



Presented by:
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Maple Ridge, Northwest Maple Ridge **MLS# V1097699** Residential Attached
12135 SCHMIDT CR, V2X 8A2 **Active**



List Price:	\$219,000	Previous Price:	\$229,000
		Original Price:	\$229,000
Subdiv/Complex: WOODLAND PARK			
Frontage:		Approx Yr Blt:	1975
Depth/Size:		PID:	001-282-531
Lot SqFt:	0	Type:	Townhouse
Exposure:	E	Age at List Date:	40
Stories in Bldg:	2	Zoning:	ROW
Flood Plain:		Bedrooms:	3
Meas. Type:	Feet	Bathrooms:	2
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	1
View:		Taxes:	\$2,425 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single, Visitor Parking		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	53
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)				
Mngmt Co:	PACIFIC QUORUM	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-685-3828	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
		Maint Fee:	\$267.22		

Maint Charge Incl:	Management, Gardening
Legal:	PL NWS336 LT 35 DL 242 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
Amenities:	None
Features Incl:	
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 16'6"						
Main F.	Dining	6' X 14'						
Main F.	Living Room	12' X 17'						
Above	Master Bedroom	10'6' X 12'						
Above	Walk-In Closet	6' X 10'						
Above	Bedroom	9'6' X 11'						
Above	Bedroom	10' X 13'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	560	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	560	Basement Area:	Crawl	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,120	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,120			8	

Listing Broker(s): (1) RE/MAX Progroup Realty (Del)

COURT ORDERED SALE. Sold 'as is, where is'. WOODLAND PARK...the ideal size & location for a couple or young family. 3 bedrooms, 1.5 bathrooms with use of a very big & fully fenced backyard. Only minutes to Golden Ears Bridge & all amenities including West Coast Express, Schools, recreation & shopping. Beautiful renovation possibilities! The listing Realtor is only representing the seller & all public inquiries must go through their own realtor.



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Maple Ridge, West Central Residential Attached
201 12096 222ND ST, V2X 5W1 **Active**
MLS# V1109217



List Price:	\$87,500	Previous Price:	\$94,900
		Original Price:	\$94,900
Subdiv/Complex: Canuck Plaza			
Frontage:		Approx Yr Blt:	1971
Depth/Size:		PID:	001-138-804
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	44
Stories in Bldg:		Zoning:	APT
Flood Plain:	No	Bedrooms:	2
Meas. Type:	Feet	Bathrooms:	1
Fixtures Lsd:	N	Full Baths:	1
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$1,077 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Reqd:	

Style of Home:	Upper Unit, Corner Unit	Total Parking:	0	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel, Other	Dist to Public Trans:	1 Block	Dist to School/Bus:	6 Blocks
Renovations:		Units in Development:	41	Total Units in Strata:	41
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:	TBN		
Heat/Fuel:	Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:			
Outdoor Area:	Balcony(s)				
Mngmt Co:	Teamwork Property Mgmt.	Property Disclosure:	N - Court Ordered Sale		
Mngmt Ph:	604-854-1734	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed / Age: Other		
	Maint Fee: \$281.25				

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

Legal: PL NWS133 LT 14 DL 399 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT

Amenities: Elevator, Shared Laundry, Wheelchair Access, Storage

Features Incl: Intercom

Site Influences: Adult Oriented, Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'7"						
Main F.	Dining	13' X 10'						
Main F.	Kitchen	7' X 7'						
Main F.	Master Bedroom	13'3 X 10'						
Main F.	Bedroom	11'3 X 10'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	861	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	861	Restricted Age:	OTHER	5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: No		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	861			8	

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

Great location for this 2 bedroom unit in a super convenient location close to shopping and transportation. Heat and hot water included in your strata fees which are only \$281/month. The building which is well maintained has a 7 year old roof, a 4 year old boiler and fairly new flooring in the common areas. No rentals allowed and no dogs but you can have a CAT. Laundry on each floor.



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Maple Ridge, East Central **MLS# V1109350** Residential Attached
114 11510 225TH ST, V2X 9Y3 **Active**



List Price:	\$129,900	Previous Price:	\$132,900
		Original Price:	\$132,900
Subdiv/Complex: RIVERSIDE AT FRASERVUE VILLAGE			
Frontage:	Approx Yr Blt:	PID:	009-524-444
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Zoning:	MF
Exposure:	SW	Bedrooms:	1
Stories in Bldg:	3	Bathrooms:	1
Flood Plain:		Full Baths:	1
Meas. Type:		Half Baths:	0
Fixtures Lsd:	N	Taxes:	\$1,302 (2014)
Fixt Removed:	N	If New GST/HST Incl:	
View:	Y - RIVER	Tax Incl Utils:	Yes
		Apprvl Req:	No

