



Presented by:  
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 Ryal LePage Sussex  
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North Surrey, Whalley Residential Attached  
**# 1102 13837 100TH AV, V3T 5K9** **Active**  
**MLS# F1433949**



List Price:	\$96,900	Previous Price:	\$99,900
		Original Price:	\$117,900
Subdiv/Complex: CARRIAGE LANE ESTATES			
Frontage:		Approx Yr Blt:	1984
Depth/Size:		PID:	001-010-760
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	31
Stories in Bldg:		Zoning:	RM45
Flood Plain:	No	Bedrooms:	1
Meas. Type:		Bathrooms:	1
Fixtures Lsd:	N	Full Baths:	1
Fixt Removed:	N	Half Baths:	0
View:		Taxes:	\$861 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Reqd:	No

Style of Home:	Corner Unit, Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Visitor Parking		
Exterior:	Mixed, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	144
Flooring:	Mixed, Wall/Wall/Mixed	Locker:			
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:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	BAYSIDE PROPERTY MGMT	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-432-7774	Bylaw Restrictions:	Rentals Not Allowed, Rentals Allowed		
	Maint Fee: \$269.01				

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

Legal: PL NWS2223 LT 12 LD 36 SEC 26 RNG 2 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T

Amenities: Club House, Elevator, Garden, Shared Laundry, Storage

Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	23' X 12'						
Main F.	Kitchen	9' X 8'						
Main F.	Dining	9'9 X 8'						
Main F.	Bedroom	13'6 X 11'6						
Main F.	Storage	7' X 6'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	816	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:	816	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	816			8	

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

816 sqft ground floor unit with open spacious layout which has sunken living room. Wood burning fireplace to keep you warm during the chilly nights. Corner unit for maximum privacy and a private patio with storage area right there. Well maintained Gated complex Carriage Lane Estates, Clubhouse, recreation center and shared laundry. Close to skytrain station and SFU Surrey Campus. Updates include pipes as well as a newer roof. Pets not allowed but rentals are ALLOWED.



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North Surrey, Guildford Residential Attached  
**# 306 15130 108TH AV, V3R 0T8** **MLS# F1438271**  
**Active**



List Price:	\$193,000	Previous Price:	\$208,000
		Original Price:	\$208,000
Subdiv/Complex: RIVERPOINTE			
Frontage:		Approx Yr Blt:	1996
Depth/Size:		PID:	018-816-231
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:	4	Taxes:	\$1,209 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	N		

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Metal, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Fibreglass	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Other	Units in Development:	266	Total Units in Strata:	266
Flooring:	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:	Balcony(s)				
Mngmt Co:	HUGH & MCKINNON	Property Disclosure:	N - SCHEDULE A		
Mngmt Ph:	604-531-1909	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
		Maint Fee:	\$289.82		

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

Legal: PL LMS879 LT 167 LD 36 SEC 20 RNG 1  
 Amenities: Club House, Elevator, In Suite Laundry, Recreation Center, Swirlpool/Hot Tub  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'						
Main F.	Dining	11'4 X 10'						
Main F.	Kitchen	10'10 X 10'						
Main F.	Master Bedroom	17' X 11'						
Main F.	Bedroom	10'4 X 9'6						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	1,048	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,048	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,048			8	

Listing Broker(s): (1) 2 Percent Westview Realty

River Pointe - Bright open concept top floor 2 bedroom 2 bath condo with new roof in 2014. Maintenance fee includes gas fireplace & hot water. friendly neighbourhood close to Guildford Town Center Mall (walking distance) Includes parking & storage room. Rental allowed making it a great rental investment.



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North Surrey, Whalley Residential Attached  
**# 428 13277 108TH AV, V3T 0A9** **Active**  
**MLS# F1440548**



List Price:	\$247,900	Previous Price:	
		Original Price:	\$247,900
Subdiv/Complex: Pacifica			
Frontage:		Approx Yr Bld:	2008
Depth/Size:		PID:	027-484-114
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	APT
Stories in Bldg:	4	Taxes:	\$1,286 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:			

Style of Home:	End Unit, Upper Unit	Total Parking:	Covered Parking:
Construction:	Brick	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking
Exterior:	Brick, Mixed, Vinyl		
Rain Screen:	Full	R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	1
Renovations:		Units in Development:	2
Flooring:	Laminate, Tile	Locker:	
Water Supply:	City/Municipal, Community	Possession:	
Heat/Fuel:	Electric	Title to Land:	Freehold Strata
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:		Mortgage Info:	\$0
Outdoor Area:	Balcony(s)	Property Disclosure:	N - foreclosure
Mngmt Co:	Teamwork	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Ph:	604-854-1734	Maint Fee:	\$355.00

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

Legal: PL BCS2834 LT 89 BLK 5N LD 36 SEC 15 RNG 2W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY

Amenities: Bike Room, Elevator, Garden, In Suite Laundry, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire, Storage Shed, Stove

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 12'3						
Main F.	Kitchen	12'9 X 12'8						
Main F.	Dining	14'4 X 8'10						
Main F.	Master Bedroom	10'8 X 13'						
Main F.	Walk-In Closet	6'11 X 4'1						
Main F.	Bedroom	9'9 X 7'9						
Main F.	Walk-In Closet	8'10 X 3'5						

<b>Floor Area (SqFt):</b>		Total # Rooms:	7	<b>Bathrooms</b>	
Finished Floor Area Main:	936	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	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:	936	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	936			8	

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

One of the best locations! Beautiful Corner well kept top Floor Unit. Very bright and open concept layout. Real wood kitchen cupboards, 9ft ceiling, 2 full baths, covered sundeck, insuite laundry with a private balcony. Underground parking and storage. Walking distance to the skytrain, few blocks to all levels of school including SFU and walking distance to Shops, restaurants, and much more. Don't miss this opportunity. Pets allowed/Rentals.



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North Surrey, Cedar Hills **MLS# F1439929** Residential Attached  
**# 109 10128 132ND ST, V3T 3T5** **Active**



List Price: \$99,900 Previous Price: \$109,900  
 Original Price: \$109,900

Subdiv/Complex: MELROSE GARDENS

Frontage:	Approx Yr Blt: 1998	PID:	023-761-482
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 17	Zoning:	CD
Exposure:	Bedrooms: 1	Taxes:	\$880 (2014)
Stories in Bldg: 3	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain:	Full Baths: 1	Tax Incl Utils:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	
Fixtures Lsd: N			
Fixt Removed: N			
View:			

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Stucco, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Metal, Tar & Gravel	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, 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:	Patio(s)				
		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Co:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:		Maint Fee:	\$208.15		

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

Legal: PL LMS2791 LT 9 LD 36 SEC 27 RNG 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T

Amenities: Elevator, In Suite Laundry

Features Incl: Intercom

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'						
Main F.	Dining	10' X 8'						
Main F.	Kitchen	9' X 7'5						
Main F.	Bedroom	10'7 X 9'5						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	4	<b>Bathrooms</b>	
Finished Floor Area Main:	683	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:	683	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	683			8	

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

Great location for this 1 bedroom, 1 bathroom ground floor unit located close to shopping, Surrey Central Skytrain station, transportation, SFU, North Surrey Rec center/pool, library and New City Hall. 1 parking stall and 1 locker. Gas fireplace and hotwater included in the maintenance fee. Small dogs and cats OK, sorry no rentals.



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Langley, Murrayville **MLS# F1438726** Residential Attached  
**# 46 22225 50TH AV, V2Y 0G7** **Active**



List Price:	\$420,000	Previous Price:	
		Original Price:	\$420,000
Subdiv/Complex: MURRAY'S LANDING			
Frontage:	0.00	Approx Yr Bld:	2010
Depth/Size:		PID:	028-233-735
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	5
Stories in Bldg:		Zoning:	CD69
Flood Plain:		Bedrooms:	4
Meas. Type:	Feet	Bathrooms:	4
Fixtures Lsd:	N	Full Baths:	3
Fixt Removed:	N	Half Baths:	1
View:	N	Taxes:	\$3,133 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Hardi Plank, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	73
Flooring:	Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold NonStrata		
No. of Fireplaces:	2	Seller's Interest:	Registered Owner, Court Ordered Sale		
Fireplace Fuel:	Gas - Natural, Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Mngmt Co:	PREMIER STRATA	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-576-7725	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$182.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS3489 LT 46 LD 36 SEC 6 TWP 11 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T

Amenities: In Suite Laundry, Playground

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'10 X 11'2						
Main F.	Kitchen	18'3 X 10'						
Main F.	Dining	11'8 X 10'						
Main F.	Eating Area	9'3 X 8'2						
Main F.	Family Room	13' X 12'						
Above	Master Bedroom	14'8 X 13'3						
Above	Bedroom	11'6 X 10'8						
Above	Bedroom	11'2 X 10'10						
Below	Recreation Room	13'8 X 13'8						
Below	Bedroom	10'3 X 9'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	10	<b>Bathrooms</b>	
Finished Floor Area Main:	791	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	849	Basement Area:	Full	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	378			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	3 Piece; Ensuite: N; Level: Below
Total Finished Floor Area:	2,018	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	2,018			8	

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

Lovely 'Murray's Landing'! 5 year young, 4 bedrooms, 4 bathroom townhouse offering over 2,000 sq.ft. Upstairs features 3 great sized bedrooms with the master boasting an ensuite & walk in closet. On the main, great open floor plan, laminate floors, 2 fireplaces, 2 balconies, huge windows, custom moldings and 9' ceilings. Kitchen features maple cabinets & granite counters. Rec room in the basement leads out to nice backyard. Bedroom/office down does not have closet. Double side by side garage. Walk to shops, library, hospital, Blair Rec Centre & coffee shops!





