



Presented by:
Joanne McCrone
 Royal LePage Sterling Realty
 Phone: 604-319-3626
<http://www.joanmccrone.com>
jmccrone12@gmail.com



Active
R2010580

Board: F
 Apartment/Condo

108 1429 MERKLIN STREET

South Surrey White Rock
 White Rock
 V4B 4C4

Residential Attached

\$169,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$209,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1974
Depth / Size (ft.):	Bedrooms: 2	Age: 42
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MF
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,232.03
Approval Req?: No	Half Baths: 0	For Tax Year: 2015
Exposure: Northwest	Maint. Fee: \$275.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-208-144
Mgmt. Co's Name: Leonis Management		
Mgmt. Co's Phone: 604-575-5474		
View: No :		
Complex / Subdiv: Kensington Manor		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **Corner Unit, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Hardi Plank, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Partial**
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric, None**
 Fuel/Heating: **Hot Water, Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year: **2008**
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **Close**
 Units in Development: **32**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**
 Legal: **PL NWS204 LT 8 LD 36 SEC 11 TWP 1 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Elevator, In Suite Laundry, Shared Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 11'5			x			x
Main	Dining Room	11'5 x 10'10			x			x
Main	Kitchen	7'10 x 7'2			x			x
Main	Master Bedroom	13'3 x 9'1			x			x
Main	Bedroom	13'4 x 11'1			x			x
Main	Utility	10' x 3'			x			x
Main	Storage	9'7 x 2'11			x			x
Main	Foyer	9'11 x 4'6			x			x
Main	Patio	15'9 x 11'			x			x
		x			x			

Finished Floor (Main):	1,022	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age: 19+			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,022 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Grand Total:	1,022 sq. ft.	Basement: None			6				
					7				
					8				

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

Welcome to Kensington Manor! Buy with confidence! This building was remediated in 2008 with hardi-siding, windows, decks, and boiler. Desirable NW corner ground floor garden level unit with private 15'9 x 11' patio for year round enjoying and entertaining. Featuring 2 beds and 1 bath with over 1,000 square feet. Updates and features include laminate floors, designer color's, fixtures, moldings, updated kitchen and bath, in-suite laundry, plus lots of storage space. Maintenance fees include heat and hot water. Located walking distance all amenities. Vacant and priced for immediate occupancy! Call Today!



Presented by:
Joanne McCrone
 Royal LePage Sterling Realty
 Phone: 604-319-3626
<http://www.joanmccrone.com>
jmccrone12@gmail.com



Active
R2033481

Board: F
 Apartment/Condo

301 1555 FIR STREET

South Surrey White Rock
 White Rock
 V4B 4B6

Residential Attached

\$199,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$199,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1973**
 Depth / Size (ft.): Bedrooms: **2** Age: **43**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,296.25**
 Approval Req?: **No** Half Baths: **1** For Tax Year: **2015**
 Exposure: **Southeast** Maint. Fee: **\$255.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-172-913**
 Mgmt. Co's Name: **Leonis Management**
 Mgmt. Co's Phone: **604-575-5474**
 View: **Yes: Ocean**
 Complex / Subdiv: **Sagewood**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding**
 Locker: **Y**
 Dist. to Public Transit: **close**
 Units in Development: **36** Dist. to School Bus: **close**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**
 Legal: **PL NWS181 LT 27 LD 36 SEC 11 TWP 1 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Elevator, Recreation Center, Shared Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 11'6			x			x
Main	Kitchen	13' x 7'			x			x
Main	Dining Room	9'8 x 8'			x			x
Main	Master Bedroom	14'2 x 10'			x			x
Main	Walk-In Closet	8'4 x 6'6			x			x
Main	Bedroom	7' x 4'4			x			x
Main	Storage	7' x 4'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	895	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	Yes	Barn:
Finished Floor (Below):	0	Restricted Age: 19+			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total):	895 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Grand Total:	895 sq. ft.	Basement: None			6				
					7				
					8				

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

Welcome to Sagewood! Immaculate bright and sunny top floor south/east corner suite with ocean views. Features 1 bed plus den or 2 bedroom (1 with french doors) and 1.5 baths. This property comes with lots of storage and large open floor plan. This building is 19 plus, no rentals, no pets, in-suite storage plus extra storage locker and 1 underground secured parking. Amenities include shared laundry and recreation room. Conveniently located walking distance to shopping, restaurants, and transportation. Priced for immediate occupancy! Call today!



