

| <b>Active</b><br><b>R3111829</b><br>Board: F<br>Apartment/Condo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>415 19228 64 AVENUE</b><br>Cloverdale<br>Clayton<br>V3S 7C9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Residential Attached<br><b>\$350,000</b> (LP)<br>(SP)                                                                                           |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <table style="width:100%; border: none;"> <tr> <td style="width:33%;">Sold Date:</td> <td style="width:33%;">If new, GST/HST inc?:</td> <td style="width:33%;">Original Price: <b>\$350,000</b></td> </tr> <tr> <td>Meas. Type:</td> <td>Bedrooms: <b>1</b></td> <td>Approx. Year Built: <b>2015</b></td> </tr> <tr> <td>Frontage(feet):</td> <td>Bathrooms: <b>1</b></td> <td>Age: <b>11</b></td> </tr> <tr> <td>Frontage(metres):</td> <td>Full Baths: <b>1</b></td> <td>Zoning: <b>RS</b></td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: <b>0</b></td> <td>Gross Taxes: <b>\$1,808.97</b></td> </tr> <tr> <td>Sq. Footage: <b>0.00</b></td> <td></td> <td>For Tax Year: <b>2025</b></td> </tr> <tr> <td>Flood Plain:</td> <td>P.I.D.: <b>029-756-979</b></td> <td>Tax Inc. Utilities?:</td> </tr> <tr> <td>View: <b>Yes :City View &amp; Mt. Baker</b></td> <td></td> <td>Tour:</td> </tr> <tr> <td>Complex / Subdiv:</td> <td></td> <td></td> </tr> <tr> <td>First Nation</td> <td></td> <td></td> </tr> <tr> <td>Services Connctd: <b>Electricity, Natural Gas, Water</b></td> <td></td> <td></td> </tr> <tr> <td>Sewer Type: <b>City/Municipal</b></td> <td>Water Supply: <b>City/Municipal</b></td> <td></td> </tr> </table> |                                                                                                                                                 | Sold Date:                                                                                                                                                                                                                                                                                             | If new, GST/HST inc?:                                                                                                                                                                                                                                                                                  | Original Price: <b>\$350,000</b>                                                                                                                | Meas. Type: | Bedrooms: <b>1</b> | Approx. Year Built: <b>2015</b> | Frontage(feet): | Bathrooms: <b>1</b> | Age: <b>11</b> | Frontage(metres): | Full Baths: <b>1</b> | Zoning: <b>RS</b> | Depth / Size (ft.): | Half Baths: <b>0</b> | Gross Taxes: <b>\$1,808.97</b> | Sq. Footage: <b>0.00</b> |              | For Tax Year: <b>2025</b> | Flood Plain: | P.I.D.: <b>029-756-979</b> | Tax Inc. Utilities?: | View: <b>Yes :City View &amp; Mt. Baker</b> |             | Tour:       | Complex / Subdiv: |  |  | First Nation |      |                 | Services Connctd: <b>Electricity, Natural Gas, Water</b> |   |  | Sewer Type: <b>City/Municipal</b> | Water Supply: <b>City/Municipal</b> |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Sold Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | If new, GST/HST inc?:                                                                                                                           | Original Price: <b>\$350,000</b>                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Meas. Type:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Bedrooms: <b>1</b>                                                                                                                              | Approx. Year Built: <b>2015</b>                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Frontage(feet):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Bathrooms: <b>1</b>                                                                                                                             | Age: <b>11</b>                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Frontage(metres):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Full Baths: <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Zoning: <b>RS</b>                                                                                                                               |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Depth / Size (ft.):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Half Baths: <b>0</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Gross Taxes: <b>\$1,808.97</b>                                                                                                                  |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Sq. Footage: <b>0.00</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | For Tax Year: <b>2025</b>                                                                                                                       |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Flood Plain:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | P.I.D.: <b>029-756-979</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Tax Inc. Utilities?:                                                                                                                            |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| View: <b>Yes :City View &amp; Mt. Baker</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Tour:                                                                                                                                           |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Complex / Subdiv:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| First Nation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Services Connctd: <b>Electricity, Natural Gas, Water</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Sewer Type: <b>City/Municipal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Water Supply: <b>City/Municipal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| <table style="width:100%; border: none;"> <tr> <td style="width:50%;">           Style of Home: <b>Inside Unit</b><br/>           Construction: <b>Frame - Wood</b><br/>           Exterior: <b>Mixed</b><br/>           Foundation: <b>Concrete Slab</b> </td> <td style="width:50%;">           Total Parking: <b>2</b>   Covered Parking: <b>2</b>   Parking Access: <b>Side</b><br/>           Parking: <b>Garage Underbuilding</b><br/>           Dist. to Public Transit:<br/>           Title to Land: <b>Freehold Strata</b><br/>           Property Disc.: <b>No</b><br/>           Fixtures Leased:   :<br/>           Fixtures Rmvd:   :<br/>           Floor Finish: <b>Laminate</b> </td> </tr> </table>                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 | Style of Home: <b>Inside Unit</b><br>Construction: <b>Frame - Wood</b><br>Exterior: <b>Mixed</b><br>Foundation: <b>Concrete Slab</b>                                                                                                                                                                   | Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Side</b><br>Parking: <b>Garage Underbuilding</b><br>Dist. to Public Transit:<br>Title to Land: <b>Freehold Strata</b><br>Property Disc.: <b>No</b><br>Fixtures Leased:   :<br>Fixtures Rmvd:   :<br>Floor Finish: <b>Laminate</b> |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Style of Home: <b>Inside Unit</b><br>Construction: <b>Frame - Wood</b><br>Exterior: <b>Mixed</b><br>Foundation: <b>Concrete Slab</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Side</b><br>Parking: <b>Garage Underbuilding</b><br>Dist. to Public Transit:<br>Title to Land: <b>Freehold Strata</b><br>Property Disc.: <b>No</b><br>Fixtures Leased:   :<br>Fixtures Rmvd:   :<br>Floor Finish: <b>Laminate</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| <table style="width:100%; border: none;"> <tr> <td style="width:33%;">           Renovations:<br/>           # of Fireplaces:      R.I. Fireplaces:<br/>           Fireplace Fuel:<br/>           Fuel/Heating: <b>Electric</b><br/>           Outdoor Area: <b>Balcony(s)</b><br/>           Type of Roof: <b>Torch-On</b> </td> <td style="width:33%;">           Reno. Year:<br/>           Rain Screen:<br/>           Metered Water:<br/>           R.I. Plumbing:         </td> <td style="width:33%;">           Dist. to School Bus:         </td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 | Renovations:<br># of Fireplaces:      R.I. Fireplaces:<br>Fireplace Fuel:<br>Fuel/Heating: <b>Electric</b><br>Outdoor Area: <b>Balcony(s)</b><br>Type of Roof: <b>Torch-On</b>                                                                                                                         | Reno. Year:<br>Rain Screen:<br>Metered Water:<br>R.I. Plumbing:                                                                                                                                                                                                                                        | Dist. to School Bus:                                                                                                                            |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Renovations:<br># of Fireplaces:      R.I. Fireplaces:<br>Fireplace Fuel:<br>Fuel/Heating: <b>Electric</b><br>Outdoor Area: <b>Balcony(s)</b><br>Type of Roof: <b>Torch-On</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Reno. Year:<br>Rain Screen:<br>Metered Water:<br>R.I. Plumbing:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Dist. to School Bus:                                                                                                                            |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Legal: <b>STRATA LOT 43, PLAN EPS2716, DISTRICT LOT 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, &amp; DL 10, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Amenities: <b>Elevator, In Suite Laundry, Storage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Site Influences:<br>Features:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| <table style="width:100%; border: none;"> <tr> <td style="width:33%;">           Finished Floor (Main): <b>601</b><br/>           Finished Floor (Above): <b>0</b><br/>           Finished Floor (AbvMain2): <b>0</b><br/>           Finished Floor (Below): <b>0</b><br/>           Finished Floor (Basement): <b>0</b><br/>           Finished Floor (Total): <b>601 sq. ft.