



Presented by:
Rebecca Amiri
 Ryal LePage Sussex
 Phone: (604) 339-5376
 Email: rebeccaamiri@gmail.com
 Website: www.rebeccaamiri.com



Surrey, East Newton **MLS# F1436601** Residential Attached
105 13780 76TH AV, V3W 1E5 **Active**



List Price:	\$129,990	Previous Price:	\$139,900
		Original Price:	\$139,900
Subdiv/Complex:		Approx Yr Bld:	1997
Frontage:		PID:	023-883-081
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Zoning:	MF
Exposure:		Bedrooms:	2
Stories in Bldg:		Bathrooms:	2
Flood Plain:	No	Full Baths:	2
Meas. Type:		Half Baths:	0
Fixtures Lsd:		Taxes:	\$1,047 (2014)
Fixt Removed:		If New GST/HST Incl:	
View:	N	Tax Incl Utils:	No
		Apprvl Reqd:	

Style of Home:	Ground Level Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	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:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	Team Works	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-854-1734	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
		Maint Fee:	\$255.08		

Maint Charge Incl: Gas, Hot Water, Management

Legal: PL LMS2915 LT 11 LD 36 SEC 21 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T

Amenities: Elevator, In Suite Laundry

Features Incl:

Site Influences: Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 12'6						
Main F.	Kitchen	9' X 8'6						
Main F.	Dining	12'6 X 8'						
Main F.	Master Bedroom	14' X 11'6						
Main F.	Bedroom	11' X 9'6						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	815	Finished Levels:	1	1	4 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:	815	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	815			8	

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

Attentions investors or 1st time buyers This 2 bedroom, 2 full bathrooms condo is in walking distance to shopping, restaurants, Costco, transportation and more... Best value in the area. Come See Come Buy



Presented by:
Rebecca Amiri
 Ryal LePage Sussex
 Phone: (604) 339-5376
 Email: rebeccaamiri@gmail.com
 Website: www.rebeccaamiri.com



Surrey, West Newton **MLS# F1435883** Residential Attached
301 7435 121A ST, V3W 0W8 **Active**



List Price:	\$174,900	Previous Price:	\$179,900
		Original Price:	\$199,900

Subdiv/Complex: STRAWBERRY HILL ESTATES

Frontage:	Approx Yr Blt:	1994	PID:	018-768-342	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	21	Zoning:	MF45
Exposure:		Bedrooms:	2	Taxes:	\$1,171 (2014)
Stories in Bldg:		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:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:	65	Total Units in Strata:	65
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water, Radiant	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0 / Treat as Clear Title		
Outdoor Area:	Balcony(s)				
Mngmt Co:	SELF MANAGED	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-209-6748	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Maint Fee:	\$311.00				

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

Legal: PL LMS1422 LT 51 LD 36 SEC 19 TWP 2 PART SW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I

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

Features Incl: Intercom, Smoke Alarm, Sprinkler - Fire

Site Influences: Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 10'						
Main F.	Dining	9' X 8'						
Main F.	Kitchen	10'6 X 9'						
Main F.	Eating Area	6' X 5'6						
Main F.	Master Bedroom	17'6 X 13'6						
Main F.	Bedroom	11' X 9'						
Main F.	Laundry	9' X 5'						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms
Finished Floor Area Main:	1,130	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	1,130	Restricted Age:	5
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	1,130		8

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

Fantastic location close to everything - shopping, transit, parks, entertainment, restaurants and more. Large 2 bedroom, 2 bathroom and 2 parking stalls. Very large master bedroom with a sitting area and an ensuite. 1130 sqft bright unit with a gas fireplace. Unit has a storage room on the same floor and ensuite laundry. Pets allowed with restrictions (1 dog or cat) but no rentals allowed.



Presented by:
Rebecca Amiri
 Ryal LePage Sussex
 Phone: (604) 339-5376
 Email: rebeccaamiri@gmail.com
 Website: www.rebeccaamiri.com



Surrey, Queen Mary Park Surrey Residential Attached
140 12233 92ND AV, V3V 7S4 **Active**
MLS# F1441700



List Price:	\$267,900	Previous Price:	
		Original Price:	\$267,900
Subdiv/Complex:			
Frontage:		Approx Yr Bld:	1988
Depth/Size:		PID:	008-314-870
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	27
Stories in Bldg:		Zoning:	RM15
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	3
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N - As is and where is	Half Baths:	1
View:		Taxes:	\$1,516 (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:	Garage; Single		
Exterior:	Mixed, Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	64	Total Units in Strata:	
Flooring:		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:	Patio(s)				
Mngmt Co:	Remax property Management	Property Disclosure:	N - Bank Foreclosure		
Mngmt Ph:	604-821-2999	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
	Maint Fee: \$241.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL NWS2544 LT 15 LD 36 SEC 31 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION 1

Amenities: None

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'6"						
Main F.	Dining	9' X 8'8"						
Main F.	Kitchen	16' X 9'						
Main F.	Nook	6' X 6'						
Main F.	Storage	2'6" X 7'6"						
Above	Master Bedroom	16'9" X 13'						
Above	Bedroom	13'6" X 9'						
Above	Bedroom	12'7" X 9'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	680	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	599	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,279	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,279			8	

Listing Broker(s): (1) Omaxwell Realty

Orchard Lake, 3 bed 3 bath. Close to school and transit. Unit is being sold 'As Is & Where Is' basis.