



Presented by:
Nicky Tu
 Keller Williams Elite (MplRd)
 Phone: 604-767-5913
 nickyhmtu@gmail.com



Active
R2120145
 Board: F
 Apartment/Condo

312 10438 148 STREET

North Surrey
 Guildford
 V3R 8S9

Residential Attached

\$132,800 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$132,800**
 Meas. Type: Frontage (metres): Approx. Year Built: **1982**
 Depth / Size (ft.): Bedrooms: **1** Age: **34**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **APT**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$932.58**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
 Exposure: **East** Maint. Fee: **\$271.21** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **001-505-751**
 Mgmt. Co's Name: **Teamwork Property** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-854-1734**
 View: **No :**
 Complex / Subdiv: **GUILDFORD GREENE**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Completely**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Underground**
 Locker: **N**
 Dist. to Public Transit: **1/4 BLK**
 Units in Development: **90** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold Strata** Total Units in Strata: **901**
 Property Disc.: **No**
 Fixtures Leased: **Yes: SOLD "AS IS WHERE IS"**
 Fixtures Rmvd: **Yes: SOLD "AS IS WHERE IS"**
 Floor Finish: **Laminate, Other**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
 Legal: **PL NWS2254 LT 68 BLK 5N LD 36 SEC 20 RNG 1 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Elevator, In Suite Laundry, Shared Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	9' x 8'			x			x
Main	Bedroom	13' x 11'			x			x
Main	Den	5' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	734	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	734 sq. ft.	# or % of Rentals Allowed: 100%			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	734 sq. ft.	Basement: None			7				
					8				

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

Court Ordered Sale - Guildford Greene - Spacious, top floor 1 bedroom with small den (storage room converted) boasting 734 square feet. Loads of upgrade including laminate flooring throughout, updated kitchen with granite counters and large island. Large outdoor patio. Property is in great condition, but is sold on a "As is Where is" basis only. Good building with comprehensive building envelope replacement completed including new roof, windows, sliders, decks, building membrane and common area upgrades. Excellent location across from school, transportation, Canadian Superstore, Guildford Mall, theatres, restaurants and Guildford recreation centre and new pool. Rentals are ok, 2 parking. Court Date DECEMBER 12, 2016 - Vancouver Courthouse 9:45 am doors open. OPEN HOUSE Sunday Dec. 2-4pm



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KW ELITE REALTY
KELLERWILLIAMS.**Active**
R2101002Board: F
Apartment/Condo**401 12739 72 AVENUE**Surrey
West Newton
V3W 2M7

Residential Attached

\$209,900 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?:
Exposure:
If new, GST/HST inc?:Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$285.00**Original Price: **\$239,900**
Approx. Year Built: **1995**
Age: **21**
Zoning: **CD**
Gross Taxes: **\$1,268.08**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **023-524-294**
Tour:Mgmt. Co's Name: **Pacific Quorum**Mgmt. Co's Phone: **604-685-3828**View: **Yes: Newton Athletic Park**Complex / Subdiv: **Newton Court**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Style of Home: **1 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking: Covered Parking: **2**
Parking: **Garage; Underground**Locker:
Dist. to School Bus:
Total Units in Strata:Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**Maint Fee Inc: **Garbage Pickup, Gardening, Management**Legal: **STRATA PL LMS1634 STRATA LT 123 SEC 19 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 NEW WESTMINSTER DISTRICT**Amenities: **In Suite Laundry**Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8" x 12'4"			x			x
Main	Kitchen	9'7" x 9'7"			x			x
Main	Dining Room	10' x 6'			x			x
Main	Master Bedroom	13' x 10'4"			x			x
Main	Bedroom	13' x 9'			x			x
Main	Laundry	6' x 3'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,043	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,043 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,043 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **RE/MAX 2000 Realty****Spacious 2 bedroom corner suite, 2 full baths, located on the top floor. Peacefully located at the back of the complex overlooking Newton Athletic Park. Balcony with S/W exposure. Prime location within walking distance to Kwantlen University, Newton Park, tennis courts, schools, public transit, restaurants and shopping. Property needs updating and TLC. Offers welcome.**