</b><br/>           Unfinished Floor: <b>0</b><br/>           Grand Total: <b>601 sq. ft.</b> </td> <td style="width:33%;">           Units in Development: <b>57</b><br/>           Exposure:<br/>           Mgmt. Co's Name: <b>PACIFIC QUORUM</b><br/>           Maint Fee: <b>\$325.33</b><br/>           Maint Fee Includes: <b>Caretaker, Garbage Pickup, Hot Water, Management, Snow removal</b> </td> <td style="width:33%;">           Tot Units in Strata: <b>57</b>   Locker: <b>Yes</b><br/>           Storeys in Building: <b>5</b><br/>           Mgmt. Co's #: <b>604-635-0260</b><br/>           Council/Park Apprv?:         </td> </tr> </table>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 | Finished Floor (Main): <b>601</b><br>Finished Floor (Above): <b>0</b><br>Finished Floor (AbvMain2): <b>0</b><br>Finished Floor (Below): <b>0</b><br>Finished Floor (Basement): <b>0</b><br>Finished Floor (Total): <b>601 sq. ft.</b><br>Unfinished Floor: <b>0</b><br>Grand Total: <b>601 sq. ft.</b> | Units in Development: <b>57</b><br>Exposure:<br>Mgmt. Co's Name: <b>PACIFIC QUORUM</b><br>Maint Fee: <b>\$325.33</b><br>Maint Fee Includes: <b>Caretaker, Garbage Pickup, Hot Water, Management, Snow removal</b>                                                                                      | Tot Units in Strata: <b>57</b> Locker: <b>Yes</b><br>Storeys in Building: <b>5</b><br>Mgmt. Co's #: <b>604-635-0260</b><br>Council/Park Apprv?: |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
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| <table style="width:100%; border: none;"> <tr> <td style="width:33%;">           Suite:<br/>           Basement: <b>Fully Finished</b><br/>           Crawl/Bsmt. Ht:      # of Levels: <b>1</b><br/>           # of Kitchens: <b>1</b>      # of Rooms: <b>4</b> </td> <td style="width:33%;">           Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b><br/>           Restricted Age:<br/>           # or % of Rentals Allowed:<br/>           Short Term (&lt;1yr)Rnt/Lse Alwd?: <b>No</b><br/>           Short Term Lse-Details:         </td> <td style="width:33%;">           # of Pets:      Cats:      Dogs:         </td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 | Suite:<br>Basement: <b>Fully Finished</b><br>Crawl/Bsmt. Ht:      # of Levels: <b>1</b><br># of Kitchens: <b>1</b> # of Rooms: <b>4</b>                                                                                                                                                                | Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b><br>Restricted Age:<br># or % of Rentals Allowed:<br>Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b><br>Short Term Lse-Details:                                                                                                                     | # of Pets:      Cats:      Dogs:                                                                                                                |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
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| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Kitchen</td> <td>10'5" x 10'</td> <td>1</td> <td>Main</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>10'5" x 7'2"</td> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>10'5" x 11'</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>10'5" x 12'7"</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 | Floor                                                                                                                                                                                                                                                                                                  | Type                                                                                                                                                                                                                                                                                                   | Dimensions                                                                                                                                      | Bath        | Floor              | # of Pieces                     | Ensuite?        | Main                | Kitchen        | 10'5" x 10'       | 1                    | Main              | 4                   | Yes                  | Main                           | Dining Room              | 10'5" x 7'2" | 2                         |              |                            |                      | Main                                        | Living Room | 10'5" x 11' | 3                 |  |  |              | Main | Primary Bedroom | 10'5" x 12'7"                                            | 4 |  |                                   |                                     |  |  | x | 5 |  |  |  |  |  | x | 6 |  |  |  |  |  | x | 7 |  |  |  |  |  | x | 8 |  |  |  |
| Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Dimensions                                                                                                                                      | Bath                                                                                                                                                                                                                                                                                                   | Floor                                                                                                                                                                                                                                                                                                  | # of Pieces                                                                                                                                     | Ensuite?    |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Kitchen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 10'5" x 10'                                                                                                                                     | 1                                                                                                                                                                                                                                                                                                      | Main                                                                                                                                                                                                                                                                                                   | 4                                                                                                                                               | Yes         |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Dining Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10'5" x 7'2"                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Living Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10'5" x 11'                                                                                                                                     | 3                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Primary Bedroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10'5" x 12'7"                                                                                                                                   | 4                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | x                                                                                                                                               | 8                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| Listing Broker(s): <b>Century 21 In Town Realty</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |
| <p><b>This is a **MUST SELL** opportunity! ** NO BS and truly the BEST DEAL in Cloverdale** This young bright and spacious 1 bedroom has all the luxury finishes, step inside to find an open-concept layout featuring 9' ceilings, large windows, and a modern kitchen with quartz countertops, stainless steel appliances, and a large breakfast island perfect for entertaining or a cozy Sunday brunch. This Boxing Day deal continues with the BONUS of coming with 2 PARKING STALLS. The future skytrain station is only a few steps away. The investment upside doesn't get any better. There's only 1 unit, so be that lucky winner! Call today for your private viewing.</b></p>                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |             |                    |                                 |                 |                     |                |                   |                      |                   |                     |                      |                                |                          |              |                           |              |                            |                      |                                             |             |             |                   |  |  |              |      |                 |                                                          |   |  |                                   |                                     |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |  |  |   |   |  |  |  |