Style of Home:	End Unit, Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Torch-On	Dist to Public Trans:	AT PROP	Dist to School/Bus:	
Renovations:		Units in Development:	50	Total Units in Strata:	50
Flooring:	Laminate, Vinyl/Linoleum	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Radiant, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Estate Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	SELF MANAGED	Property Disclosure:	N - ESTATE SALE		
Mngmt Ph:	604-463-2962	Bylaw Restrictions:	Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed / Age: 55+		
Maint Fee:	\$222.83				

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

Legal: PL NWS2694 LT 14 DL 401 LD 36

Amenities: In Suite Laundry, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Adult Oriented, Central Location, Recreation Nearby, Retirement Community, Shopping Nearby

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

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	781	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	781	Restricted Age:	55 +	5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	781			8	

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

Bright and Beautiful 1 bedroom condo in Riverside at Fraserview Village! Situated on the South West corner of the building, this apartment has been freshly painted, features newer laminate floors throughout, and is in pristine condition. Nothing to do here but move in and relax. This plan features a separate dining room off the kitchen for a cozy 'country kitchen' feel. And check out the size of the living room with it's beautifully appointed gas fireplace for comfy evenings. Off the living room you've got a patio with a stunning Fraser River view! The Master Bedroom is large enough for a king size bed. There's also a large storage room that could be used as a den. This building has a great location close to transit and downtown



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Maple Ridge, East Central
 # 229 12238 224TH ST, V2X 8W5

MLS# V1118461

Residential Attached
Active



List Price: \$138,500 Previous Price: \$149,900
 Original Price: \$149,900

Subdiv/Complex: URBANO
 Frontage: Approx Yr Bld: 2008 PID: 027-397-882
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 7 Zoning: STRATA
 Exposure: Bedrooms: 1 Taxes: \$1,564 (2014)
 Stories in Bldg: 4 Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: No Full Baths: 1 Tax Incl Utils: Yes
 Meas. Type: Half Baths: 0 Apprvl Reqd: No
 Fixtures Lsd:
 Fixt Removed:
 View: Y - COURTYARD

Style of Home:	End Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	2 BLKS
Renovations:		Units in Development:		Total Units in Strata:	232
Flooring:	Tile, Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	QUAY PACIFIC	Property Disclosure:	N - SELLER NEVER LIVED AT PROPERTY		
Mngmt Ph:	604-521-0876	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
	Maint Fee: \$180.00				

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

Legal: PL BCS2621 LT 150 LD 36 SEC 20 TWP 12 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORT
 Amenities: In Suite Laundry, Storage
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'2 X 13'2						
Main F.	Kitchen	9' X 8'8						
Main F.	Master Bedroom	15'2 X 10'6						
Main F.	Walk-In Closet	7' X 5'						
Main F.	Foyer	9' X 8'6						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	716	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	716	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	716			8

Listing Broker(s): (1) RE/MAX All Points Realty Grp.

Spacious 1 bedroom unit in perfect location facing quiet courtyard. Huge tile foyer, open kitchen, black Fridgedaire appliances, subway tile backsplash. Electric f/p, sliders to private covered deck. Well managed and nicely maintained building. Walk to shopping, recreation & all amenities. Great buy for 1st time Buyer or investor. Needs a few cosmetic repairs but worth it. Priced to sell. Easy to show.



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Maple Ridge, East Central **MLS# V1121304** Residential Attached
33 12071 232B ST, V2X 0Z7 **Active**

No Photo Available

List Price:	\$309,900	Previous Price:	
		Original Price:	\$309,900
Subdiv/Complex: CREEKSIDE GLEN			
Frontage:		Approx Yr Blt:	1991
Depth/Size:		PID:	017-422-990
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	24
Stories in Bldg:	2	Zoning:	REST
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:		Taxes:	\$2,936 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	No

Style of Home:	End Unit, Ground Level Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Visitor Parking		
Exterior:	Brick, Vinyl, Wood				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Fibreglass	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Units in Development:	33	Total Units in Strata:	33
Flooring:	Tile, Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Estate Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	SELF MANAGED	Property Disclosure:	N - ESTATE SALE		
Mngmt Ph:	604-467-1029	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Maint Fee:	\$229.00				

Maint Charge Incl: Garbage Pickup, Gas, Snow removal

Legal: PL LMS92 LT 33 LD 36 SEC 21 TWP 12 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY I

Amenities: In Suite Laundry, Storage, Wheelchair Access

Features Incl: Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Smoke Alarm, Storage Shed, Stove, Windows - Thermo

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'						
Main F.	Dining	12'6 X 8'						
Main F.	Kitchen	14' X 9'						
Main F.	Master Bedroom	14' X 13'						
Main F.	Bedroom	12' X 9'						
Main F.	Laundry	9' X 5'6						
Main F.	Foyer	5' X 5'						
Main F.	Storage	0' X 0'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	1,265	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	Crawl	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,265	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,265			8	

Listing Broker(s): (1) Royal LePage - Brookside Rlty.