Presented by:
Joanne McCrone
 Royal LePage Sterling Realty
 Phone: 604-319-3626
<http://www.joannemccrone.com>
jmccrone12@gmail.com



Active
R2029516

Board: F
 Apartment/Condo

214 15735 CROYDON DRIVE

South Surrey White Rock
 Grandview Surrey
 V3S 2L5

Residential Attached

\$229,000 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Approval Req?:
 Exposure:
 If new, GST/HST inc?:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$241.93**

Original Price: **\$249,000**
 Approx. Year Built: **2010**
 Age: **6**
 Zoning: **CDZ**
 Gross Taxes: **\$1,305.99**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **028-094-051**

Mgmt. Co's Name:

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv: **MORGAN CROSSING**

Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: Covered Parking:
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Parking Access:
 Locker:
 Dist. to School Bus:
 Total Units in Strata: **115**

Maint Fee Inc: **Caretaker, Hot Water, Management**
 Legal: **PL BCS3659 LT 13 LD 36 SEC 23 TWP 1**

Amenities:

Site Influences:
 Features:

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

Finished Floor (Main):	720	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	720 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	720 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Multiple Realty Ltd.**

Welcome to Morgan Crossing! A walkable urban village with over 60 different shops and services at your doorstep. This spacious 1 bedroom, 1 bathroom unit features open concept kitchen/living room with loads of natural light and in-suite laundry/storage. A great bonus is the huge, private oversized patio! Facing South away from all the shopping and noise, a very private unit.



Presented by:
Joanne McCrone
Royal LePage Sterling Realty
Phone: 604-319-3626
<http://www.joanmccrone.com>
jmccrone12@gmail.com



Active
R2017426

Board: F
Apartment/Condo

307 2970 KING GEORGE BOULEVARD

South Surrey White Rock
Elgin Chantrell
V4P 0E6

Residential Attached

\$289,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$307,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2009**
Depth / Size (ft.): Bedrooms: **2** Age: **7**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **APT**
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,860.03**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$366.19** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **028-031-776**
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**
Mgmt. Co's Phone: **604-683-8900**
View: **Yes: NORTH SHORE MOUNTAIN VIEWS**
Complex / Subdiv: **WATERMARK**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **87** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **87**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PL BCS3577 LT 42 LD 36 SEC 22 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
Amenities: **Elevator, Exercise Centre, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'6" x 14'6"			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Master Bedroom	13' x 10'8"			x			x
Main	Bedroom	11' x 10'			x			x
Main	Foyer	5' x 10'10"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,042	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,042 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	1,042 sq. ft.	Basement: None			6				
					7				
					8				

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

The "Watermark". Very bright corner unit with some North Shore Mountain views. Tons of natural light through the suite. Satellite bedrooms. Large kitchen with centre island. Granite countertops. Excellent floor plan with lots of flow. Bus service out front. Shopping out front. Remaining New Home Warranty in place. Suite comes with 1 parking space plus 1 storage locker.



Presented by:
Joanne McCrone
 Royal LePage Sterling Realty
 Phone: 604-319-3626
<http://www.joanmccrone.com>
jmccrone12@gmail.com



Active
R2016282
 Board: F
 Townhouse

102 12747 16 AVENUE
 South Surrey White Rock
 Crescent Bch Ocean Pk.
 V4A 1N2

Residential Attached
\$365,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$399,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1980**
 Depth / Size (ft.): Bedrooms: **2** Age: **36**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM30**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,273.96**
 Approval Req?: **No** Half Baths: **1** For Tax Year: **2015**
 Exposure: **South** Maint. Fee: **\$374.87** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-919-351**
 Mgmt. Co's Name: **Fraser Valley Campbell Mgmt**
 Mgmt. Co's Phone: **604-585-3276**
 View: **Yes: Ocean**
 Complex / Subdiv: **Ocean Park Courtyards**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey, Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Propane**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single, Open, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit: **Close**
 Units in Development: **32** Dist. to School Bus: **Close**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **PL NWS1703 LT 30 LD 36 SEC 18 TWP 1 PART S 1/2, STRATA.**

