



Presented by:  
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Cloverdale, Cloverdale BC

**MLS# F1450263**

Residential Attached

**# 74 17712 60TH AV, V3S 1V2**

**Active**



List Price:	<b>\$79,900</b>	Previous Price:	
		Original Price:	<b>\$79,900</b>
Subdiv/Complex:			
Frontage:	<b>0.00</b>	Approx Yr Bld:	<b>1975</b>
Depth/Size:		PID:	<b>000-523-551</b>
Lot SqFt:	<b>0</b>	Type:	<b>Townhouse</b>
Exposure:		Zoning:	<b>RM-30</b>
Stories in Bldg:	<b>3</b>	Taxes:	<b>\$638 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	
Fixt Removed:	<b>N</b>		
View:	<b>N</b>		

Style of Home:	<b>2 Storey</b>	Total Parking:	<b>1</b>	Covered Parking:	
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Open</b>		
Exterior:	<b>Wood</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	<b>Partly</b>	Units in Development:	<b>111</b>	Total Units in Strata:	<b>111</b>
Flooring:	<b>Laminate, Wall/Wall/Mixed</b>	Locker:	<b>No</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:		Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>	Property Disclosure:	<b>N - Court ordered sale</b>		
Mngmt Co:	<b>Crossroads PM</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		
Mngmt Ph:	<b>778-578-4445</b>	Maint Fee:	<b>\$339.66</b>		

Maint Charge Incl: **Snow removal, Water, Garbage Pickup, Management**

Legal: **PL NWS 183 LT 74 LD 36 SEC 8 TWP 8 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**  
 Amenities: **Shared Laundry**  
 Features Incl:

Site Influences: **Central Location**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	8' X 7'4						
Main F.	Living Room	16'8 X 6'4						
Main F.	Kitchen	9'8 X 6'10						
Above	Master Bedroom	11'9 X 13'7						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>4</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>702</b>	Finished Levels:	<b>2</b>	1	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>702</b>	Restricted Age:		5	
		# Pets / Cats; Dogs: / <b>Cats: Yes; Dogs: Yes</b>		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>702</b>			8	

Listing Broker(s): **(1) Macdonald Realty**

**You found it. Why rent when you can own for LESS! This 1 bedroom california style loft townhome is perfect for the hardworking person with enough space to grow. Located in a central Cloverdale complex with lots of grass and open area to enjoy. Featuring a newer kitchen in a very well run complex. Come check it out today!**



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Langley, Langley City **MLS# F1443075** Residential Attached  
**# 206 20454 53 AV, V3A 7S1** **Active**



List Price: **\$99,900** Previous Price: **\$104,900**  
 Original Price: **\$119,900**

Subdiv/Complex: **Rivers Edge**  
 Frontage: **0.00** Approx Yr Bld: **1982** PID: **001-408-593**  
 Depth/Size: **0** Type: **Apartment/Condo**  
 Lot SqFt: **0** Age at List Date: **33** Zoning: **MF30**  
 Exposure: **N** Bedrooms: **1** Taxes: **\$1,230 (2014)**  
 Stories in Bldg: **4** Bathrooms: **1** If New GST/HST Incl: **No**  
 Flood Plain: **0** Full Baths: **1** Tax Incl Utils: **No**  
 Meas. Type: **0** Half Baths: **0** Apprvl Req'd: **No**  
 Fixtures Lsd: **N**  
 Fixt Removed: **N**  
 View:

Style of Home: **Rancher/Bungalow** Total Parking: **1** Covered Parking: **1**  
 Construction: **Frame - Wood** Parking Access:  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
 Exterior: **Vinyl** R/I Plumbing:  
 Rain Screen: **Full** Type of Roof: **Tar & Gravel** Dist to Public Trans: **Close** Dist to School/Bus: **Close**  
 Renovations: Reno Year: Units in Development: **47** Total Units in Strata: **47**  
 Flooring: **Laminate, Tile, Wall/Wall/Mixed** Locker:  
 Water Supply: **City/Municipal** Possession:  
 Heat/Fuel: **Electric** Title to Land: **Freehold Strata**  
 No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**  
 Fireplace Fuel: **None** Mortgage Info: **\$0**  
 Outdoor Area: **Patio(s)** Property Disclosure: **N - Court Ordered Sale**  
 Mngmt Co: **Teamwork** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
 Mngmt Ph: **604-854-1734** Maint Fee: **\$167.03**

Maint Charge Incl: **Snow removal, Gardening, Garbage Pickup, Hot Water, Management**

Legal: **PL NWS1815 LT 20 DL 36 LD 36 GROUP 2.**  
 Amenities: **Shared Laundry, Storage, Elevator**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'						
Main F.	Dining	11'8 X 7'						
Main F.	Kitchen	8' X 7'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Storage	7' X 5'						

**Floor Area (SqFt):** Total # Rooms: **5** **Bathrooms**  
 Finished Floor Area Main: **660** 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** Bsmt Height: **3**  
 Finished Floor Area Bsmt: **0** Restricted Age: **4**  
 Total Finished Floor Area: **660** # Pets / Cats; Dogs: / **Cats: Yes; Dogs: Yes** **5**  
 Unfinished Floor Area: **0** # or % Rentals: **6**  
 Grand Total Floor Area: **660** **7**  
**8**

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

**Welcome to Rivers Edge! Priced below the assessed value for immediate occupancy! Updated 1 bed/1 bath condo in central desirable Langley City location. Updates include laminate flooring and countertops. Building rainscreened in 2003. Walk to shopping, restaurants and transit. Low maintenance fees which include hot water. Pets and rentals okay and no age restriction. Perfect investment property, 1st time home buyer or if you are looking to downsize. Opportunity is knocking... call today!**



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Langley, Langley City  
**# 307 5568 201A ST, V3A 8K5**

**MLS# F1435087**

Residential Attached  
**Active**



List Price: **\$125,100** Previous Price: **\$132,300**  
 Original Price: **\$147,000**

Subdiv/Complex: **MICHAUD GARDENS**

Frontage: <b>0.00</b>	Approx Yr Bld: <b>1995</b>	PID: <b>019-093-331</b>
Depth/Size: <b>0</b>	Age at List Date: <b>20</b>	Type: <b>Apartment/Condo</b>
Lot SqFt: <b>0</b>	Bedrooms: <b>1</b>	Zoning: <b>STRATA</b>
Exposure: <b>E</b>	Bathrooms: <b>1</b>	Taxes: <b>\$1,427 (2014)</b>
Stories in Bldg: <b>3</b>	Full Baths: <b>1</b>	If New GST/HST Incl: <b>Yes</b>
Flood Plain: <b>No</b>	Half Baths: <b>0</b>	Tax Incl Utils: <b>Yes</b>
Meas. Type: <b>0</b>		Apprvl Req: <b>Yes</b>
Fixtures Lsd: <b>0</b>		
Fixt Removed: <b>0</b>		
View: <b>N - FROM BALCONY</b>		

