvement	\$37,500	Gross Improve	\$37,500	Gross Improve	\$37,500
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$207,500	Municipal Total	\$207,500	School Total	\$207,500

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/01/2011	\$217,000	CA1920535	IMPRV SINGLE PROP CASH TRANSAC
11/27/2007	\$250,000	BB608357	IMPRV SINGLE PROP CASH TRANSAC
05/26/2006	\$218,000	BA177965	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View      The enclosed information while deemed to be correct is not guaranteed.      02/17/15      6:12 PM

Presented by:  
**Anthony Ibhahe**  
 Royal LePage-West Real Estate Services  
 Phone: 604-581-3838 Cell: 604-788-0179  
 Email: [aibhahe@gmail.com](mailto:aibhahe@gmail.com)  
 Website: [www.aibhahe.com](http://www.aibhahe.com)

Cloverdale, Cloverdale BC		<b>MLS# F1431280</b>		Residential Attached			
<b>6009 E GREENSIDE DR, V3S 5M8</b>				<b>Active</b>			
		List Price: \$199,900 Previous Price:					
		Subdiv/Complex: GREENSIDE					
		Frontage:		Approx Yr Blt: 1979		PID: 001-691-821	
		Depth/Size:		Age at List Date: 36		Type: Townhouse	
Lot SqFt: 0		Bedrooms: 3		Zoning: MR15			
Exposure:		Bathrooms: 1		Taxes: \$1,442 (2014)			
Stories in Bldg:		Full Baths: 1		GST/HST Incl?:			
Flood Plain: No		Half Baths: 0		Tax Incl Utilities: No			
Meas. Type:				Apprvl Reqd:			
Fixtures Lsd: N							
Fixt Removed: N							
View:							
Style of Home: 2 Storey		Total Parking: 2		Covered Parking:			
Construction: Frame - Wood		Parking Access: Front					
Foundation: Concrete Perimeter		Parking Facilities: Open					
Exterior: Other							
Rain Screen:		R/I Plumbing:					
Type of Roof: Other		Reno Year:		Dist to Public Trans:			
Renovations:		Locker:		Units in Development:			
Flooring: Other		Possession:		Dist to School/Bus:			
Water Supply: City/Municipal		Title to Land: Freehold Strata		Total Units in Strata:			
Heat/Fuel: Baseboard, Electric		Seller's Interest: Court Ordered Sale					
No. of Fireplaces: 1		Mortgage Info: \$0					
Fireplace Fuel: Gas - Natural							
Outdoor Area: Patio(s)							
Mngmt Co:		Property Disclosure: N - COURT ORDERED SALE					
Mngmt Ph:		Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions					
Maint Fee: \$331.00							
Maint Charge Incl: Management							
Legal: PL NWS1218 LT 98 LD 36 SEC 10 TWP 8 TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I							
Amenities: Club House							
Features Incl:							
Site Influences: Central Location, Golf Course Nearby							
<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>		
Main F.	Kitchen	11' X 9'					
Main F.	Living Room	13' X 13'					
Main F.	Dining	11' X 9'5					
Main F.	Bedroom	10' X 9'					
Above	Bedroom	12' X 11'					
Above	Bedroom	11' X 10'					
<u>Floor Area (SqFt):</u>		Total # Rooms: 6		<u>Bathrooms</u>			
Finished Floor Area Main: 749		Finished Levels: 2		1 4 Piece; Ensuite: N; Level: Above			
Finished Floor Area Up: 436		Basement Area: None		2			
Finished Floor Area Down: 0				3			
Finished Floor Area Bsmt: 0		Bsmt Height:		4			
Total Finished Floor Area: 1,185		Restricted Age:		5			
		# Pets / Cats; Dogs:		6			
Unfinished Floor Area: 0		# or % Rentals:		7			
Grand Total Floor Area: 1,185				8			
Listing Broker(s): RE/MAX Little Oak Realty (Sur)							
Court Ordered Sale. Three bedroom corner townhome that needs a lot of TLC. This home is located centrally to all amenities and a great family complex.							