Amenities: **In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9' x 9'			x			x
Main	Dining Room	13'6 x 9'4			x			x
Main	Kitchen	13'9 x 10'6			x			x
Main	Living Room	16'6 x 9'5			x			x
Main	Eating Area	9' x 8'			x			x
Above	Master Bedroom	13'5 x 13'3			x			x
Above	Bedroom	14'4 x 10'			x			x
Above	Laundry	7' x 4'			x			x
		x			x			
		x			x			

Finished Floor (Main):	733	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	771	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below):	40	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3	Main	2	No	Pool:
Finished Floor (Total):	1,544 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,544 sq. ft.	Basement: None			6				
					7				
					8				

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

Welcome to Ocean Park Courtyards! Rarely available... Feels more like a house than a townhouse. Beautiful 2 bedroom home with each bedroom featuring it's own en-suite and large closets with laundry above too. Main floor features large inviting foyer with updated kitchen with separate formal dining plus large cozy living room with powder room on the main. Amazing outdoor living space offering amazing sunsets and ocean views. Did I mention location? Walk to 1001 steps, shopping, restaurants and transportation. Opportunity is knocking! Call today! Accepted offer. Court date February 25th. Call for details



Presented by:
Joanne McCrone
 Royal LePage Sterling Realty
 Phone: 604-319-3626
<http://www.joanmccrone.com>
jmccrone12@gmail.com



Active
R2031722

Board: F
 Townhouse

36 2729 158 STREET

South Surrey White Rock
 Grandview Surrey
 V3S 1P4

Residential Attached

\$369,000 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?:
 Exposure:
 If new, GST/HST inc?:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$210.00**

Original Price: **\$369,000**
 Approx. Year Built: **2008**
 Age: **8**
 Zoning: **RM30**
 Gross Taxes: **\$2,157.01**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **027-914-640**

Mgmt. Co's Name: **Leonis Management**

Mgmt. Co's Phone: **604-575-5474**

View: **No :**

Complex / Subdiv: **Kaleden**

Services Connected: **Electricity, Water**

Style of Home: **3 Storey, Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2**
 Parking: **Grge/Double Tandem**
 Dist. to Public Transit: **CLOSE**
 Units in Development: **185**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed, Other**

Parking Access: **Front**
 Locker:
 Dist. to School Bus: **CLOSE**
 Total Units in Strata:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **PL BCS3092 LT 72 LD 36 SEC 23 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Club House, Exercise Centre, Guest Suite, In Suite Laundry, Playground, Pool; Outdoor**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Oven-Built In, Security System, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'4			x			x
Main	Kitchen	14'4 x 13'4			x			x
Main	Dining Room	11'8 x 8'			x			x
Above	Master Bedroom	14'4 x 12'4			x			x
Above	Bedroom	14'4 x 13'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	650	# of Rooms:	5	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	655	Crawl/Bsmt. Height:						1	Above	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,305 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	1,305 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **Sutton Grp -Winnie Lam & Assoc**

Polygon built open floor plan 2 bed, 2 bath townhome in Kaleden. Enormous kitchen with granite counters with a lot of cabinet space eating bar, 9' ceilings on the main floor and a walk-out south facing fenced yard. Fully equipped amenities with clubhouse, theatre room, outdoor pool & hot tub, party room and more. Convenient location with shops and elementary school. Need extra notice for showing. Call us today to set up a private showing. Open House Sunday, Feb 21st from 2pm-3:30pm



Presented by:
Joanne McCrone
 Royal LePage Sterling Realty
 Phone: 604-319-3626
<http://www.joanmccrone.com>
jmccrone12@gmail.com