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North Surrey, Whalley **MLS# F1440585** Residential Attached  
**# 410 13939 LAUREL DR, V3T 1A8** **Active**



List Price:	\$199,900	Previous Price:	\$204,900
		Original Price:	\$204,900

  

Subdiv/Complex: KING GEORGE MANOR			
Frontage:	Approx Yr Blt:	PID:	018-882-056
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 21	Zoning:	MR45
Exposure:	Bedrooms: 2	Taxes:	\$1,274 (2014)
Stories in Bldg: 2	Bathrooms: 2	If New GST/HST Incl:	
Flood Plain: No	Full Baths: 2	Tax Incl Utils:	No
Meas. Type:	Half Baths: 0	Apprvl Req:	
Fixtures Lsd: N			
Fixt Removed: N			
View:			

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Stucco				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, 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:	Balcony(s)				
Mngmt Co:	PREMIER STRATA SERVICES	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-576-7725	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$260.00				

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

Legal: PL LMS1374 LT 80 LD 36 SEC 35 RNG 2 PHASE II TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY I

Amenities: Club House, Elevator, 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	14' X 9'						
Main F.	Dining	14' X 8'						
Main F.	Kitchen	12' X 9'						
Main F.	Master Bedroom	13' X 12'						
Main F.	Bedroom	10' X 9'						
Main F.	Laundry	6' X 5'						

<b>Floor Area (SqFt):</b>	<b>Total # Rooms:</b>	<b>Bathrooms</b>
Finished Floor Area Main: 1,109	6	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Finished Levels: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0	Basement Area: None	3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,109	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,109		8

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

Large 2 bedroom, 2 bathroom corner unit with 1109 sqft on the top floor. Walking distance to all amenities such as Surrey Central mall, Surrey Memorial Hospital, parks, schools and the King George Skytrain Station. Easy to show - pets and rentals allowed with restrictions.



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Langley, Willoughby Heights **MLS# F1442190** Residential Attached  
**# 206 20033 70TH AV, V2Y 3A2** **Active**



List Price:	\$269,900	Previous Price:	
		Original Price:	\$269,900
Subdiv/Complex: Denim			
Frontage:		Approx Yr Bld:	2005
Depth/Size:		PID:	026-094-304
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	10
Stories in Bldg:		Zoning:	CD38B
Flood Plain:	No	Bedrooms:	3
Meas. Type:	Feet	Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$2,292 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	No

Style of Home:	3 Storey, Inside Unit	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	close	Dist to School/Bus:	close
Renovations:		Units in Development:	208	Total Units in Strata:	89
Flooring:	Laminate, Mixed	Locker:			
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), Fenced Yard				
Mngmt Co:	Hugh & McKinnon	Property Disclosure:	N - court ordered sale		
Mngmt Ph:	604-531-1909	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$231.00				

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,  
 Amenities: Club House, In Suite Laundry  
 Features Incl:

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

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

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	490	Finished Levels:	3	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	548	Basement Area:	Partly Finished	2	3 Piece; Ensuite: N; Level: Below
Finished Floor Area Down:	198			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,236	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,236			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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North Surrey, Whalley Residential Attached  
**# 603 13353 108TH AV, V3T 5T5** **MLS# F1441543** **Active**



List Price:	\$178,888	Previous Price:	
		Original Price:	\$178,888
Subdiv/Complex: CORNERSTONE			
Frontage:		Approx Yr Bld:	1995
Depth/Size:		PID:	018-793-797
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	CDZ
Stories in Bldg:		Taxes:	\$1,107 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req'd:	
Fixt Removed:			
View:			

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Open		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate	Locker:			
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:	Balcony(s)				
Mngmt Co:	COLYVAN PACIFIC	Property Disclosure:	Y		
Mngmt Ph:	604-599-1650	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$309.00				

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

Legal: PL LMS1383 LT 187 LD 36 SEC 15 RNG 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION

Amenities: Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Storage, Swirlpool/Hot Tub

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

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 16'						
Main F.	Dining	9' X 6'						
Main F.	Kitchen	9'9 X 7'8						
Main F.	Master Bedroom	16' X 13'						
Main F.	Den	9'6 X 8'4						

<b>Floor Area (SqFt):</b>		Total # Rooms:	5	<b>Bathrooms</b>	
Finished Floor Area Main:	827	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	0	Basement Area:	None	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	827	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	827			8	

Listing Broker(s): (1) Team 3000 Realty Ltd. (Van)

Spacious over 800 sq ft, 1 large bedroom and large den with 1 1/2 bath ,s/w facing corner unit with 2 balconies. Amenities include outdoor pool, exercise room, sauna, Jacuzzi and entertainment area. Steps from Gateway Skytrain station. Call for an appointment!