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Active
R2125068

Board: F
 Apartment/Condo

107 9655 KING GEORGE BOULEVARD

North Surrey
 Whalley
 V3T 0C7

Residential Attached

\$209,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$209,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2009**
 Depth / Size (ft.): **0** Bedrooms: **1** Age: **7**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,239.66**
 Approval Req?: Half Baths: **0** For Tax Year: **2015**
 Exposure: Maint. Fee: **\$197.69** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **028-015-649**
 Mgmt. Co's Name: **CrossRoads Management** Tour:
 Mgmt. Co's Phone: **778-578-4445**
 View: **:**
 Complex / Subdiv: **The Gruv**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit: **Block** Dist. to School Bus:
 Units in Development: Total Units in Strata: **116**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening**
 Legal: **PL BCS3557 SL6 SEC 34 BLK 5 NORTH RNG 2 WEST NWD SP**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Dining Room	10' x 5'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Walk-In Closet	8' x 5'			x			x
Main	Laundry	4' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	607	# of Rooms:	6	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	607 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed					5				Door Height:
Unfinished Floor:	0	Basement:	None					6				
Grand Total:	607 sq. ft.							7				
								8				

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

Located in the most convenient location in Surrey close to the sky-train. This south facing one bedroom and one bathroom unit in the 2009 development is filled with amazing features. As you walk in the unit features laminate floors, top quality granite countertops and modern colour scheme. Your master bedroom has an open walk-in closet with access to the ensuite. The large covered balcony is designed for you to enjoy your summer/winter BBQ and entertain your friends. The development itself has an amenity room to entertain a large number of your guests and a fitness centre to keep yourself fit. Perfect for your lifestyle. Call today to book your private showing!



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KW ELITE REALTY
KELLERWILLIAMS.**Active**
R2103863Board: F
Apartment/Condo**429 6628 120 STREET**Surrey
West Newton
V3W 1T7

Residential Attached

\$219,900 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee:Original Price: **\$249,000**
Approx. Year Built: **2009**
Age: **7**
Zoning: **CD**
Gross Taxes: **\$1,382.41**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **027-899-578**
Tour:View: **Yes: COURTYARD**
Complex / Subdiv: **SALUS**
Services Connected: **Electricity, Water**Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking: **1** Covered Parking: **1**
Parking: **Garage; Underground**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**Parking Access:
Locker:
Dist. to School Bus:
Total Units in Strata: **245**Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**
Legal: **PL BCS3422 LT 70 LD 36 SEC 18 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**Amenities: **Exercise Centre, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'7 x 8'			x			x
Main	Living Room	18'5 x 14'11			x			x
Main	Bedroom	10'1 x 12'10			x			x
Main	Den	8'3 x 7'11			x			x
Main	Laundry	6'5 x 6'5			x			x
Main	Patio	10'9 x 17'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	720	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	720 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	720 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)****Great opportunity to own in Salus, a modern contemporary development. This Top floor, 1 Bedroom & Den unit offers a unique floor plan, on the quiet side of the complex. It has an open concept with high end finishings including granite counters and an electric fireplace. Beautiful views into the courtyard off the large private balcony. A great place to relax and/or entertain guests. This unit offers 1 secure underground parking & a storage locker. There is a huge amenities area which includes an Aqua Lounge, outdoor salt water lap pool, Hot Tub, Steam Room, Gym and much more.**



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KW ELITE REALTY
KELLERWILLIAMS.**Active**
R2119990Board: F
Apartment/Condo**302 15956 86A AVENUE**Surrey
Fleetwood Tynehead
V4N 6N8

Residential Attached

\$229,000 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**Flood Plain:
Approval Req?:
Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **First Residential Services**Mgmt. Co's Phone: **604-683-8900**View: **No :**Complex / Subdiv: **ASCEND**Services Connected: **Electricity, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$185.39**Original Price: **\$229,000**Approx. Year Built: **2013**Age: **3**Zoning: **CD**Gross Taxes: **\$1,310.02**For Tax Year: **2015**Tax Inc. Utilities?: **No**P.I.D.: **029-158-621**

Tour:

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Brick, Hardi Plank**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**Locker: **Y**

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold Strata**

Dist. to School Bus:

Total Units in Strata:

Property Disc.: **No**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Wall/Wall/Mixed**Maint Fee Inc: **Caretaker, Gardening, Gas, Management, Recreation Facility**
Legal: **PL EPS1391 STRATA LT 58 NEW WESTMINSTER DISTRICT SEC 26 TWP 2 STRATA LOT AS SHOWN ON FORM V.**Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Playground, Storage**Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	12'5 x 11'2			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	11'2 x 8'5			x			x
Main	Nook	5' x 5'			x			x
Main	Master Bedroom	10'10 x 10'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	661	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	661 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest.					5				Door Height:
Unfinished Floor:	0							6				
Grand Total:	661 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **Sutton Premier Realty****Welcome to Ascend - Fleetwood's finest! Very bright and spacious contemporary 1 bedroom unit with impressive fixtures, finishing's, great floor plan, laminate floors, modern kitchen and private patio. Within walking distance to amenities including: Fleetwood Recreation Centre, Transit, gorgeous parks, shopping for your everyday essentials.**



Presented by:
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Active
R2126405

Board: F
 Townhouse

79 15353 100 AVENUE

North Surrey
 Guildford
 V3R 3S6

Residential Attached

\$239,900 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Approval Req?:
 Exposure: **South**
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$253.61**

Original Price: **\$239,900**
 Approx. Year Built: **2004**
 Age: **12**
 Zoning: **MULTI**
 Gross Taxes: **\$1,403.00**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **026-446-057**
 Tour:

View: **No :**

Complex / Subdiv: **The Soul of Guildford**

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

Style of Home: **Rancher/Bungalow, Rancher/Bungalow w/Loft**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Electric**

Fuel/Heating: **Electric**

Outdoor Area: **Patio(s)**

Type of Roof: **Other**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**

Total Parking: Covered Parking:
 Parking: **Garage; Underground**

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Management**

Legal: **PL BCS1537 LT 66 BLK 5N LD 36 SEC 28 RNG 1 NWD**

Amenities: **Club House**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 10'			x			x
Main	Kitchen	9'8 x 8'5			x			x
Main	Master Bedroom	11' x 10'5			x			x
Above	Bedroom	10' x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	835	# of Rooms:	4	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	835 sq. ft.	# or % of Rentals Allowed:	4					4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0		Allwd w/Restrctns					6				
Grand Total:	835 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **HomeLife Benchmark Titus Realty**

The Soul at Guildford! Ideal location next to the T & T, transit and short walk to Guildford mall and all amenities. This is an end unit with a bright South exposure. Features include a great floor plan with two bedrooms, two full washrooms, a modern kitchen with Granite Counter tops, laminate floors, an electric Fireplace and oversized windows to bring in lots of natural light. The Master Bedroom with Ensuite is on the main floor and the second bedroom is up a short flight of stairs making for great privacy. Great value! Call now!



Presented by:
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Active
R2125379

Board: F
 Apartment/Condo

308 13380 108TH AVENUE

North Surrey
 Whalley
 V3T 0E7

Residential Attached

\$294,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$294,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2010
Depth / Size (ft.):	Bedrooms: 2	Age: 6
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,418.60
Approval Req?: No	Half Baths: 0	For Tax Year: 2016
Exposure:	Maint. Fee: \$394.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 028-184-050
Mgmt. Co's Name: Rancho Management		Tour:
Mgmt. Co's Phone: 604-684-4508		
View: Yes: Southwest view to New West		
Complex / Subdiv: City Point		
Services Connected: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other, Torch-On**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **1 block**
 Units in Development: **457**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Maint Fee Inc: **Caretaker, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility**
 Legal: **PL BCS3771 LT 285 BLK 5N LD 36 SEC 22 RNG 2W STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Drapes/Window Coverings, Garage Door Opener, Microwave, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 10'			x			x
Main	Kitchen	15'10 x 7'7			x			x
Main	Master Bedroom	10'3 x 8'8			x			x
Main	Bedroom	10' x 7'11			x			x
Main	Den	5'5 x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 744	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total): 744 sq. ft.	# or % of Rentals Allowed: 457			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 744 sq. ft.	Basement: None			7				
				8				

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

CITY POINTE 2 located close to Gateway Skytrain Station offers 2 bedrooms, 2 bathrooms plus den adorned with quartz counter tops, laminate and carpeted flooring. Bright sunny location overlooks grassy green fields to the southwest. Walking distance to Shopping, Transit, Parks, Surrey City Centre Public Library, Central City Mall, SFU Surrey Campus, Restaurants, Coffee Shops, Elementary and Secondary schools, 5 minutes drive Surrey Memorial Hospital. No rental restrictions. Cats are allowed but no dogs. Maintenance fee includes heat and hot water. All offers are subject to court approval.