Active
R2024248

Board: F
 Apartment/Condo

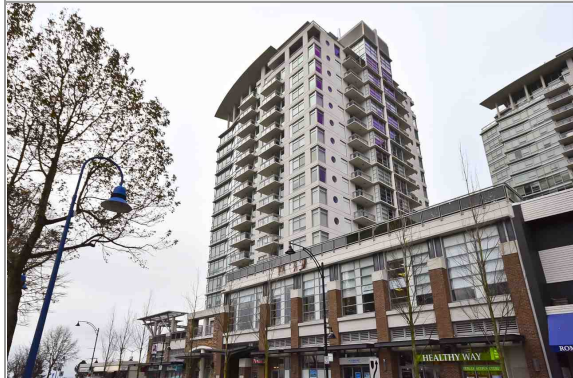
1106 1473 JOHNSTON ROAD

South Surrey White Rock
 White Rock
 V4B 0A2

Residential Attached

\$499,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$499,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2008
Depth / Size (ft.):	Bedrooms: 2	Age: 8
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD16
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,056.36
Approval Req?:	Half Baths: 0	For Tax Year: 2014
Exposure:	Maint. Fee: \$358.24	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-761-061
Mgmt. Co's Name: Leonis		
Mgmt. Co's Phone: 604-575-5474		
View: No :		
Complex / Subdiv: Miramar Village		
Services Connected: Community, Electricity		

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage Underbuilding		
Exterior: Concrete			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Electric		Property Disc.: No	
Fuel/Heating: Electric		Fixtures Leased: No :	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No :	
Type of Roof: Other		Floor Finish: Mixed	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
 Legal: **PL BCS3237 LT 62 LD 36 SEC 10 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**
 Amenities: **Club House, Elevator, In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 11'9			x			x
Main	Kitchen	8'9 x 8'1			x			x
Main	Dining Room	10'7 x 9'4			x			x
Main	Master Bedroom	11'8 x 11'2			x			x
Main	Bedroom	13'4 x 9'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 956	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 956 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed, Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 956 sq. ft.				7				
				8				

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

Fantastic 2 bedroom, 2 bathroom unit in Bosa built Miramar Village! This 11th floor condo features breathtaking water views and is luxuriously appointed with top-of-the-line appliances such as Liebherr, Electrolux Icon etc and high-end finishings incl/ quartz counters, undermount sinks, frameless shower doors, modern cabinetry and more! The contemporary design is tasteful and will suit many tastes. This is an absolute A1 location walking distance to many local amenities incl shopping, restaurants, parks, recreation, White Rock Beach & pier, services and so much more! Concrete building with private security features. All offers subject to court approval and pls ask listing agent for Schedule A.



Presented by:
Joanne McCrone
 Royal LePage Sterling Realty
 Phone: 604-319-3626
<http://www.joanmccrone.com>
jmccrone12@gmail.com



Active
R2027348
 Board: F
 Townhouse

44 2453 163 STREET
 South Surrey White Rock
 Grandview Surrey
 V3R 7K1

Residential Attached
\$645,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$659,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2009**
 Depth / Size (ft.): Bedrooms: **4** Age: **7**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **MULTI**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$3,550.28**
 Approval Req?: **No** Half Baths: **1** For Tax Year: **2015**
 Exposure: Maint. Fee: **\$306.00** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **028-035-143**
 Mgmt. Co's Name: **LEONIS**
 Mgmt. Co's Phone: **604-575-5474**
 View: **No :**
 Complex / Subdiv: **AZURE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt., End Unit**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **50** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **50**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **PL BCS3580 LT 10 LD 36 SEC 24 TWP 1**

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

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'9 x 5'9			x			x
Main	Great Room	17'8 x 15'8			x			x
Main	Kitchen	13'5 x 9'1			x			x
Main	Eating Area	13'5 x 9'1			x			x
Above	Master Bedroom	18'6 x 14'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	11'6 x 10'2			x			x
Above	Den	13'5 x 10'9			x			x
Below	Bedroom	11'10 x 9'6			x			
Below	Recreation	19' x 18'			x			

Finished Floor (Main):	770	# of Rooms:10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,054	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	754	# of Pets:	Cats:	Dogs:	3	Above	5	Yes	Pool:
Finished Floor (Total):	2,578 sq. ft.	# or % of Rentals Allowed:			4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	2,578 sq. ft.	Allwd w/Restrctns			6				
		Basement: Full, Fully Finished			7				
					8				

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

Azure West, super desirable complex. Walking distance to shopping, walking distance to bus service, short drive times to local public schools. This is an end unit, tons of natural light throughout, plus a spacious fenced rear yard. Large master bedroom ensuite, plus a large master bedroom walk in closet. Spacious open den on the upper floor. Laundry room on the upper floor. Easy to view.