Style of Home: <b>Inside Unit, Penthouse</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Garage; Underground</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Underground</b>	
Exterior: <b>Stucco, Vinyl</b>		
Rain Screen: <b>Asphalt</b>	R/I Plumbing: <b>1 BLOCK</b>	Dist to School/Bus: <b>CLOSE</b>
Type of Roof: <b>Asphalt</b>	Units in Development: <b>111</b>	Total Units in Strata: <b>111</b>
Renovations: <b>Laminate, Other</b>	Locker: <b>Yes</b>	
Flooring: <b>City/Municipal</b>	Possession: <b>Freehold Strata</b>	
Water Supply: <b>Baseboard</b>	Title to Land: <b>Court Ordered Sale</b>	
Heat/Fuel: <b>1</b>	Seller's Interest: <b>\$0</b>	
No. of Fireplaces: <b>1</b>	Mortgage Info: <b>\$0</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Property Disclosure: <b>N - FORECLOSURE</b>	
Outdoor Area: <b>Balcony(s)</b>	Bylaw Restrictions: <b>Pets Allowed w/ Rest., Rentals Not Allowed, Smoking Restriction / Age: 19+</b>	
Mngmt Co: <b>First Service Residential</b>		
Mngmt Ph: <b>604-648-4454</b>	Maint Fee: <b>\$241.40</b>	

Maint Charge Incl: **Caretaker, Garbage Pickup, Gas, Hot Water**

Legal: **ST.LT.102,DL.305,GP.2,LMP 9025.**  
 Amenities: **In Suite Laundry, Club House**  
 Features Incl:

Site Influences: **Adult Oriented, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'6 X 13'7						
Main F.	Dining	8' X 9'						
Main F.	Kitchen	9'6 X 11'						
Main F.	Master Bedroom	11'6 X 13'						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>4</b>	<b>Bathrooms</b>
Finished Floor Area Main: <b>793</b>	Finished Levels: <b>1</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2
Finished Floor Area Down: <b>0</b>		3
Finished Floor Area Bsmt: <b>0</b>	Bsmt Height: <b>19+</b>	4
Total Finished Floor Area: <b>793</b>	Restricted Age: <b>19+</b>	5
	# Pets / Cats; Dogs: <b>2 / Cats: Yes; Dogs: Yes</b>	6
Unfinished Floor Area: <b>0</b>	# or % Rentals: <b>2</b>	7
Grand Total Floor Area: <b>793</b>		8

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

**PENTHOUSE AT MICHAUD GARDENS:** Great handyman special with finishing, paint & some flooring required but priced accordingly. This top floor one bedroom is 793 sq ft apartment has a very functional floor plan with spacious rooms. Located in a central part of Langley City within walking distance to shops, library, and transit. Large north facing deck allows for a BBQ with easy access to the deck from sliding doors in the kitchen and living room. NEW ROOF just completed. Gas and Hot Water included in the strata fee. TWO dogs or cats allowed (max 30pds each). No rentals allowed. Age restricted 19+ years.



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Cloverdale, Cloverdale BC

**MLS# F1444989**

Residential Attached

**# 213 17661 58A AV, V3S 1N4**

**Active**



List Price:	<b>\$129,900</b>	Previous Price:	<b>\$132,900</b>
		Original Price:	<b>\$137,900</b>
Subdiv/Complex: <b>Wyndham Estates</b>			
Frontage:	<b>0.00</b>	Approx Yr Bld:	<b>1982</b>
Depth/Size:	<b>0000</b>	PID:	<b>000-516-538</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>E</b>	Zoning:	<b>MF</b>
Stories in Bldg:	<b>3</b>	Taxes:	<b>\$930 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:	<b>Feet</b>	Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	<b>No</b>
Fixt Removed:	<b>N</b>		
View:	<b>N</b>		

Style of Home:	<b>1 Storey</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Wood</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Tar &amp; Gravel</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	<b>93</b>
Flooring:	<b>Mixed</b>	Locker:	<b>No</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:		Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>	Property Disclosure:	<b>Y</b>		
Mngmt Co:	<b>Self Managed</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed</b>		
Mngmt Ph:	<b>604-574-1635</b>	Maint Fee:	<b>\$231.87</b>		

Maint Charge Incl: **Gardening, Hot Water, Management**

Legal: **PL NWS1887 LT 73 LD 36 SEC 8 TWP 8 PART SW 1/4 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I**  
 Amenities: **In Suite Laundry, Elevator**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22' X 12'						
Main F.	Dining	9' X 5'6"						
Main F.	Kitchen	8' X 7'						
Main F.	Master Bedroom	13'10" X 9'4"						
Main F.	Bedroom	9'8" X 8'7"						
Main F.	Storage	5' X 5'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>910</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>910</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:	<b>No Restriction</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>910</b>			8	

Listing Broker(s): **(1) Royal LePage - Wolstencroft**

**Wyndham Estates - Building "B". Central Cloverdale location. Great investment property. Spacious 2 bedroom with insuite laundry and storage room. No age, rental or pet restrictions. Close to shopping, transit and easy access to Hwy #1 and Hwy #10.**



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Langley, Willoughby Heights  
**# 220 19750 64TH AV, V2Y 2T1**

**MLS# F1448460**

Residential Attached  
**Active**



List Price:	<b>\$142,900</b>	Previous Price:	<b>\$149,000</b>
		Original Price:	<b>\$149,000</b>
Subdiv/Complex: <b>THE DAVENPORT</b>			
Frontage:		Approx Yr Blt:	<b>1996</b>
Depth/Size:		PID:	<b>023-628-715</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>C1</b>
Stories in Bldg:		Taxes:	<b>\$1,877 (2014)</b>
Flood Plain:	<b>No</b>	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	
Fixt Removed:	<b>N</b>		
View:	<b>Y - GARDENS</b>		

Style of Home:	<b>Rancher/Bungalow</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Mixed</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt, Tar &amp; Gravel</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	<b>Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:		Property Disclosure:	<b>N - FORECLOSURE</b>		
Mngmt Ph:		Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
		Maint Fee:	<b>\$266.42</b>		

Maint Charge Incl: **Recreation Facility, Caretaker, Gardening, Garbage Pickup, Gas**

Legal: **PL LMS2629 LT 50 LD 36 SEC 10 TWP 8 PART NE 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I**  
 Amenities: **Recreation Center**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room							
Main F.	Kitchen							
Main F.	Master Bedroom							
Main F.	Den							
Main F.	Laundry							

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>5</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>770</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>770</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>770</b>			8	

Listing Broker(s): **(1) HomeLife Glenayre Rlty.Co.Ltd.**

**Welcome to the Davenport in the heart of Langley. This 1 bedroom and den condo is nestled in a first class building with many activities. Walk to Willowbrook Mall, Superstore and bus. Great layout with open concept and a HUGE covered sundeck that faces quiet gardens. Features include a soaker tub, ensuite laundry, storage locker, gas fireplace (included in strata fees), exercise room and billiards area. Small dog up to 14" allowed. Immediate possession possible. This home shows light and bright and EASY TO SHOW! This property is being sold on a strictly 'As Is Where Is' basis.**