**Active**  
**R3100904**  
Board: F  
Apartment/Condo

**203 8915 202 STREET**

Langley  
Walnut Grove  
V1M 0B5

Residential Attached

**\$370,000** (LP)

(SP) **M**



|                                             |                                     |                                  |
|---------------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                                  | If new,GST/HST inc?:                | Original Price: <b>\$400,000</b> |
| Meas. Type:                                 | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>2009</b>  |
| Frontage(feet):                             | Bathrooms: <b>1</b>                 | Age: <b>17</b>                   |
| Frontage(metres):                           | Full Baths: <b>1</b>                | Zoning: <b>CD-23</b>             |
| Depth / Size (ft.):                         | Half Baths: <b>0</b>                | Gross Taxes: <b>\$1,415.34</b>   |
| Sq. Footage: <b>0.00</b>                    |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain: <b>Exempt</b>                  | P.I.D.: <b>028-039-505</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>Yes : Mountains</b>                |                                     | Tour:                            |
| Complex / Subdiv:                           |                                     |                                  |
| First Nation                                |                                     |                                  |
| Services Connctd: <b>Electricity, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>           | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Other**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding, Visitor Parking**  
Dist. to Public Transit: **near** Dist. to School Bus: **near**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **STRATA LOT 33, PLAN BCS3591, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, In Suite Laundry, Playground, Storage**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Other - See Remarks**