Tax Report - 6009 E GREENSIDE Drive  
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	8103980985	Property ID	001-691-821
Property Addr	6009 E GREENSIDE DR				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	375-LANGLEY CLOVERDALE T/HSES				
Area	F40-Cloverdale				
Sub Area	F41-Cloverdale BC			More PID's	
Gross Taxes	\$1442.29	(2014)		Water Conn	
<b>Tax Amount Updated - 12/11/14</b>					

Owner Name & Mailing Address Information

<b>Owner(s) 1 Name &amp; Address</b> PLATEN BERNHARDT A PLATEN LAURA A 6009 GREENSIDE DR E SURREY BC  V3S 5M8	<b>Owner(s) 2 Name &amp; Address</b> (Empty)
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Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS1218	98			36	10	8		
<b>Legal Description</b>								
PL NWS1218 LT 98 LD 36 SEC 10 TWP 8 TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size	
Land Use		Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning	MULTIPLE RESIDENTIAL 15 ZONE
<b>BCAA Data Updated - 03/04/14</b>			


Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>	<u>School Taxable Totals</u>
Land	\$213,000	Gross Land	\$213,000
Improvement	\$45,500	Gross Improve	\$45,500
		Exempt Land	
		Exempt Improve	
<b>Actual Total</b>	<b>\$258,500</b>	<b>Municipal Total</b>	<b>\$258,500</b>
		<b>School Total</b>	<b>\$258,500</b>

Sale History Information

Date	Price	Document #	Type of Sales Transaction
10/29/1998	\$138,900	BM300643	IMPRV SINGLE PROP CASH TRANSAC
07/11/1995	\$136,000	BJ202308	IMPRV SINGLE PROP CASH TRANSAC
10/05/1993		BG360988	REJECT NOT SUITED SALE ANALYSIS

Presented by:  
**Anthony Ibhah**  
 Royal LePage-West Real Estate Services  
 Phone: 604-581-3838 Cell: 604-788-0179  
 Email: [aibhah@gmail.com](mailto:aibhah@gmail.com)  
 Website: [www.aibhah.com](http://www.aibhah.com)

Cloverdale, Cloverdale BC		MLS# F1431472		Residential Attached																																																																																																	
# 22 16789 60TH AV, V3S 1S8				Active																																																																																																	
		List Price: \$349,900 Previous Price:																																																																																																			
		Subdiv/Complex: LAREDO																																																																																																			
		<table border="0" style="width: 100%;"> <tr> <td>Frontage:</td> <td>Approx Yr Blt: 2005</td> <td>PID:</td> <td>026-392-674</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type:</td> <td>Townhouse</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 10</td> <td>Zoning:</td> <td>MR30</td> </tr> <tr> <td>Exposure: S</td> <td>Bedrooms: 4</td> <td>Taxes:</td> <td>\$2,164 (2014)</td> </tr> <tr> <td>Stories in Bldg: 3</td> <td>Bathrooms: 3</td> <td>GST/HST Incl?:</td> <td></td> </tr> <tr> <td>Flood Plain: No</td> <td>Full Baths: 3</td> <td>Tax Incl Utilities:</td> <td>Yes</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 0</td> <td>Apprvl Reqd:</td> <td>No</td> </tr> </table>				Frontage:	Approx Yr Blt: 2005	PID:	026-392-674	Depth/Size:		Type:	Townhouse	Lot SqFt: 0	Age at List Date: 10	Zoning:	MR30	Exposure: S	Bedrooms: 4	Taxes:	\$2,164 (2014)	Stories in Bldg: 3	Bathrooms: 3	GST/HST Incl?:		Flood Plain: No	Full Baths: 3	Tax Incl Utilities:	Yes	Meas. Type:	Half Baths: 0	Apprvl Reqd:	No																																																																				
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Listing Broker(s): RE/MAX 2000 Realty																																																																																																					
<p>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.</p>																																																																																																					

Tax Report - 16789 60TH Unit# 22  
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	6124982122	Property ID	026-392-674
Property Addr	16789 60TH Unit# 22				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	375-LANGLEY CLOVERDALE T/HSES				
Area	F40-Cloverdale				
Sub Area	F41-Cloverdale BC			More PID's	
Gross Taxes	\$2163.79	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

22-16789 60 AVE  
SURREY BC

V3S 1S8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCS1462	13			36	12	2		
Legal Description	PL BCS1462 LT 13 LD 36 SEC 12 TWP 2 AN INTEREST IN THE COMMON PROPERTYIN PROPORTION T ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning
		MULTIPLE RESIDENTIAL 30 ZONE
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$207,000	Gross Land	\$207,000	Gross Land	\$207,000
Improvement	\$150,000	Gross Improve	\$150,000	Gross Improve	\$150,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$357,000	Municipal Total	\$357,000	School Total	\$357,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
09/30/2005	\$270,900	BX56381	IMPRV SINGLE PROP CASH TRANSAC
08/24/2005		BX182214	REJECT NOT SUITED SALE ANALYSIS