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Langley, Langley City  
**# 225 5379 205TH ST, V3A 7V7**

**MLS# F1448832**

Residential Attached  
**Active**



List Price:	<b>\$145,000</b>	Previous Price:	<b>\$155,000</b>
		Original Price:	<b>\$155,000</b>
Subdiv/Complex: <b>Heritage Manor</b>			
Frontage:		Approx Yr Bld:	<b>1988</b>
Depth/Size:		PID:	<b>005-489-075</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>MF</b>
Stories in Bldg:		Taxes:	<b>\$1,502 (2014)</b>
Flood Plain:	<b>No</b>	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	
Fixt Removed:	<b>N</b>		
View:	<b>Y - Trees, Douglas Park</b>		

Style of Home:	<b>Inside Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Add. Parking Avail., Garage; Underground, Visitor Parking</b>		
Exterior:	<b>Brick, Mixed, Vinyl</b>	R/I Plumbing:			
Rain Screen:		Dist to Public Trans:		Dist to School/Bus:	
Type of Roof:	<b>Asphalt</b>	Units in Development:		Total Units in Strata:	
Renovations:		Locker:	<b>Yes</b>		
Flooring:		Possession:			
Water Supply:	<b>City/Municipal</b>	Title to Land:	<b>Freehold Strata</b>		
Heat/Fuel:	<b>Baseboard, Electric</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
No. of Fireplaces:	<b>1</b>	Mortgage Info:	<b>\$0</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Property Disclosure:	<b>N - Foreclosure</b>		
Outdoor Area:	<b>Balcony(s)</b>	Bylaw Restrictions:	<b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 55+</b>		
Mngmt Co:	<b>Campbell Management</b>				
Mngmt Ph:	<b>778-564-3499</b>	Maint Fee:	<b>\$220.00</b>		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Heat, Management**

Legal: **PL NWS2483 LT 15 DL 36 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**  
 Amenities: **In Suite Laundry, Storage, Wheelchair Access**  
 Features Incl:

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Living Room</b>	<b>12' X 11'3</b>						
<b>Main F.</b>	<b>Dining</b>	<b>10'6 X 7'</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>12'6 X 9'3</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>13'6 X 12'6</b>						
<b>Main F.</b>	<b>Bedroom</b>	<b>11'6 X 11'2</b>						
<b>Main F.</b>	<b>Laundry</b>	<b>10'2 X 4'6</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>1,055</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,055</b>	Restricted Age:	<b>55+</b>	5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,055</b>			8	

Listing Broker(s): **(1) Sutton Showplace Realty (2015)**

**Spacious 1,055 sq ft. North facing unit with a generously-sized enclosed balcony. Located in Heritage Manor, a peaceful, 55+ age-restricted building. Immediate proximity to grocery stores, coffee shops, the library, the casino and more! 2 blocks from the Langley Bus Loop allows for quick commuting if you don't have a car and the unit comes with covered parking if you do. No pets, no rentals, you'll be surrounded by other owners and the pride of ownership shows in this clean building! Building is in great shape and had a new roof 3 years ago.**



Presented by:  
**Nikki Cvitanovic**  
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 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Langley, Aldergrove Langley

**MLS# F1444775**

Residential Attached

**# 173 27456 32ND AV, V4W 3P3**

**Active**



List Price: **\$146,900** Previous Price: **\$151,900**  
 Original Price: **\$151,900**

Subdiv/Complex: **Cedar Park**

Frontage:	Approx Yr Bld:	<b>1984</b>	PID:	<b>000-864-501</b>
Depth/Size:			Type:	<b>Townhouse</b>
Lot SqFt:	Age at List Date:	<b>31</b>	Zoning:	<b>RM-1</b>
Exposure:	Bedrooms:	<b>3</b>	Taxes:	<b>\$2,004 (2014)</b>
Stories in Bldg:	Bathrooms:	<b>2</b>	If New GST/HST Incl:	
Flood Plain:	Full Baths:	<b>1</b>	Tax Incl Utils:	
Meas. Type:	Half Baths:	<b>1</b>	Apprvl Req:	
Fixtures Lsd:				
Fixt Removed:				
View:				

Style of Home:	<b>2 Storey</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Carport; Single, Open, Visitor Parking</b>		
Exterior:	<b>Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:	<b>CLOSE BY</b>	Dist to School/Bus:	<b>CLOSE BY</b>
Renovations:		Units in Development:	<b>100</b>	Total Units in Strata:	
Flooring:	<b>Laminate, Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:		Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s); Patio(s) or Deck(s), Fenced Yard</b>	Property Disclosure:	<b>N - Conduct of sale</b>		
Mngmt Co:	<b>Baywest</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Not Allowed, Rentals Allowed w/Restrictions</b>		
Mngmt Ph:	<b>604-595-8642</b>	Maint Fee:	<b>\$191.49</b>		

Maint Charge Incl: **Gardening, Management, Snow removal**

Legal: **PL NWS1792 LT 74 LD 36 SEC 20 TWP 13 PART NW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I**  
 Amenities: **Playground**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'						
Main F.	Kitchen	16' X 10'						
Main F.	Laundry	16' X 5'						
Above	Master Bedroom	12' X 11'						
Above	Bedroom	12' X 10'						
Above	Bedroom	9' X 9'						

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

Listing Broker(s): **(1) RE/MAX Treeland Realty**

**Cedar Park Estates-Opportunity knocks for great value in a great complex. 3 spacious bedrooms and 1.5 bathrooms 2 storey home in the heart of Aldergrove with new roof. Outdoor facilities include basketball court and kids playground. Close to transit, shopping, schools and more. Easy to show.**



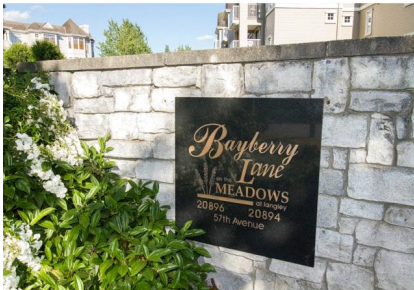
Presented by:  
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Langley, Langley City  
**# 307 20896 57TH AV, V3A 8S9**

**MLS# F1444645**

Residential Attached  
**Active**



List Price:	<b>\$154,900</b>	Previous Price:	<b>\$159,900</b>
		Original Price:	<b>\$174,900</b>
Subdiv/Complex: <b>BAYBERRY LANE</b>			
Frontage:		Approx Yr Blt:	<b>2000</b>
Depth/Size:		PID:	<b>024-294-331</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Age at List Date:	<b>15</b>
Stories in Bldg:		Zoning:	<b>RM2</b>
Flood Plain:		Bedrooms:	<b>2</b>
Meas. Type:		Bathrooms:	<b>2</b>
Fixtures Lsd:	<b>N</b>	Full Baths:	<b>2</b>
Fixt Removed:	<b>N</b>	Half Baths:	<b>0</b>
View:		Taxes:	<b>\$1,223 (2014)</b>
		If New GST/HST Incl:	
		Tax Incl Utils:	<b>No</b>
		Apprvl Req:	