Presented by:

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KW ELITE REALTY
KELLERWILLIAMS.**Active**
R2107160Board: F
Apartment/Condo**207 6628 120 STREET**Surrey
West Newton
V3W 1T7

Residential Attached

\$332,900 (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**

Approval Req?:

Exposure: **West**

If new, GST/HST inc?:

Mgmt. Co's Name: **Baywest Property Mgmt**Mgmt. Co's Phone: **604-591-6060**

View:

Complex / Subdiv: **SALUS**Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$341.21**Original Price: **\$340,000**Approx. Year Built: **2008**Age: **8**Zoning: **RM**Gross Taxes: **\$1,510.55**For Tax Year: **2015**Tax Inc. Utilities?: **No**P.I.D.: **027-899-128**

Tour:

Style of Home: **Corner Unit, End Unit**Construction: **Frame - Wood**Exterior: **Mixed, Vinyl, Wood**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Electric**Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Balcony(s)**Type of Roof: **Torch-On**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**Total Parking: **2** Covered Parking: **2**Parking: **Garage; Underground**Parking Access: **Rear**Locker: **Y**Dist. to School Bus: **CLOSE**

Total Units in Strata:

Dist. to Public Transit: **CLOSE**Units in Development: **245**Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Leased: **No**Fixtures Rmvd: **:**Floor Finish: **Mixed**Maint Fee Inc: **Gardening, Management, Recreation Facility**Legal: **PL BCS3422 LT 25 LD 36 SEC 18 TWP 2**Amenities: **Club House, Elevator, Exercise Centre, Playground, Pool; Outdoor, Wheelchair Access**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'			x			x
Main	Kitchen	12' x 9'6"			x			x
Main	Dining Room	12' x 8'			x			x
Main	Master Bedroom	12'8 x 10'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Walk-In Closet	4' x 2'			x			x
Main	Foyer	6' x 4'			x			x
Main	Laundry	4' x 4'			x			x
		x			x			

Finished Floor (Main):	980	# of Rooms:	9	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	980 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed, Rentals Allowed					5				Door Height:
Grand Total:	980 sq. ft.	Basement:	None					6				
								7				
								8				

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

RARE 3 BEDROOM, 2 BATHS CORNER UNIT. Located in the award winning Salus Complex by Adera. Rare Layout, 9' ceilings, lots of windows, with bright natural light and spacious. The Kitchen is open, with granite counters and built-in island. The Building has a "resort-like feel" with the AQUA CLUB, that includes Fitness Centre, Yoga Studio, Saltwater Pool, Hot Tub, Sauna, Steam, Lounge, and 3,500 sq.ft. rooftop patio. 2 Parking, 1 Storage Locker. Close to Parks, Shopping, and Transit. Both Rentals and Pets Allowed.



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KW ELITE REALTY
KELLERWILLIAMS.**Active**
R2124450Board: F
Apartment/Condo**211 9668 148 STREET**North Surrey
Guildford
V3R 0W2

Residential Attached

\$349,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$349,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1997**
 Depth / Size (ft.): Bedrooms: **4** Age: **19**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **APRTMT**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,563.49**
 Approval Req?: Half Baths: **1** For Tax Year: **2015**
 Exposure: Maint. Fee: **\$552.73** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **023-727-691**
 Mgmt. Co's Name: **Hugh and Mckinnon** Tour:
 Mgmt. Co's Phone: **604-531-1909**
 View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground**

Locker: **Y**
 Dist. to School Bus:
 Total Units in Strata:

Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **Yes: as is where is on completion**
 Floor Finish: **Laminate**

Maint Fee Inc: **Management, Recreation Facility**
 Legal: **PL LMS1461 LT 212 LD 36 SEC 32 PHASE 4.**

Amenities: **Club House, Elevator, Pool; Outdoor**

Site Influences: **Private Setting, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	18'9 x 8'4			x			x
Main	Kitchen	8'3 x 10'3			x			x
Main	Living Room	23' x 11'8			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	11'2 x 17'3			x			x
Main	Master Bedroom	11'9 x 18'9			x			x
Main	Bedroom	9' x 13'1			x			x
Main	Walk-In Closet	8' x 6'			x			x
Main	Laundry	7' x 8'			x			x
		x			x			x

Finished Floor (Main):	1,775	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Main	2	No	Pool:
Finished Floor (Total):	1,775 sq. ft.	# or % of Rentals Allowed: 12			4				Garage Sz:
		Bylaw Restrict: Pets Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,775 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Johnston Meier Ins & Realty**

