



Presented by:  
**Luis Ayala PREC\***  
 Metro Edge Realty  
 Phone: 604-551-4418  
 www.luisayala.ca  
 luisayala@shaw.ca



**Active**  
**R2112466**  
 Board: V  
 House/Single Family

**9 JOHNSON BAY**  
 North Vancouver  
 Indian Arm  
 V0V 0V0

Residential Detached  
**\$169,000** (LP)  
 (SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$169,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1970</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>46</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>1</b>	Zoning: <b>SF</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$377.92</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>027-862-062</b>
			Tour: <b>Virtual Tour URL</b>

View: :  
 Complex / Subdiv: **Johnsons Bay**  
 Services Connected: **Septic, Water**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Other**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **Other**  
 Fuel/Heating: **Wood**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Metal**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **0** Covered Parking: **0** Parking Access:  
 Parking: **Other**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Leasehold not prepaid-NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **BLK H DL 7006 LD 36**

Amenities:

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 9'			x			x
Main	Living Room	10' x 10'			x			x
Main	Master Bedroom	10' x 10'			x			x
Main	Bedroom	9' x 8'			x			x
Main	Bedroom	9' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>750</b>	# of Rooms:	<b>5</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			<b>4</b>							Pool:
Finished Floor (Total):	<b>750 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>		<b>6</b>							Door Height:
Grand Total:	<b>750 sq. ft.</b>	Basement: <b>None</b>			<b>7</b>							
					<b>8</b>							

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

**Have you ever dreamed of experiencing true Ocean Waterfront living but it was always out of reach? Well now is your chance. Waterfront Opportunity just 20 minutes away from Deep Cove! Johnson's Bay, Indian Arm offers so many fabulous recreational opportunities and is the perfect place to relax and unwind. This sweet and tidy lil cottage is fully functional with 3 beds, nice living room and kitchen with covered deck and workshop. Summer family fun awaits! This is a leasehold, boat access only property just 20 minutes away from Deep Cove. Don't delay- call Charlie today!**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2105230**

Board: V  
House/Single Family

**1728 E KENT SOUTH AVENUE**

Vancouver East  
Fraserview VE  
V5P 2S7

Residential Detached

**\$250,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>1.00</b>	Full Baths:	<b>2</b>	Zoning: <b>INDUST</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$0.00</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>800-107-951</b>
			Tour:

View: **Yes: FRASER RIVER**  
Complex / Subdiv:  
Services Connected: **Electricity, Water**

Style of Home: **Floating Home**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Pellet**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Wood**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **1** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus:  
Title to Land: **Other**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **BLOCK F, DL328 NWD, PLAN LMP 42440**

Amenities:

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 20'			x			x
Main	Kitchen	11' x 13'			x			x
Main	Dining Room	10' x 15'			x			x
Main	Patio	22' x 22'			x			x
Main	Master Bedroom	10' x 13'			x			x
Main	Bedroom	9' x 10'			x			x
Above	Den	7' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,462</b>	# of Rooms:	<b>7</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,462 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5					Door Height:
Grand Total:	<b>1,462 sq. ft.</b>	Basement: <b>Part</b>		6					
				7					
				8					

Listing Broker(s): **Royal LePage Westside**

**Opportunity to turn this 80 x 30 barge with a 1462sf one level home and 22 x 21 deck into something very special. The house is unique and has some architectural history (modified in 1985 from an office into a house designed by Fred Hollingsworth) Moorage is \$1200 per month. Two pellet stoves are in the house and the deck has a wood stove and a hot tub. All measurements are approximate. All appointments and viewings are through the listing realtor.**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2119484**

Board: V  
House/Single Family

**27 3871 RIVER ROAD**

Ladner  
Port Guichon  
V4K 3N2

Residential Detached

**\$358,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$358,000**  
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1975**  
Depth / Size: **0** Bathrooms: **2** Age: **41**  
Lot Area (sq.ft.): **0.01** Full Baths: **1** Zoning: **SF**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$639.26**  
Rear Yard Exp: **Northwest** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: P.I.D.: **800-109-219**  
Tour: **Virtual Tour URL**

View: **Yes: River**  
Complex / Subdiv: **LADNER REACH**  
Services Connected: **Electricity, Septic, Water**

Style of Home: **Floating Home**  
Construction: **Concrete, Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Other**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Propane**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **0** Parking Access:  
Parking: **Open, Visitor Parking**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Leasehold not prepaid-NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL 19817 LD36 PL19817 FOR UPLAND SEE 316-605-00-0 W/LOT IS FLOAT HOME ONLY**