|                                            |                                                                             |                                   |                    |
|--------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------|--------------------|
| Finished Floor (Main): <b>580</b>          | Units in Development: <b>120</b>                                            | Tot Units in Strata: <b>120</b>   | Locker: <b>Yes</b> |
| Finished Floor (Above): <b>0</b>           | Exposure:                                                                   | Storeys in Building: <b>4</b>     |                    |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>ASSOCIA</b>                                             | Mgmt. Co's #: <b>604-591-6060</b> |                    |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$307.16</b>                                                  | Council/Park Apprv?:              |                    |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Management</b> |                                   |                    |
| Finished Floor (Total): <b>580 sq. ft.</b> |                                                                             |                                   |                    |
| Unfinished Floor: <b>0</b>                 |                                                                             |                                   |                    |
| Grand Total: <b>580 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> |                                   |                    |
| Suite: <b>None</b>                         | Restricted Age:                                                             | # of Pets:                        | Cats: Dogs:        |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:                                                  |                                   |                    |
| Crawl/Bsmt. Ht:                            | Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>                                    |                                   |                    |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details:                                                     |                                   |                    |
| # of Levels: <b>1</b>                      |                                                                             |                                   |                    |
| # of Rooms: <b>4</b>                       |                                                                             |                                   |                    |

| Floor | Type            | Dimensions   | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|------|-------|-------------|----------|
| Main  | Living Room     | 12'11 x 11'9 | 1    | Main  | 4           | No       |
| Main  | Kitchen         | 6' x 12'     | 2    |       |             |          |
| Main  | Dining Room     | 9' x 6'      | 3    |       |             |          |
| Main  | Primary Bedroom | 9'10 x 11'4  | 4    |       |             |          |
|       |                 | x            | 5    |       |             |          |
|       |                 | x            | 6    |       |             |          |
|       |                 | x            | 7    |       |             |          |
|       |                 | x            | 8    |       |             |          |

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

**Walnut Grove's prestigious "Hawthorne". Spacious one bedroom condo with secure underground parking & storage locker. Fantastic location, close to amenities, shopping, Carvolth Park & Ride, restaurants, transit, easy access to highway.**

|                                                                 |                                                                   |                                                                                                                                           |
|-----------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Active</b><br><b>R3105830</b><br>Board: F<br>Apartment/Condo | <b>114 19939 55A AVENUE</b><br>Langley<br>Langley City<br>V4P 1R9 | Residential Attached<br><b>\$375,000</b> (LP)<br>(SP)  |
|-----------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|



|                                                                          |                                     |                                  |
|--------------------------------------------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                                                               | If new,GST/HST inc?: <b>Yes</b>     | Original Price: <b>\$414,000</b> |
| Meas. Type:                                                              | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2010</b>  |
| Frontage(feet):                                                          | Bathrooms: <b>1</b>                 | Age: <b>16</b>                   |
| Frontage(metres):                                                        | Full Baths: <b>1</b>                | Zoning: <b>MF</b>                |
| Depth / Size (ft.):                                                      | Half Baths: <b>0</b>                | Gross Taxes: <b>\$1,812.47</b>   |
| Sq. Footage: <b>0.00</b>                                                 |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:                                                             | P.I.D.: <b>028-209-630</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>No</b>                                                          |                                     | Tour:                            |
| Complex / Subdiv: <b>Madison Crossing</b>                                |                                     |                                  |
| First Nation                                                             |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                                        | Water Supply: <b>City/Municipal</b> |                                  |

|                                             |                                                                         |                           |                             |
|---------------------------------------------|-------------------------------------------------------------------------|---------------------------|-----------------------------|
| Style of Home: <b>Ground Level Unit</b>     | Total Parking: <b>1</b>                                                 | Covered Parking: <b>1</b> | Parking Access: <b>Rear</b> |
| Construction: <b>Concrete, Frame - Wood</b> | Parking: <b>Garage; Underground</b>                                     |                           |                             |
| Exterior: <b>Brick, Vinyl, Wood</b>         | Dist. to Public Transit:                                                |                           | Dist. to School Bus:        |
| Foundation: <b>Concrete Perimeter</b>       | Title to Land: <b>Freehold Strata</b>                                   |                           |                             |
|                                             | Property Disc.: <b>No</b>                                               |                           |                             |
| Renovations:                                | Fixtures Leased: <b>No : COURT ORDERED SALE "SOLD AS IS - WHERE IS"</b> |                           |                             |
| # of Fireplaces: R.I. Fireplaces:           |                                                                         |                           |                             |
| Fireplace Fuel:                             | Fixtures Rmvd: <b>Yes: COURT ORDERED SALE "SOLD AS IS - WHERE IS"</b>   |                           |                             |
| Fuel/Heating: <b>Electric</b>               |                                                                         |                           |                             |
| Outdoor Area: <b>Patio(s)</b>               | Floor Finish: <b>Laminate, Tile, Carpet</b>                             |                           |                             |
| Type of Roof: <b>Asphalt</b>                |                                                                         |                           |                             |

Legal: **STRATA LOT 13 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3809 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Exercise Centre**