Style of Home:	<b>Upper Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Vinyl, Wood</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	<b>Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric, Natural Gas</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:	<b>TEAMWORK MGMT</b>	Property Disclosure:	<b>N - COURT ORDERED SALE</b>		
Mngmt Ph:	<b>604-854-1734</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Not Allowed</b>		
		Maint Fee:	<b>\$301.70</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Hot Water, Management, Snow removal**

Legal: **PL LMS2074 LT 107 DL 37 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T**  
 Amenities: **Club House, Elevator, In Suite Laundry, Storage**  
 Features Incl:

Site Influences: **Golf Course Nearby, Private Setting, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	8' X 8'10						
Main F.	Dining	9' X 7'						
Main F.	Walk-In Closet	6'6 X 5'						
Main F.	Foyer	7' X 4'						
Main F.	Master Bedroom	14'3 X 11'						
Main F.	Bedroom	11'4 X 15'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>915</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>915</b>	Restricted Age:		5	
		# Pets / Cats; Dogs: <b>2</b>		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>915</b>			8	

Listing Broker(s): **(1) RE/MAX Nyda Realty Inc., (2) RE/MAX Nyda Realty Inc.**

**Great location close to Kwantlen University, Rec Center, Shopping and Transit. This unit features 2 bedrooms, 2 bathrooms, open concept layout. Just needs a little TLC.**





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Langley, Aldergrove Langley

**MLS# F1450052**

Residential Attached

**# 209 27358 32ND AV, V4W 3M5**

**Active**



List Price:	<b>\$160,500</b>	Previous Price:	
		Original Price:	<b>\$160,500</b>
Subdiv/Complex:		Approx Yr Bld:	<b>1994</b>
Frontage:		PID:	<b>018-200-141</b>
Depth/Size:		Type:	<b>Apartment/Condo</b>
Lot SqFt:	<b>0</b>	Zoning:	<b>RM3A</b>
Exposure:		Taxes:	<b>\$1,807 (2014)</b>
Stories in Bldg:		If New GST/HST Incl:	
Flood Plain:		Tax Incl Utils:	<b>No</b>
Meas. Type:		Apprvl Req:	
Fixtures Lsd:	<b>N</b>		
Fixt Removed:	<b>N</b>		
View:	<b>N</b>		

Style of Home:	<b>Corner Unit</b>	Total Parking:		Covered Parking:	
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Mixed, Stucco, Wood</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric, Natural Gas</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:		Property Disclosure:	<b>N - foreclosure</b>		
Mngmt Ph:		Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
		Maint Fee:	<b>\$350.00</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Management**

Legal: **PL LMS811 LT 10 LD 36 SEC 20 TWP 13**  
 Amenities: **Elevator, In Suite Laundry**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	16'8 X 12'9						
Main F.	Bedroom	12'7 X 13'1						
Main F.	Dining	9'2 X 7'9						
Main F.	Living Room	16' X 11'3						
Main F.	Kitchen	10'11 X 8'6						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>5</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>1,140</b>	Finished Levels:	<b>1</b>	1	<b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,140</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,140</b>			8	

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

**Location.**



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Cloverdale, Cloverdale BC **MLS# F1445803** Residential Attached  
**# 102 19528 FRASER HY, V3S 8P4** **Active**



List Price:	<b>\$171,900</b>	Previous Price:	<b>\$176,900</b>
		Original Price:	<b>\$176,900</b>
Subdiv/Complex:		Approx Yr Bld:	<b>1994</b>
Frontage:		PID:	<b>019-015-194</b>
Depth/Size:		Type:	<b>Apartment/Condo</b>
Lot SqFt:	<b>0</b>	Zoning:	<b>MF</b>
Exposure:		Taxes:	<b>\$928 (2014)</b>
Stories in Bldg:	<b>3</b>	If New GST/HST Incl:	
Flood Plain:	<b>No</b>	Tax Incl Utils:	<b>No</b>
Meas. Type:		Apprvl Req:	
Fixtures Lsd:	<b>N</b>		
Fixt Removed:	<b>N</b>		
View:	<b>N</b>		

Style of Home:	<b>Inside Unit, 1 Storey</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Side</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Mixed, Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt, Torch-On</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric, Natural Gas</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s); Patio(s) or Deck(s)</b>				
		Property Disclosure:	<b>N - COURT ORDER</b>		
Mngmt Co:		Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Not Allowed</b>		
Mngmt Ph:		Maint Fee:	<b>\$250.00</b>		

Maint Charge Incl: **Gardening, Hot Water, Gas, Management, Recreation Facility**

Legal: **PL LMS1649 LT 10 LD 36 SEC 10 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**

Amenities: **In Suite Laundry**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 15'						
Main F.	Kitchen	9' X 12'						
Main F.	Dining	10' X 8'						
Main F.	Master Bedroom	13'5 X 10'10						
Main F.	Den	10'6 X 9'4						
Main F.	Laundry	5'7 X 3'2						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>850</b>	Finished Levels:	<b>1</b>	1	<b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>850</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>850</b>			8	

Listing Broker(s): **(1) Park Georgia Realty Ltd.(Coq)**

**Court order sale, great one bedroom and den on ground floor. Nicely taken care of huge patio area partially covered, newer flooring in kitchen and bathroom. Amenities-club house include pool table, kitchen, library area, exercise room, his and hers steam room. Bonus two parking stalls and one locker. Located steps to Willowbrook mall. Call today to view, easy to show. OPEN HOUSE SUNDAY JULY 5TH 1 - 4PM**



Presented by:  
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Langley, Langley City **MLS# F1446603** Residential Attached  
**# 103 20268 54TH AV, V3A 8R9** **Active**

List Price:	<b>\$171,900</b>	Previous Price:	<b>\$184,500</b>
		Original Price:	<b>\$184,500</b>
Subdiv/Complex: <b>BRIGHTON PLACE</b>			
Frontage:		Approx Yr Bld:	<b>1997</b>
Depth/Size:		PID:	<b>023-745-428</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>MF RES</b>
Stories in Bldg:	<b>4</b>	Taxes:	<b>\$1,612 (2014)</b>
Flood Plain:	<b>No</b>	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	
Fixt Removed:			
View:	<b>N</b>		

Style of Home:	<b>Ground Level Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Rear</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Mixed, Stucco, Vinyl</b>				
Rain Screen:		R/I Plumbing:	<b>No</b>		
Type of Roof:	<b>Asphalt, Torch-On</b>	Dist to Public Trans:		Dist to School/Bus:	<b>1 BLK</b>
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	<b>Wall/Wall/Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric, Natural Gas</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s)</b>				
Mngmt Co:	<b>Strataco</b>	Property Disclosure:	<b>N - Court Order Sale</b>		
Mngmt Ph:	<b>604-294-4141</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		
		Maint Fee:	<b>\$322.00</b>		