VERY large condo in across the street from Green Timbers park. 1775 square feet provides you with a great floor plan with large room sizes, a laundry room (not a closet), 2 separate patios, 2 full bathrooms plus a 2 piece powder room, 2 parking stalls, a storage locker and more! The unit is in move in condition. The complex hosts many great amenities including: outdoor pool, hot tub, sauna, weight room, club house and guest suit, Call now for more info and to book your tour. Please note that 4th bedroom does not have a closet. 2 dogs under 15 inches to shoulder or 2 cats are allowed. Rentals are restricted to 12 units and there are currently at capacity.



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Active
R2098035

Board: F
 Apartment/Condo

101 15164 PROSPECT AVENUE

South Surrey White Rock
 White Rock
 V4B 2B9

Residential Attached

\$399,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$444,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2007**
 Depth / Size (ft.): Bedrooms: **2** Age: **9**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,198.36**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
 Exposure: **Northeast** Maint. Fee: **\$305.57** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-990-440**
 Mgmt. Co's Name: **Bradshaw Strata Management Ltd** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-576-2424**
 View: **No :**
 Complex / Subdiv: **Waterford Place**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Ground Level Unit**
 Construction: **Concrete, Frame - Metal**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **Close**
 Units in Development: **25** Dist. to School Bus: **Close**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**
 Legal: **PL BCS2228 LT 1 LD 36 SEC 10 TWP 1 STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Dining Room	13' x 11'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Master Bedroom	20' x 11'			x			x
Main	Walk-In Closet	6' x 6'			x			x
Main	Bedroom	11' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,098	# of Rooms:	6	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,098 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	1,098 sq. ft.	Basement:	None					7				
								8				

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

Welcome to Waterford Place in White Rock near 5 corners! Concrete and Steel framed with High-end finishings through-out. Bright NE corner unit with many windows. Spacious 1,198 sq ft garden level condo with 450 square foot outdoor living area. Brazilian wide plank HARDWOOD floors, custom cherry stained kitchen cabinets, gourmet kitchen great for entertaining with GRANITE counters/back splash, breakfast bar island and KitchenAid s/s appliances. In-floor heat in bathrooms. Pets, kids, and rentals OK. Bonus 2 parking stalls. Energy efficient heating and A/C with heat pump system. Strata fee includes gas/hot water/gardens/maintenance. Priced for immediate occupancy! Call today!



Presented by:

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KW ELITE REALTY
KELLERWILLIAMS.**Active**
R2116580Board: F
Townhouse**42 8355 164 STREET**Surrey
Fleetwood Tynehead
V4N 1E3

Residential Attached

\$459,000 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.): **0**
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?:
Exposure:
If new, GST/HST inc?:Frontage (feet): **0.00**
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$148.91**Original Price: **\$479,000**
Approx. Year Built: **2013**
Age: **3**
Zoning: **RM30**
Gross Taxes: **\$2,180.00**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **029-210-461**
Tour:Mgmt. Co's Name: **Associa**
Mgmt. Co's Phone: **604-591-6060**
View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Water**Style of Home: **2 Storey w/Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Other, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplaces: **0**Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Grge/Double Tandem**
Locker:
Dist. to Public Transit:
Units in Development: **72** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **72**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Wall/Wall/Mixed**Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL EPS1128 LT 56 SEC 25 TWP 2 NWD**Amenities: **None**Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 9'10			x			x
Main	Dining Room	11' x 10'8			x			x
Main	Kitchen	14'4 x 12'9			x			x
Above	Master Bedroom	11' x 12'			x			x
Above	Bedroom	8'9 x 9'			x			x
Above	Bedroom	8'9 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	635	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	635	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	55	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Above	4	No	Pool:
Finished Floor (Total):	1,325 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Grand Total:	1,325 sq. ft.	Basement: Fully Finished			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/132)****"SILVER WOOD..Welcome to this 3 storey townhome by Fairborn . Main floor features living room, dining, kitchen and 2 piece powder bathroom. Upper floor features 3 bedrooms and 2 full bath .Mostly renovated (new ...paint, carpets, floors ,kitchen cabinets,bathrooms ...extra Patio to enjoy sun and to have summer barbecues..situated In heart of Fleetwood surrounded by parks, schools, transit, playgrounds, gold course, shopping and much more.**