Amenities:

Site Influences: **Adult Oriented, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 13'3			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	8'11 x 6'10			x			x
Main	Eating Area	8' x 6'10			x			x
Above	Master Bedroom	13' x 12'			x			x
Above	Den	9'11 x 7'			x			x
Above	Nook	8'6 x 6'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>604</b>	# of Rooms:	<b>7</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>427</b>	# of Kitchens:	<b>1</b>	1		Above	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2		Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,031 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>1</b>	5					Door Height:
Grand Total:	<b>1,031 sq. ft.</b>	Basement: <b>Part</b>		6					
				7					
				8					

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

**Sutton Group - Seafair Realty**

**This is your opportunity to own a piece of paradise in this modern cottage style float home. Wonderful views, wild life at the door and peace and quiet. Lovingly restored with a white Ikea kitchen, 3 piece bath, easy care laminate flooring, a cozy gas fireplace and room for a home office looking out on the river. Upstairs you will find 2 spacious areas for your studio/craft or lounge. Roomy master bedroom and 2 piece bath upstairs saves running downstairs in the night. New vinyl siding and main floor windows. Lovely front deck to enjoy all the river life offers. Call to view!**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2117444**  
Board: V  
House/Single Family

**20561 BATTLE AVENUE**

Maple Ridge  
Southwest Maple Ridge  
V2X 1C2

Residential Detached

**\$359,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>21.00</b>	Original Price: <b>\$399,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1935</b>
Depth / Size: <b>110.00</b>	Bathrooms:	<b>1</b>	Age: <b>81</b>
Lot Area (sq.ft.): <b>2,310.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RES</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,297.38</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>001-077-350</b>
			Tour:

View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Completely**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2016**  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**

Total Parking: **2** Covered Parking: **0** Parking Access: **Lane**  
Parking: **Other**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed**

Legal: **PL NWP8654 DL 278 LD 36**

Amenities:

Site Influences: **Lane Access**  
Features: **Clothes Washer/Dryer, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 12'3			x			x
Main	Kitchen	10'3 x 9'8			x			x
Main	Eating Area	6'3 x 9'7			x			x
Main	Master Bedroom	14'6 x 12'2			x			x
Main	Bedroom	10' x 6'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>709</b>	# of Rooms:	<b>5</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>709 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>		<b>6</b>							Door Height:
Grand Total:	<b>709 sq. ft.</b>	Basement: <b>Crawl</b>			<b>7</b>							
					<b>8</b>							

Listing Broker(s): **One Percent Realty Ltd.**

**Check out this little gem! Perfect for a small family, offering 2 bedrooms and roomy outside deck area. Home has just been extensively remodelled....brand new roof, gutters, flooring, windows, cabinetry, plumbing fixtures (all done with permits). Shows like brand new both inside and out. Very handy west side location with street parking at front and lane access at rear. Here is your chance to own a modern detached single family home for the price of a townhouse! MOTIVATED SELLER, TRY YOUR OFFER! OPEN HOUSE DEC 4TH 1-4PM.**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2126215**  
Board: V  
House/Single Family

**20343 116 AVENUE**

Maple Ridge  
Southwest Maple Ridge  
V2X 1Y4

Residential Detached

**\$439,500** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	<b>61.00</b>	Original Price: <b>\$439,500</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>125.4</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>7,625.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,246.80</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>009-971-122</b>
			Tour:
View: <b>No :</b>			
Complex / Subdiv:			
Services Connected: <b>Electricity, Natural Gas, Water</b>			

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Block**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **4** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **PL NWP14608 LT 33 DL 279 LD 36**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 11'2			x			x
Main	Dining Room	10'3 x 7'			x			x
Main	Kitchen	10'3 x 8'7			x			x
Main	Master Bedroom	11'3 x 11'2			x			x
Main	Bedroom	11'6 x 8'2			x			x
Main	Utility	9'6 x 7'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>834</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>834 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total: <b>834 sq. ft.</b>		7				
		8				

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

**RE/MAX LifeStyles Realty**

**West Maple Ridge. Cute 2 bedroom starter home (834 sq. ft.) on large (7625 sq. ft.) level, fenced lot, with yard shed. Lots of open parking. Roof 5 yrs, furnace 2.5 yrs. Near West Coast Express Park & Ride station, bus, shopping, golf & Golden Ears Bridge. SHOWINGS ANYTIME. Offers subject to Probate.**





Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2124301**  
Board: V  
House/Single Family

**11252 DARTFORD STREET**

Maple Ridge  
Southwest Maple Ridge  
V2X 1V1

Residential Detached

**\$495,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **30.00** Original Price: **\$495,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1926**  
Depth / Size: **116** Bathrooms: **2** Age: **90**  
Lot Area (sq.ft.): **3,480.00** Full Baths: **1** Zoning: **RS-1**  
Flood Plain: \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$2,653.16**  
Rear Yard Exp: **East** For Tax Year: **2016**  
Approval Req?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **000-510-203**  
Tour: \_\_\_\_\_  
View: **No** :  
Complex / Subdiv: \_\_\_\_\_  
Services Connected: **Electricity**

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Electric**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: **2016**  
R.I. Plumbing: **No**  
R.I. Fireplaces: \_\_\_\_\_

Total Parking: \_\_\_\_\_ Covered Parking: \_\_\_\_\_ Parking Access: **Side**  
Parking: **Open**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental: \_\_\_\_\_  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate**

Legal: **PL NWP114 LT 778 DL 278 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 11'4			x			x
Main	Kitchen	9'8 x 9'5			x			x
Main	Dining Room	12'4 x 9'6			x			x
Main	Master Bedroom	13'7 x 9'6			x			x
Above	Bedroom	10' x 8'11			x			x
Above	Den	13'2 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>737</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>280</b>	# of Kitchens: <b>1</b>	1	Main	2	Yes	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>1,017 sq. ft.</b>	Crawl/Bsmt. Height: _____	4				Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>2</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total: <b>1,017 sq. ft.</b>		7				
		8				

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

**Very quaint Heritage Home in Hammond area. Recently remodelled with new white kitchen, new laminate floors, new lighting and more. Sparkling clean and move-in ready. Master has super cute ensuite while upstairs loft bedroom has skylights to watch the twinkling stars at night. Delightful fenced back yard for your herb garden, small kids or pets. This character home is full of surprises...treat yourself for Christmas!! Open House Sunday Dec. 4, 2- 4 pm. See you there.**



Presented by:  
**Luis Ayala PREC\***  
 Metro Edge Realty  
 Phone: 604-551-4418  
 www.luisayala.ca  
 luisayala@shaw.ca



**Active**  
**R2118029**  
 Board: V  
 House/Single Family

**20449 116 AVENUE**  
 Maple Ridge  
 Southwest Maple Ridge  
 V2X 1Y4

Residential Detached  
**\$499,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **62.00** Original Price: **\$499,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1957**  
 Depth / Size: **125** Bathrooms: **1** Age: **59**  
 Lot Area (sq.ft.): **7,750.00** Full Baths: **1** Zoning: **RS1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,390.07**  
 Rear Yard Exp: For Tax Year: **2015**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **009-103-040**  
 Tour:  
 View: **No**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**  
 Construction: **Other**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Electric**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **DetachedGrge/Carport**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish:

Legal: **PL NWP14608 LT 23 BLK 1 DL 279 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 11'6			x			x
Main	Master Bedroom	11'6 x 10'			x			x
Main	Bedroom	11'6 x 10'			x			x
Main	Kitchen	10'5 x 11'4			x			x
Main	Laundry	5'9 x 9'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>800</b>	# of Rooms:	<b>5</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>800 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5								Door Height:
Grand Total:	<b>800 sq. ft.</b>	Basement:	<b>None</b>	6								
				7								
				8								

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/132)**

**Welcome home! This quaint house, on quiet tree lined street in West Maple Ridge is perfect to keep as an investment property or to buy your first home! With 2 spacious bedrooms, large back yard and plenty of parking for all your hobby vehicles, the opportunities are endless to add even more character to this home.**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2120161**  
Board: V  
House/Single Family

**29 JOHNSON BAY**

North Vancouver  
Indian Arm  
V0V 0V0

Residential Detached

**\$499,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$499,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>2015</b>
Depth / Size: <b>350</b>	Bathrooms:	<b>1</b>	Age: <b>1</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>1</b>	Zoning: <b>SF</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$812.81</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>017-319-153</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: Stunning Waterfront**  
Complex / Subdiv: **Johnson Bay**  
Services Connected: **Septic, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Block**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Other-Licensed**  
Fuel/Heating: **Propane Gas, Wood**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Metal**