Maint Charge Incl:	<b>Garbage Pickup, Gas, Hot Water, Management</b>
Legal:	<b>PL LMS2778 LT 3 DL 305 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T</b>
Amenities:	<b>Bike Room, Elevator, Guest Suite</b>
Features Incl:	
Site Influences:	<b>Central Location, Golf Course Nearby, Shopping Nearby</b>

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9'10 X 8'6						
Main F.	Living Room	14'9 X 13'6						
Main F.	Dining	13'6 X 8'						
Main F.	Master Bedroom	14'9 X 11'4						
Main F.	Bedroom	11' X 10'						
Main F.	Laundry	7'7 X 5'						

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

Listing Broker(s): **(1) Royal LePage - Wolstencroft**

**SPACIOUS 2 BEDROOM 2 BATHROOM CONDO IN LANGLEY CITY. HUGE MASTER BEDROOM ALLOWS FOR A KING SIZE BED, HAS A WALK IN CLOSET AND A 3 PIECE EN-SUITE. THE LARGE SECOND BEDROOM HAS A CHEATER EN-SUITE! NICE SIZED LAUNDRY ROOM AND A BIG PRIVATE CONCRETE PATIO!! THERE IS A GAS FIREPLACE AND GAS IS INCLUDED IN THE STRATA FEES. RENTALS ARE ALLOWED!!!**



Presented by:  
**Nikki Cvitanovic**  
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Langley, Willoughby Heights

**MLS# F1450350**

Residential Attached

**# 118 6336 197TH ST, V2Y 2T7**

**Active**



List Price:	<b>\$179,900</b>	Previous Price:	
		Original Price:	<b>\$179,900</b>
Subdiv/Complex:	<b>ROCKPORT</b>		
Frontage:		Approx Yr Bld:	<b>1998</b>
Depth/Size:		PID:	<b>024-000-175</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>C1</b>
Stories in Bldg:	<b>3</b>	Taxes:	<b>\$1,917 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	<b>Ground Level Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Concrete Frame</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground, Visitor Parking</b>		
Exterior:	<b>Stone, Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	<b>52</b>	Total Units in Strata:	<b>52</b>
Flooring:		Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s)</b>				
Mngmt Co:	<b>Baywest</b>	Property Disclosure:	<b>N - FORECLOSURE</b>		
Mngmt Ph:	<b>604-591-6060</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
		Maint Fee:	<b>\$240.82</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal**

Legal: **PL LMS3074 LT 16 LD 36 SEC 10 TWP 8 STRAT LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Club House, In Suite Laundry**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'6"						
Main F.	Kitchen	10' X 10'						
Main F.	Dining	10'6" X 7'						
Main F.	Master Bedroom	12'6" X 11'6"						
Main F.	Bedroom	10' X 10'						
Main F.	Storage	5' X 3'						
Main F.	Walk-In Closet	4' X 4'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>740</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>740</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:	<b>5</b>	7	
Grand Total Floor Area:	<b>740</b>			8	

Listing Broker(s): **(1) Royal LePage - Wolstencroft, (2) Royal LePage - Wolstencroft**

**Welcome to Rockport! Rare elevated 2 bedroom 1 bathroom Ground floor corner unit with a wide open floor plan. Lots of room for storage. Large private patio backing onto the quiet side of the building. Amenity room right across the hall with access to a huge grassed courtyard area ideal for those larger gatherings. Prime location in the heart of Willoughby just steps away from Willowbrook mall, transit, restaurants, schools and parks. Call today for your private viewing!**



Presented by:  
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Langley, Murrayville  
**# 217 22025 48TH AV, V3A 8L2**

**MLS# F1447422**

Residential Attached  
**Active**



List Price:	<b>\$189,000</b>	Previous Price:	<b>\$199,000</b>
		Original Price:	<b>\$199,000</b>
Subdiv/Complex:	<b>Autumn Ridge</b>		
Frontage:	<b>0.00</b>	Approx Yr Bld:	<b>1993</b>
Depth/Size:		PID:	<b>018-474-748</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>STRATA</b>
Stories in Bldg:	<b>3</b>	Taxes:	<b>\$2,012 (2014)</b>
Flood Plain:	<b>No</b>	If New GST/HST Incl:	<b>No</b>
Meas. Type:		Tax Incl Utils:	<b>Yes</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	<b>No</b>
Fixt Removed:	<b>N</b>		
View:	<b>N</b>		

Style of Home:	<b>Corner Unit, End Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Side</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Vinyl, Other, Brick</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:	<b>2</b>	Dist to School/Bus:	<b>2</b>
Renovations:	<b>Partly</b>	Units in Development:	<b>130</b>	Total Units in Strata:	<b>130</b>
Flooring:	<b>Laminate, Wall/Wall/Mixed, Other</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric, Natural Gas</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>	Property Disclosure:	<b>N - AS IS WHERE IS</b>		
Mngmt Co:	<b>Blue Print Strata</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
Mngmt Ph:	<b>604-200-1030</b>	Maint Fee:	<b>\$260.86</b>		

Maint Charge Incl:	<b>Snow removal, Gardening, Garbage Pickup, Gas, Hot Water, Management</b>
Legal:	<b>STRATA PL LMS1087 STRATA LT 43 SEC 6 TWP 11 NEW WESTMINSTER DISTRICT TOGETHER WITH AN INTEREST IN TI</b>
Amenities:	<b>In Suite Laundry, Club House, Elevator</b>
Features Incl:	<b>Other - See Remarks</b>
Site Influences:	<b>Recreation Nearby, Shopping Nearby, Central Location, Golf Course Nearby</b>

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Living Room</b>	<b>16' X 14'</b>						
<b>Main F.</b>	<b>Dining</b>	<b>14' X 10'</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>12' X 10'</b>						
<b>Main F.</b>	<b>Bedroom</b>	<b>14' X 8'</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>12' X 12'</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>5</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>905</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>905</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:	<b>3</b>	7	
Grand Total Floor Area:	<b>905</b>			8	

Listing Broker(s): **(1) Royal LePage - Wolstencroft**

**CORNER unit in AUTUMN RIDGE, in the heart of Murrayville. A very desirable location. Mbdm w/W/I closet & semi-ensuite w/soaker tub, spacious kitchen, in-suite laundry, laminate flooring. Gas & hot-water incl. in monthly fees. Large wrap around S/W facing covered deck perfect for soaking up sun while enjoying a cup of coffee. Walking distance to: shopping, library, transit, schools, hospital, WC Blair Wave Pool. Complex has a large clubhouse w/kit, lounge, gym & pool table. Well kept bldg. with an Excellent location & great neighborhood make this an amazing place to live. Call today for your private viewing! As Is Where Is and Priced for a quick sale at only Assessed value!!!**