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

|                                            |                                                                                                         |                                   |                                   |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>705</b>          | Units in Development: <b>62</b>                                                                         | Tot Units in Strata:              | Locker:                           |
| Finished Floor (Above): <b>0</b>           | Exposure:                                                                                               | Storeys in Building: <b>4</b>     |                                   |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>Houghton Realty Property Mgmt</b>                                                   | Mgmt. Co's #: <b>604-534-7974</b> |                                   |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$366.11</b>                                                                              | Council/Park Apprv?:              |                                   |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water</b> |                                   |                                   |
| Finished Floor (Total): <b>705 sq. ft.</b> |                                                                                                         |                                   |                                   |
| Unfinished Floor: <b>0</b>                 |                                                                                                         |                                   |                                   |
| Grand Total: <b>705 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>                                       |                                   |                                   |
| Suite: <b>None</b>                         | Restricted Age:                                                                                         | # of Pets: <b>2</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:                                                                              |                                   |                                   |
| Crawl/Bsmt. Ht:                            | Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>                                                                |                                   |                                   |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details:                                                                                 |                                   |                                   |
| # of Levels: <b>1</b>                      |                                                                                                         |                                   |                                   |
| # of Rooms: <b>6</b>                       |                                                                                                         |                                   |                                   |

| Floor | Type            | Dimensions  | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|------|-------|-------------|----------|
| Main  | Living Room     | 11'5 x 8'3  | 1    | Main  | 4           | Yes      |
| Main  | Dining Room     | 9'2 x 9'0   | 2    |       |             | No       |
| Main  | Kitchen         | 8'5 x 8'2   | 3    |       |             | No       |
| Main  | Primary Bedroom | 11'1 x 12'3 | 4    |       |             | No       |
| Main  | Bedroom         | 8'2 x 7'10  | 5    |       |             | No       |
| Main  | Foyer           | 7'10 x 4'6  | 6    |       |             | No       |
|       |                 | x           | 7    |       |             | No       |
|       |                 | x           | 8    |       |             | No       |

Listing Broker(s): **Skystreet Real Estate Marketing**

**Welcome to Madison Crossing! This well-appointed ground-floor 1 bed + den home offers a functional layout with bright southern exposure and large windows throughout. Enjoy the convenience of your own private entrance and a spacious open-concept living area. The kitchen features rich cabinetry, stainless steel appliances, granite countertops, and a generous island—perfect for hosting. The primary bedroom includes a cheater ensuite, and the den provides flexible space for a home office or guest use. Step out to a large patio, ideal for outdoor enjoyment. Quietly located near Willowbrook Mall, schools, transit, parks, and future SkyTrain. Rentals allowed—great opportunity for first-time buyers or investors!**

**Active**  
**R3133883**  
Board: F  
Apartment/Condo

**207 5759 GLOVER ROAD**

Langley  
Langley City  
V3A 8M8

Residential Attached

**\$399,900** (LP)

(SP) 



|                                        |                                     |                                  |
|----------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                             | If new, GST/HST inc?: <b>No</b>     | Original Price: <b>\$399,900</b> |
| Meas. Type: <b>Feet</b>                | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>1996</b>  |
| Frontage(feet): <b>0.00</b>            | Bathrooms: <b>1</b>                 | Age: <b>30</b>                   |
| Frontage(metres):                      | Full Baths: <b>1</b>                | Zoning: <b>C1</b>                |
| Depth / Size (ft.):                    | Half Baths: <b>0</b>                | Gross Taxes: <b>\$2,532.52</b>   |
| Sq. Footage: <b>0.00</b>               |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain: <b>No</b>                 | P.I.D.: <b>023-361-174</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>No</b>                        |                                     | Tour: <b>Virtual Tour URL</b>    |
| Complex / Subdiv: <b>College Court</b> |                                     |                                  |
| First Nation                           |                                     |                                  |
| Services Connctd: <b>Community</b>     |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>      | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: **close by** Dist. to School Bus: **close by**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 103, PLAN LMS1970, DISTRICT LOT 308, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Shopping Nearby**  
Features:

|                                            |                                                                                                                  |                                   |                                   |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>853</b>          | Units in Development: <b>69</b>                                                                                  | Tot Units in Strata: <b>69</b>    | Locker: <b>No</b>                 |
| Finished Floor (Above): <b>0</b>           | Exposure:                                                                                                        | Storeys in Building: <b>4</b>     |                                   |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>Associa</b>                                                                                  | Mgmt. Co's #: <b>604-595-8632</b> |                                   |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$384.01</b>                                                                                       | Council/Park Apprv?: <b>No</b>    |                                   |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal</b> |                                   |                                   |
| Finished Floor (Total): <b>853 sq. ft.</b> |                                                                                                                  |                                   |                                   |
| Unfinished Floor: <b>0</b>                 |                                                                                                                  |                                   |                                   |
| Grand Total: <b>853 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>                                                                 | # of Pets: <b>2</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Suite: <b>None</b>                         | Restricted Age:                                                                                                  |                                   |                                   |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:                                                                                       |                                   |                                   |
| Crawl/Bsmt. Ht:                            | Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>                                                                       |                                   |                                   |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details:                                                                                          |                                   |                                   |
| # of Levels: <b>1</b>                      |                                                                                                                  |                                   |                                   |
| # of Rooms: <b>5</b>                       |                                                                                                                  |                                   |                                   |

| Floor | Type            | Dimensions  | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|------|-------|-------------|----------|
| Main  | Kitchen         | 11'2" x 9'  | 1    | Main  | 4           | No       |
| Main  | Living Room     | 11'8" x 9'  | 2    |       |             | No       |
| Main  | Primary Bedroom | 12' x 16'   | 3    |       |             | No       |
| Main  | Bedroom         | 9'7" x 7'2" | 4    |       |             | No       |
| Main  | Laundry         | 10' x 6'    | 5    |       |             | No       |
|       |                 |             | 6    |       |             | No       |
|       |                 |             | 7    |       |             | No       |
|       |                 |             | 8    |       |             | No       |