RARE FIND! Spacious Rancher Style end unit with no one above and no one below you. These types of units do not come up for sale very often. Featuring bonus separate storage room, double garage, new roof, French door from master bedroom to oversized concrete patio. Beautiful and mature landscaping surround this 1 level wheelchair friendly home for extra privacy. Other features include new paint, concrete ramp to entrance, 2 bathrooms, 2 bedrooms, gas fireplace, raised oak cabinets and more. Nicely landscaped self managed complex close to transportation, parks, recreation and shopping. Call today to view this truly unique home!



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Maple Ridge, East Central Residential Attached
3 12099 237 ST, V4R 2C3 **MLS# V1125384**
Active



List Price:	\$279,000	Previous Price:	
		Original Price:	\$279,000
Subdiv/Complex: GABRIOLA			
Frontage:		Approx Yr Bld:	1994
Depth/Size:		PID:	018-362-729
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	21
Stories in Bldg:		Zoning:	MULTI
Flood Plain:	No	Bedrooms:	3
Meas. Type:		Bathrooms:	2
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	0
View:	N	Taxes:	\$2,560 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	2 Storey	Total Parking:		Covered Parking:	
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:		Total Units in Strata:	119
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	Bayside	Property Disclosure:	N - SCHEDULE A TO BE ATTACHED		
Mngmt Ph:	604-432-7774	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$230.89		

Maint Charge Incl: Gardening, Management

Legal: PL LMS988 LT 3 LD 36 SEC 21 TWP 12 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY I

Amenities: In Suite Laundry, Playground

Features Incl:

Site Influences: Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'8 X 10'9						
Main F.	Kitchen	10'9 X 8'						
Main F.	Eating Area	8' X 7'						
Main F.	Family Room	14' X 10'						
Above	Master Bedroom	16' X 11'						
Above	Bedroom	11' X 10'						
Above	Bedroom	10' X 8'6						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	548	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	754	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,302	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	10	7	
Grand Total Floor Area:	1,302			8	

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

GABRIOLA, great location for this 3bd Townhouse. 2 full baths, some hardwood flooring. Rear entrance leads out to big fenced yard with access directly to the street, great for extra parking. Schedule A to be included with all offers. Floor size does not include finished garage of 210 sq ft. Offers welcome.



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Maple Ridge, Northwest Maple Ridge **MLS# V1121493** Residential Attached
403 12020 207A ST, V2X 8V2 **Active**



List Price:	\$154,900	Previous Price:	
		Original Price:	\$154,900
Subdiv/Complex: WESTBROOKE			
Frontage:		Approx Yr Blt:	2005
Depth/Size:		PID:	026-306-956
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	10
Stories in Bldg:	4	Zoning:	RM3
Flood Plain:	No	Bedrooms:	1
Meas. Type:		Bathrooms:	1
Fixtures Lsd:	N	Full Baths:	1
Fixt Removed:	N	Half Baths:	0
View:	Y - CITYSCAPE		
		Taxes:	\$1,638 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Reqd:	No

Style of Home:	Inside Unit, Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front, Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Asphalt, Tar & Gravel	Dist to Public Trans:	2 BLKS	Dist to School/Bus:	
Renovations:		Units in Development:	59	Total Units in Strata:	59
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Sundeck(s)				
Mngmt Co:	PACIFIC QUORUM Donna Kloc	Property Disclosure:	N - FORECLOSURE		
Mngmt Ph:	604-635-0260	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$229.00				

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

Legal: PL BCS1311 LT 47 DL 241 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT

Amenities: Elevator, Club House, Guest Suite, In Suite Laundry, Storage, Wheelchair Access

Features Incl: Security - RI, Smoke Alarm, Windows - Thermo

Site Influences: Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6 X 11'9						
Main F.	Dining	12' X 7'						
Main F.	Kitchen	12'11 X 8'2						
Main F.	Master Bedroom	13'4 X 11'3						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	709	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	709	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	709			8	

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

Westbrooke 10' ceilings are a key feature for this top floor one bedroom unit facing south. Picture yourself entertaining family & friends in your bright open kitchen with center island that's adorned with Granite counter tops and modern tile backsplash. The floors are finished with a fine mix of laminate, tile and carpet. Walk-thru closet leads to cheater ensuite with soaker tub. Located close to buses and shopping. Maintenance fee includes gas and hot water. Secured underground parking & storage locker. One dog or 2 cats are allowed.