Presented by:  
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Langley, Aldergrove Langley **MLS# F1445882** Residential Attached  
**# 34 27125 31A AV, V4W 3H7** **Active**



List Price:	<b>\$189,900</b>	Previous Price:	<b>\$199,900</b>
		Original Price:	<b>\$209,900</b>
Subdiv/Complex: <b>Creekside Estates</b>			
Frontage:		Approx Yr Bld:	<b>1985</b>
Depth/Size:		PID:	<b>002-382-326</b>
Lot SqFt:	<b>0</b>	Type:	<b>Townhouse</b>
Exposure:		Age at List Date:	<b>30</b>
Stories in Bldg:		Bedrooms:	<b>3</b>
Flood Plain:	<b>No</b>	Bathrooms:	<b>3</b>
Meas. Type:	<b>Feet</b>	Full Baths:	<b>1</b>
Fixtures Lsd:	<b>N</b>	Half Baths:	<b>2</b>
Fixt Removed:	<b>N</b>	Taxes:	<b>\$2,307 (2014)</b>
View:	<b>N</b>	If New GST/HST Incl:	
		Tax Incl Utils:	<b>No</b>
		Apprvl Req:	<b>No</b>

Style of Home:	<b>2 Storey w/Bsmt., Corner Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Slab</b>	Parking Facilities:	<b>Garage; Single, Visitor Parking</b>		
Exterior:	<b>Mixed, Stucco</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Tar &amp; Gravel</b>	Dist to Public Trans:	<b>close</b>	Dist to School/Bus:	<b>close</b>
Renovations:		Units in Development:	<b>13</b>	Total Units in Strata:	<b>13</b>
Flooring:	<b>Mixed, Wall/Wall/Mixed</b>	Locker:	<b>No</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Wood</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Fenced Yard, Patio(s) &amp; Deck(s)</b>	Property Disclosure:	<b>N - Court Ordered Sale</b>		
Mngmt Co:	<b>ECM Property Mgmt</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
Mngmt Ph:	<b>604-855-9895</b>	Maint Fee:	<b>\$236.49</b>		

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

Legal: **PL NWS2271 LT 5 LD 36 SEC 19 TWP 13**  
 Amenities: **In Suite Laundry, Shared Laundry, Storage**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 12'						
Main F.	Dining	9' X 8'						
Main F.	Kitchen	10' X 8'						
Above	Bedroom	13' X 12'						
Above	Bedroom	11' X 8'						
Above	Bedroom	11' X 7'						
Below	Recreation Room	17' X 9'						
Below	Laundry	7' X 6'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>8</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>544</b>	Finished Levels:	<b>3</b>	1	<b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>544</b>	Basement Area:	<b>Part</b>	2	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Down:	<b>160</b>			3	<b>2 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,248</b>	Restricted Age:		5	
Unfinished Floor Area:	<b>0</b>	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	<b>1,248</b>	# or % Rentals:		7	
				8	

Listing Broker(s): **(1) RE/MAX Crest Realty**

**Creekside Estates. Great location close to shopping and other amenities. This 3 level end unit has a huge yard (largest in the complex) and is completely fenced in. The 2 level deck is huge and can accommodate almost any size bbq party. Quiet location within the complex. Easy to view. Pets allowed with restrictions.**



Presented by:  
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Langley, Salmon River

**MLS# F1450709**

Residential Attached

**# 308 21009 56TH AV, V3A 0C9**

**Active**



List Price:	<b>\$229,900</b>	Previous Price:	
		Original Price:	<b>\$229,900</b>
Subdiv/Complex:	<b>Cornerstone</b>		
Frontage:		Approx Yr Bld:	<b>2011</b>
Depth/Size:		PID:	<b>028-694-597</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>CD</b>
Stories in Bldg:	<b>4</b>	Taxes:	<b>\$2,407 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:	<b>N</b>		
View:	<b>N</b>		

Style of Home:	<b>Corner Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Slab</b>	Parking Facilities:	<b>Garage Underbuilding</b>		
Exterior:	<b>Stone, Vinyl, Wood</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:	<b>1/2 BLK</b>	Dist to School/Bus:	<b>1/2 BLK</b>
Renovations:		Units in Development:		Total Units in Strata:	<b>232</b>
Flooring:	<b>Laminate, Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s) &amp; Deck(s)</b>				
Mngmt Co:	<b>Baywest</b>	Property Disclosure:	<b>N - Court ordered sale</b>		
Mngmt Ph:	<b>604-591-6060</b>	Bylaw Restrictions:	<b>Pets Allowed w/ Rest., Rentals Allowed</b>		
		Maint Fee:	<b>\$260.51</b>		

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

Legal: **PL BCS4261 LT 62 DL 306 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**  
 Amenities: **Bike Room, Elevator, In Suite Laundry, Playground, Storage, Wheelchair Access**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'10 X 18'9						
Main F.	Kitchen	10' X 7'6						
Main F.	Master Bedroom	11'2 X 10'						
Main F.	Bedroom	11'9 X 9'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>4</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>861</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>861</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>861</b>			8	

Listing Broker(s): **(1) Royal LePage West R.E.S.**

**This beautiful corner suite offers lots of natural light in every room with lots of windows in every room. The open floor plan makes great use of the space. Great functional modern kitchen with quartz countertops and opens to the dining & living room that is great for entertaining. Location close to Kwantlen College, Langley Hospital, shopping and transporation. Come see for yourself.**



Presented by:  
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Langley, Willoughby Heights **MLS# F1450142** Residential Attached  
**# 206 20033 70TH AV, V2Y 3A2** **Active**



List Price:	<b>\$238,900</b>	Previous Price:	
		Original Price:	<b>\$238,900</b>
Subdiv/Complex:	<b>Denim</b>	Approx Yr Bld:	<b>2005</b>
Frontage:		PID:	<b>026-094-304</b>
Depth/Size:		Type:	<b>Townhouse</b>
Lot SqFt:	<b>0</b>	Age at List Date:	<b>10</b>
Exposure:		Bedrooms:	<b>3</b>
Stories in Bldg:		Bathrooms:	<b>2</b>
Flood Plain:	<b>No</b>	Full Baths:	<b>2</b>
Meas. Type:		Half Baths:	<b>0</b>
Fixtures Lsd:	<b>N</b>	Taxes:	<b>\$2,292 (2014)</b>
Fixt Removed:	<b>N</b>	If New GST/HST Incl:	
View:	<b>N</b>	Tax Incl Utils:	<b>No</b>
		Apprvl Req:	<b>No</b>

Style of Home:	<b>3 Storey, Inside Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Single</b>		
Exterior:	<b>Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:	<b>CLOSE</b>	Dist to School/Bus:	<b>CLOSE</b>
Renovations:		Units in Development:	<b>208</b>	Total Units in Strata:	<b>89</b>
Flooring:	<b>Laminate, Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s), Fenced Yard</b>	Property Disclosure:	<b>N - Court Ordered Sale</b>		
Mngmt Co:	<b>Hugh Mckinnon Rlty</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
Mngmt Ph:	<b>604-531-1909</b>	Maint Fee:	<b>\$199.20</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal**