Reno. Year: **2016**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
Parking: **Other**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood**

Legal: **BLK E DL 6984 LD 36**

Amenities: **Storage**

Site Influences:  
Features: **Free Stand F/P or Wdstove, Stove, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Eating Area	9' x 8'			x			x
Main	Master Bedroom	10' x 9'			x			x
Main	Bedroom	10' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>800</b>	# of Rooms: <b>5</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed: <b>250 Sq</b>
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>800 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>250</b>
	Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>800 sq. ft.</b>		7				
		8				

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

**Waterfront enclave @ Johnson Bay on the "Sunny Side of The Street!" This fully rebuilt comfortable cottage on a near 1/2 acre of Freehold Land is the perfect family getaway, just 20 minutes from Deep Cove by boat. All permits have been taken out on this sweet little home for extra peace of mind. Features incredible ear to ear views of Indian Arm and this golden spot gets the very last drops of Western Exposed sunshine in the evening. The dock is spacious and very solid with a nice newer custom aluminum ramp. If you're looking for an affordable waterfront getaway close to the city yet a million miles away, this could be the one! Off grid living has never been easier to manage with many new products making it hassle free and convenient to manage modern comforts. This is the good life!**





Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2122226**  
Board: V  
House/Single Family

**11719 CARSHILL STREET**

Maple Ridge  
West Central  
V2X 5P3

Residential Detached

**\$499,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$588,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1950</b>
Depth / Size: <b>132</b>	Bathrooms:	<b>2</b>	Age: <b>66</b>
Lot Area (sq.ft.): <b>8,580.00</b>	Full Baths:	<b>0</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$3,541.95</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-647-632</b>
			Tour:

View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Water**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Other**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing: **Yes**  
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed, Vinyl/Linoleum**

Legal: **PL NWP12785 LT 9 DL 397 LD 36**

Amenities: **None**

Site Influences: **Central Location, Retirement Community, Shopping Nearby**  
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 6'	Bsmt	Bar Room	20' x 25'			x
Main	Living Room	20'5 x 22'			x			x
Main	Dining Room	15'5 x 12'			x			x
Main	Kitchen	10' x 12'5			x			x
Main	Family Room	20' x 20'5			x			x
Main	Bedroom	12'5 x 10'			x			x
Main	Bedroom	15'5 x 10'			x			x
Main	Laundry	9' x 8'4			x			x
Above	Bedroom	14'6 x 25'			x			
Bsmt	Bedroom	20' x 25'			x			

Finished Floor (Main):	<b>1,576</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>366</b>	# of Kitchens: <b>1</b>	1	Main	<b>1</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Above	<b>1</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,000</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>2,942 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>1</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>	6				
Grand Total:	<b>2,942 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
			8				

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

**Rancher style house with an additional bedroom construction over the main level and a 2 bedroom finished basement. 8580 sq. ft. west exposed lot with a single car garage. 50 minute drive to Vancouver. House needs cleaned up and updating throughout. Schedule A form required with an offer.**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2122259**  
Board: V  
House/Single Family

**24023 102 AVENUE**

Maple Ridge  
Albion  
V2W 1J1

Residential Detached

**\$499,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>80.70</b>	Original Price: <b>\$499,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1958</b>
Depth / Size: <b>110.5</b>	Bathrooms:	<b>1</b>	Age: <b>58</b>
Lot Area (sq.ft.): <b>8,917.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS2</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,552.00</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-461-981</b>
			Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Water**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL NWP19249 LT 7 LD 36 SEC 3 TWP 12**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	10' x 9'			x			x
Main	Living Room	17' x 13'			x			x
Main	Kitchen	14' x 9'			x			x
Main	Bedroom	10' x 7'			x			x
Main	Utility	7' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>754</b>	# of Rooms:	<b>5</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>754 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>2</b>							Door Height:
Grand Total:	<b>754 sq. ft.</b>	Basement:	<b>None</b>		<b>6</b>							
					<b>7</b>							
					<b>8</b>							

Listing Broker(s): **Royal Pacific Realty Corp.**

**Great investment property. Future OCP "Medium Density Residential". Lot could potentially be subdivided onto three lots. Verify with the city. Solid rancher located in an upcoming area. Several new developments in the area. Currently the property is rented out for \$1.200/ month. Long term tenants. Please do not walk on the property or knock on the door.**