Legal: **PL BCS908 LT 87 LD 36 SEC 14 TWP 8 PART NW 1/4, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I**

Amenities: **Club House, In Suite Laundry**

Features Incl:

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Living Room</b>	<b>14'4 X 11'2</b>						
<b>Main F.</b>	<b>Dining</b>	<b>10'10 X 10'6</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>13'10 X 10'6</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>12' X 11'</b>						
<b>Main F.</b>	<b>Bedroom</b>	<b>11'5 X 10'7</b>						
<b>Below</b>	<b>Bedroom</b>	<b>11'7 X 11'</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>490</b>	Finished Levels:	<b>3</b>	1	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Up:	<b>548</b>	Basement Area:	<b>Fully Finished</b>	2	<b>3 Piece; Ensuite: N; Level: Below</b>
Finished Floor Area Down:	<b>198</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,236</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,236</b>			8	

Listing Broker(s): **(1) RE/MAX Crest Realty**

**10 year old 3 bedroom unit at Denim II. Large open living and dining area. 2 bedrooms and 1 bedroom in the basement with a 3 piece bathroom and it's own entrance to the backyard. Minutes to Elementary School and Secondary High School as well. Easy access to Costco, Walmart, Willowbrook Mall, Colossus and more. Single car garage and a south facing fully fenced yard. Pets and rentals allowed with restrictions.**



Presented by:  
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Langley, Walnut Grove  
**# D404 8929 202ND ST, V1M 0B4**

**MLS# F1444330**

Residential Attached  
**Active**



List Price:	<b>\$240,000</b>	Previous Price:	<b>\$248,800</b>
		Original Price:	<b>\$248,800</b>
Subdiv/Complex: <b>The Grove</b>			
Frontage:		Approx Yr Bld:	<b>2009</b>
Depth/Size:		PID:	<b>027-802-264</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>CD23</b>
Stories in Bldg:	<b>4</b>	Taxes:	<b>\$2,378 (2014)</b>
Flood Plain:	<b>No</b>	If New GST/HST Incl:	
Meas. Type:	<b>Feet</b>	Tax Incl Utils:	<b>Yes</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req'd:	<b>No</b>
Fixt Removed:	<b>N</b>		
View:	<b>Y - area</b>		

Style of Home:	<b>Corner Unit, Upper Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Side</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Brick, Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:	<b>near</b>	Dist to School/Bus:	<b>near</b>
Renovations:		Units in Development:	<b>288</b>	Total Units in Strata:	<b>288</b>
Flooring:	<b>Laminate, Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Sundeck(s)</b>				
Mngmt Co:	<b>Quay Pacific</b>	Property Disclosure:	<b>N - Court Ordered</b>		
Mngmt Ph:	<b>604-521-0876</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed</b>		
		Maint Fee:	<b>\$282.56</b>		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Snow removal**

Legal: **PL BCS3066 LT 232 LD 36 SEC 35 TWP 8**  
 Amenities: **Elevator, In Suite Laundry, Playground, Storage**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'11"						
Main F.	Dining	11'11" X 7'						
Main F.	Kitchen	10' X 7'6"						
Main F.	Master Bedroom	15' X 12'						
Main F.	Bedroom	11' X 8'11"						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>5</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>948</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>948</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>948</b>			8	

Listing Broker(s): **(1) RE/MAX LifeStyles Realty, (2) RE/MAX LifeStyles Realty**

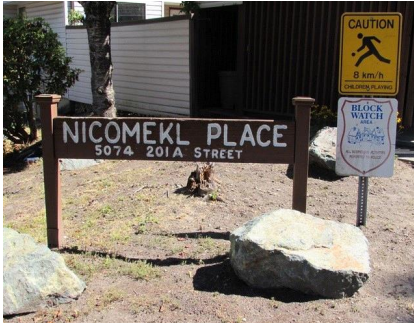
**The GROVE. Gated complex, built by Marcon, in Walnut Grove. Top floor, spacious 948 sqft CORNER unit with 2 bdrms, 2 bathrms, elect F/P. Granite counter tops in kitchen with breakfast bar. Covered corner deck. Engineered laminate floors. Quick walk to Starbucks, Tim Hortons, grocery, theatres, restaurants & more. Near HWY 1 & Golden Ears bridge. Measurements are approximate and should be verified by the Buyer if important to them.**



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Langley, Langley City **MLS# F1448359** Residential Attached  
**# 306 5074 201A ST, V3A 5M8** **Active**



List Price:	<b>\$247,900</b>	Previous Price:	<b>\$259,000</b>
		Original Price:	<b>\$279,000</b>
Subdiv/Complex:	<b>Nicomekl Place</b>		
Frontage:	<b>0.00</b>	Approx Yr Blt:	<b>1982</b>
Depth/Size:		PID:	<b>004-087-291</b>
Lot SqFt:	<b>0</b>	Type:	<b>Townhouse</b>
Exposure:		Zoning:	<b>RM1</b>
Stories in Bldg:		Taxes:	<b>\$2,295 (2014)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	<b>N</b>		

Style of Home:	<b>2 Storey w/ Bsmt.</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Other</b>	Parking Facilities:	<b>Visitor Parking, Carport; Multiple</b>		
Exterior:	<b>Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	<b>Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric, Natural Gas</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s) &amp; Deck(s)</b>				
Mngmt Co:	<b>Bradshaw Prop. Mgmt</b>	Property Disclosure:	<b>N - Court Ordered Sale</b>		
Mngmt Ph:	<b>604-576-2424</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed w/Restrictions</b>		
		Maint Fee:	<b>\$356.39</b>		

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

Legal: **PL NWS1979 LT 14 DL 305 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T AI**

Amenities: **In Suite Laundry, Storage**

Features Incl: **Drapes/Window Coverings**

Site Influences: **Private Setting, Recreation Nearby, Shopping Nearby, Central Location, Golf Course Nearby, Greenbelt**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9' X 9'9"	Above	Bedroom	8'8" X 10'2"			
Main F.	Dining	9' X 9'4"	Above	Bedroom	8'9" X 9'6"			
Main F.	Eating Area	9' X 11'	Above	Master Bedroom	14'3" X 10'6"			
Main F.	Living Room	11' X 17'9"						
Main F.	Solarium	6'3" X 7'						
Below	Laundry	8'6" X 10'4"						
Below	Storage	7' X 10'6"						
Below	Bedroom	9' X 9'						
Below	Bedroom	8' X 13'6"						
Below	Family Room	11' X 12'4"						

<b>Floor Area (SqFt):</b>	Total # Rooms:	<b>13</b>	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	<b>3</b>	1 <b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	Basement Area:	<b>Fully Finished</b>	2 <b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Down:			3 <b>2 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: / <b>Cats: Yes; Dogs: Yes</b>		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): **(1) RE/MAX Aldercenter Realty, (2) RE/MAX Aldercenter Realty**

**Family oriented townhouse in Nicomekl Place, in the heart of Langley. This spacious 2100 square foot unit is fully finished with 3 bedrooms up and possible two additional bedrooms in the basement. Great floor plan offers kitchen, living room, dining room, eating area and gas fireplace on the main floor. Walkout basement onto green space and ravine. Centrally located to schools, parks, recreation and shopping. Roof and gutters were done in 2011. This unit is awaiting your personal touch and ideas. Great value! Don't wait set up your private viewing today!**





Presented by:  
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 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Langley, Walnut Grove **MLS# F1450582** Residential Attached  
**# 5 8675 WALNUT GROVE DR, V1M 2N6** **Active**



List Price:	<b>\$324,900</b>	Previous Price:	
		Original Price:	<b>\$324,900</b>
Subdiv/Complex:	<b>Cedar Creek</b>	Approx Yr Bld:	<b>1993</b>
Frontage:		PID:	<b>018-442-102</b>
Depth/Size:		Type:	<b>Townhouse</b>
Lot SqFt:	<b>0</b>	Age at List Date:	<b>22</b>
Exposure:		Bedrooms:	<b>3</b>
Stories in Bldg:		Bathrooms:	<b>3</b>
Flood Plain:	<b>No</b>	Full Baths:	<b>2</b>
Meas. Type:		Half Baths:	<b>1</b>
Fixtures Lsd:	<b>N</b>	Taxes:	<b>\$2,695 (2014)</b>
Fixt Removed:	<b>N</b>	If New GST/HST Incl:	
View:	<b>N</b>	Tax Incl Utils:	<b>No</b>
		Apprvl Req:	

Style of Home:	<b>2 Storey, End Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Double</b>		
Exterior:	<b>Brick, Vinyl</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:	<b>1 BLK</b>	Dist to School/Bus:	<b>2 BLKS</b>
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	<b>Laminate, Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Radiant, Natural Gas</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s)</b>				
Mngmt Co:		Property Disclosure:	<b>N - Court Ordered Sale</b>		
Mngmt Ph:		Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed w/Restrictions</b>		
		Maint Fee:	<b>\$221.17</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Management**

Legal: **PL LMS1059 LT 5 LD 36 SEC 25 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**

Amenities: **Club House**

Features Incl: **Drapes/Window Coverings, Vacuum Blt. In**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 14'						
Main F.	Dining	12' X 13'						
Main F.	Kitchen	12' X 9'						
Main F.	Eating Area	10' X 11'						
Above	Master Bedroom	11' X 12'						
Above	Bedroom	11' X 10'						
Above	Bedroom	11' X 12'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>7</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>832</b>	Finished Levels:	<b>2</b>	1	<b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>641</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Down:	<b>0</b>			3	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,473</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,473</b>			8	

Listing Broker(s): **(1) BrokerSmart**

**Great opportunity to add value with this 2 level, 3 bedroom 3 bathroom semi-detached townhouse. Located in the heart of Walnut Grove, this unit is just steps away from Alex Hope Elementary, Walnut Grove Secondary, transit and shopping. Highlights include a master bedroom with 4 piece ensuite, double garage, radiant heat and a private patio area. Appliances and some minor repairs are needed but overall there is great value here!**



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Cloverdale, Cloverdale BC

**MLS# F1441740**

Residential Attached

**# 15 5988 OLD MCLELLAN RD, V3S 1N3**

**Active**



List Price:	<b>\$330,000</b>	Previous Price:	<b>\$344,200</b>
		Original Price:	<b>\$355,000</b>
Subdiv/Complex: <b>MCLELLAN MEWS</b>			
Frontage:		Approx Yr Blt:	<b>2006</b>
Depth/Size:		PID:	<b>026-757-338</b>
Lot SqFt:	<b>0</b>	Type:	<b>Townhouse</b>
Exposure:		Age at List Date:	<b>9</b>
Stories in Bldg:	<b>3</b>	Zoning:	<b>TWN</b>
Flood Plain:	<b>No</b>	Bedrooms:	<b>3</b>
Meas. Type:		Bathrooms:	<b>4</b>
Fixtures Lsd:	<b>N</b>	Full Baths:	<b>2</b>
Fixt Removed:		Half Baths:	<b>2</b>
View:		Taxes:	<b>\$1,815 (2014)</b>
		If New GST/HST Incl:	
		Tax Incl Utils:	<b>No</b>
		Apprvl Req:	

Style of Home:	<b>2 Storey w/Bsmt., 3 Storey</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Single</b>		
Exterior:	<b>Vinyl, Wood</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:	<b>2 BLK</b>	Dist to School/Bus:	<b>4 BLK</b>
Renovations:		Units in Development:	<b>24</b>	Total Units in Strata:	
Flooring:	<b>Hardwood, Tile, Wall/Wall/Mixed</b>	Locker:			
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Forced Air, Natural Gas</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>				
Mngmt Co:	<b>PENINSULA PM</b>	Property Disclosure:	<b>N - OWNER NEVER LIVED IN</b>		
Mngmt Ph:	<b>604-536-0220</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		
		Maint Fee:	<b>\$304.00</b>		

Maint Charge Incl:	<b>Gardening, Garbage Pickup, Management</b>
Legal:	<b>PL BCS1969 LT 15 LD 36 SEC 12 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION T</b>
Amenities:	<b>None</b>
Features Incl:	
Site Influences:	<b>Central Location, Golf Course Nearby, Shopping Nearby</b>

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Living Room</b>	<b>12'4 X 14'4</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>9'10 X 7'7</b>						
<b>Main F.</b>	<b>Family Room</b>	<b>14' X 11'</b>						
<b>Main F.</b>	<b>Dining</b>	<b>10'9 X 9'9</b>						
<b>Above</b>	<b>Master Bedroom</b>	<b>12' X 16'</b>						
<b>Above</b>	<b>Bedroom</b>	<b>13' X 7'6</b>						
<b>Above</b>	<b>Bedroom</b>	<b>12'10 X 8'3</b>						
<b>Bsmt</b>	<b>Recreation Room</b>	<b>14'4 X 14'2</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>8</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>648</b>	Finished Levels:	<b>3</b>	1	<b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>657</b>	Basement Area:	<b>Partly Finished</b>	2	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Down:	<b>0</b>			3	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Bsmt:	<b>367</b>	Bsmt Height:		4	<b>2 Piece; Ensuite: N; Level: Bsmt</b>
Total Finished Floor Area:	<b>1,672</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>	6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,672</b>			8	

Listing Broker(s): **(1) Royal LePage - Wolstencroft**

**Fantastic location in Cloverdale! In McLellan Mews just a block from Surrey Center Elementary school. This spacious home has 3 large bedrooms upstairs and a big recreation room downstairs, 4 bathrooms, hardwood floors, granite counters, fenced yard and 2 patios! Rentals Allowed, 2 dogs or 2 cats allowed with NO size Restriction on pets!! Investors WELCOME!!**