Listing Broker(s): **Royal LePage - Wolstencroft**

**Welcome to College Court! This 2nd floor 2BR/1BTH renovated Condo includes gas and hot water in Strata Fee. Pet-Friendly building. This home is bright & open concept. Good separation between bedrooms. The Kitchen features S/S appliances, double oven, white cabinetry & updated fixtures, flowing into the Dining & Living rooms w/ new finishes, gas Fireplace & Patio access. Relax in the tranquil Bedrooms with a well-appointed Bathroom w/ updated fixtures. This unit comes w/in-unit Laundry Room w/ plenty of extra Storage space, 1 Parking Stall & Visitor Parking in front! Enjoy convenient commutes & lifestyle w/ close proximity to local amenities, shops, schools & Historic Downtown Langley - plus Hwy 10, Hwy 1, Fraser Hwy & 200th are minutes away. Public Open House Sunday June 21 from 2-4PM**



**Active**  
**R3078168**  
Board: F  
Apartment/Condo

**205 5377 201A STREET**

Langley  
Langley City  
V3A 1S7

Residential Attached

**\$455,000** (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$525,000**  
Meas. Type: Bedrooms: **2** Approx. Year Built: **1992**  
Frontage(feet): Bathrooms: **2** Age: **34**  
Frontage(metres): Full Baths: **2** Zoning: **RM2**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,731.49**  
Sq. Footage: **0.00** For Tax Year: **2025**  
Flood Plain: P.I.D.: **017-588-111** Tax Inc. Utilities?: **No**  
View: : Tour:  
Complex / Subdiv: **Red Maple Place**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2018**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed, Tile, Vinyl/Linoleum**

Legal: **STRATA LOT 13 OF DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT STRATAPLAN LMS226 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Shopping Nearby**  
Features:

Finished Floor (Main): **1,248**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,248 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,248 sq. ft.**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

Units in Development:  
Exposure: **West**  
Mgmt. Co's Name: **Houghton Realty Property Mngmt**  
Maint Fee: **\$552.48**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**  
Tot Units in Strata: Locker: **Yes**  
Storeys in Building:  
Mgmt. Co's #: **604-576-2141**  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Smoking Restrictions**  
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr) Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

| Floor | Type            | Dimensions    | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|---------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Dining Room     | 12'6 x 12'3   |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Kitchen         | 12'1 x 9'11   |       |      | x          | 2    | Main  | 3           | No       |
| Main  | Living Room     | 13'11 x 15'10 |       |      | x          | 3    |       |             | No       |
| Main  | Laundry         | 7'10 x 6'3    |       |      | x          | 4    |       |             | No       |
| Main  | Primary Bedroom | 15'10 x 12'4  |       |      | x          | 5    |       |             | No       |
| Main  | Bedroom         | 12'6 x 9'10   |       |      | x          | 6    |       |             | No       |
|       |                 | x             |       |      | x          | 7    |       |             | No       |
|       |                 | x             |       |      | x          | 8    |       |             | No       |

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

**Court ordered sale. Spacious 2 bedroom and 2 bathroom home offering nearly 1,300 sq.ft. with a bright and functional layout. The unit faces inward, providing a quiet setting with excellent natural light throughout. The home features some improvements, offering a solid foundation for a buyer to personalize further. Well managed strata with a thoughtful floor plan that separates living and sleeping areas for everyday comfort. Includes 1 parking stall and 1 storage locker. Conveniently located close to shops, services, transit, and within proximity to the future SkyTrain station, making this an ideal opportunity for homeowners or investors alike.**

**Active**  
**R3106737**  
Board: F  
Apartment/Condo

**209 20350 54 AVENUE**

Langley  
Langley City  
V3A 8J4

Residential Attached

**\$480,000** (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$480,000**  
Meas. Type: Bedrooms: **2** Approx. Year Built: **1993**  
Frontage(feet): Bathrooms: **2** Age: **33**  
Frontage(metres): Full Baths: **2** Zoning: **MULTI**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,593.12**  
Sq. Footage: **0.00** For Tax Year: **2025**  
Flood Plain: **No** P.I.D.: **018-027-903** Tax Inc. Utilities?: **No**  
View: **Yes :pool** Tour:  
Complex / Subdiv:  
First Nation  
Services Connctd: **Electricity, Natural Gas**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other, Stone, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 11, PLAN LMS677, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **963**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **963 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **963 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Dwell**  
Maint Fee: **\$542.10**  
Maint Fee Includes: **Gardening, Hot Water**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #: **604-821-2999**  
Council/Park Apprv?:

Locker:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 17' x 12'    |       |      | x          | 1    | Main  | 3           | Yes      |
| Main  | Kitchen         | 8' x 7'8"    |       |      | x          | 2    | Main  | 3           | No       |
| Main  | Dining Room     | 13' x 8'9"   |       |      | x          | 3    |       |             |          |
| Main  | Primary Bedroom | 12'6 x 11'4" |       |      | x          | 4    |       |             |          |
| Main  | Bedroom         | 12'4 x 9'    |       |      | x          | 5    |       |             |          |
|       |                 | x            |       |      | x          | 6    |       |             |          |
|       |                 | x            |       |      | x          | 7    |       |             |          |
|       |                 | x            |       |      | x          | 8    |       |             |          |

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

**Court Order Sale, 2 bedroom, 2 bath suite. Corner suite. Large deck overlooks pool and Tennis court. Try your offer.**

**Active**  
**R3125564**  
Board: F  
Apartment/Condo

**365 27358 32 AVENUE**

Langley  
Aldergrove Langley  
V4W 3M5

Residential Attached

**\$548,000** (LP)

(SP) **M**



|                                                                          |                                     |                                  |
|--------------------------------------------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                                                               | If new, GST/HST inc?:               | Original Price: <b>\$548,000</b> |
| Meas. Type:                                                              | Bedrooms: <b>3</b>                  | Approx. Year Built: <b>2021</b>  |
| Frontage(feet):                                                          | Bathrooms: <b>3</b>                 | Age: <b>5</b>                    |
| Frontage(metres):                                                        | Full Baths: <b>3</b>                | Zoning: <b>RM-3A</b>             |
| Depth / Size (ft.):                                                      | Half Baths: <b>0</b>                | Gross Taxes: <b>\$3,844.29</b>   |
| Sq. Footage: <b>0.00</b>                                                 |                                     | For Tax Year: <b>2024</b>        |
| Flood Plain: <b>No</b>                                                   | P.I.D.: <b>031-275-656</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>No</b>                                                          |                                     | Tour:                            |
| Complex / Subdiv: <b>WILLOW CREEK ESTATES</b>                            |                                     |                                  |
| First Nation                                                             |                                     |                                  |
| Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                                        | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **1 Storey, Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Vinyl**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water: **No**  
R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **1/2 BLK.**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No : FORECLOSURE**  
Fixtures Rmvd: **Yes: FORECLOSURE**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 190, PLAN LMS811, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Playground**

Site Influences:  
Features:

Finished Floor (Main): **1,238**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,238 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,238 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **11**

Units in Development: **162**  
Exposure:  
Mgmt. Co's Name: **Dwell Property Management**  
Maint Fee: **\$685.00**  
Maint Fee Includes: **Caretaker, Gardening, Management**

Tot Units in Strata: **162** Locker: **Yes**  
Storeys in Building: **4**  
Mgmt. Co's #: **604-821-2999**  
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: **2**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

| Floor | Type            | Dimensions | Floor | Type    | Dimensions  | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|------------|-------|---------|-------------|------|-------|-------------|----------|
| Main  | Foyer           | 5' x 8'    | Main  | Other   | 8'4 x 5'9   | 1    | Main  | 4           | Yes      |
| Main  | Living Room     | 19' x 13'4 | Main  | Bedroom | 9'8 x 12'   | 2    | Main  | 4           | No       |
| Main  | Other           | 8' x 9'7   | Main  | Bedroom | 10'6 x 13'8 | 3    | Main  | 4           | No       |
| Main  | Kitchen         | 11'6 x 13' |       |         | x           | 4    |       |             |          |
| Main  | Laundry         | 4' x 4'    |       |         | x           | 5    |       |             |          |
| Main  | Other           | 10'3 x 6'2 |       |         | x           | 6    |       |             |          |
| Main  | Primary Bedroom | 15' x 13'9 |       |         | x           | 7    |       |             |          |
| Main  | Walk-In Closet  | 4'8 x 5'10 |       |         | x           | 8    |       |             |          |

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

**Willow Creek Estates is a 4-storey strata-titled apartment complex in Aldergrove, Langley, close to Fraser Highway, shops, and parks. The development features secured underground parking, visitor parking, a playground, and landscaped grounds. This rare 3-bedroom, 3-bathroom unit stands out in the complex, as most units offer fewer bedrooms and bathrooms. The home includes two balconies, quality interior finishes, and is in good overall condition. The building is managed by Dwell Property Management Ltd. Pet and rental policies should be confirmed directly with management or strata. Tks Luke**

**Active**  
**R3113438**  
Board: F  
Townhouse

**39 19760 55 AVENUE**  
Langley  
Langley City  
V3A 3W9

Residential Attached  
**\$661,500** (LP)  
(SP) 



Sold Date: If new, GST/HST inc?:  
Meas. Type: **Feet** Bedrooms: **3**  
Frontage(feet): Bathrooms: **3**  
Frontage(metres): Full Baths: **2**  
Depth / Size (ft.): Half Baths: **1**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **031-220-495**  
View: **Yes : Roof Top Deck - Mountains**  
Complex / Subdiv: **TERRACES 3**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$700,000**  
Approx. Year Built: **2020**  
Age: **6**  
Zoning: **CD 53**  
Gross Taxes: **\$3,137.54**  
For Tax Year: **2025**  
Tax Inc. Utilities?: **No**  
Tour:

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board**  
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric** Rain Screen:  
Fuel/Heating: **Forced Air, Natural Gas** Metered Water:  
Outdoor Area: **Rooftop Deck** R.I. Plumbing:  
Type of Roof: **Torch-On**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Grg/Double Tandem**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLKS**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 15, STRATA PLAN EPS7058, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **656**  
Finished Floor (Above): **711**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **133**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,500 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,500 sq. ft.**

Units in Development: **64**  
Exposure: **South**  
Mgmt. Co's Name: **Paradigm**  
Maint Fee: **\$385.00**  
Maint Fee Includes: **Management**

Tot Units in Strata: **64** Locker:  
Storeys in Building: **3**  
Mgmt. Co's #:  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed: **100%**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details: **3 month minimum**

# of Pets: Cats: **Yes** Dogs: **Yes**

|                         |                 |             |                       |         |            |      |       |             |
|-------------------------|-----------------|-------------|-----------------------|---------|------------|------|-------|-------------|
| Suite: <b>None</b>      |                 |             |                       |         |            |      |       |             |
| Basement: <b>None</b>   |                 |             |                       |         |            |      |       |             |
| Crawl/Bsmt. Ht:         |                 |             | # of Levels: <b>3</b> |         |            |      |       |             |
| # of Kitchens: <b>1</b> |                 |             | # of Rooms: <b>7</b>  |         |            |      |       |             |
| Floor                   | Type            | Dimensions  | Floor                 | Type    | Dimensions | Bath | Floor | # of Pieces |
| Main                    | Kitchen         | 16'5 x 11'8 | Above                 | Bedroom | 7'5 x 8'2  | 1    | Main  | 2           |
| Main                    | Dining Room     | 10'3 x 10'6 |                       |         | x          | 2    | Above | 3           |
| Main                    | Flex Room       | 11'4 x 5'   |                       |         | x          | 3    | Above | 3           |
| Main                    | Laundry         | 3' x 3'     |                       |         | x          | 4    |       |             |
|                         |                 | x           |                       |         | x          | 5    |       |             |
|                         |                 | x           |                       |         | x          | 6    |       |             |
| Above                   | Primary Bedroom | 10'2 x 11'8 |                       |         | x          | 7    |       |             |
| Above                   | Bedroom         | 11'5 x 8'2  |                       |         | x          | 8    |       |             |
|                         |                 |             |                       |         |            |      |       | Ensuite?    |
|                         |                 |             |                       |         |            |      |       | No          |
|                         |                 |             |                       |         |            |      |       | No          |
|                         |                 |             |                       |         |            |      |       | Yes         |
|                         |                 |             |                       |         |            |      |       | No          |
|                         |                 |             |                       |         |            |      |       | No          |
|                         |                 |             |                       |         |            |      |       | No          |
|                         |                 |             |                       |         |            |      |       | No          |

Listing Broker(s): **Macdonald Realty (Surrey/152)**

**Terraces 3 with nearly a 600 sqft roof top deck! Open concept main floor, 9ft. ceilings on main floor. Energy Star windows plus forced air gas furnace plus heat exchanger to save you heating costs. The kitchen features stainless steel Whirlpool appliances, including a glass range and convection oven, a refrigerator with a bottom- mount freezer drawer, Dual vanities with Quartz countertops and backsplashes. Great central location, near transportation, schools, walking trails and Brydon Park.**



| <b>Active</b><br><b>R3126938</b><br>Board: F<br>Townhouse                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>40 6895 188 STREET</b><br>Cloverdale<br>Clayton<br>V4N 6M3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Residential Attached<br><b>\$730,000</b> (LP)<br>(SP) |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <table style="width:100%;"> <tr> <td>Sold Date:</td> <td>If new, GST/HST inc?:</td> <td>Original Price: <b>\$730,000</b></td> </tr> <tr> <td>Meas. Type:</td> <td>Bedrooms: <b>2</b></td> <td>Approx. Year Built: <b>2012</b></td> </tr> <tr> <td>Frontage(feet):</td> <td>Bathrooms: <b>2</b></td> <td>Age: <b>14</b></td> </tr> <tr> <td>Frontage(metres):</td> <td>Full Baths: <b>2</b></td> <td>Zoning: <b>CD</b></td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: <b>0</b></td> <td>Gross Taxes: <b>\$3,233.76</b></td> </tr> <tr> <td>Sq. Footage: <b>0.00</b></td> <td></td> <td>For Tax Year: <b>2025</b></td> </tr> <tr> <td>Flood Plain:</td> <td>P.I.D.: <b>028-961-285</b></td> <td>Tax Inc. Utilities?: <b>No</b></td> </tr> <tr> <td>View: <b>:</b></td> <td></td> <td>Tour:</td> </tr> <tr> <td>Complex / Subdiv: <b>Bella Vita</b></td> <td></td> <td></td> </tr> <tr> <td>First Nation</td> <td></td> <td></td> </tr> <tr> <td>Services Connctd: <b>Electricity, Sanitary Sewer, Water</b></td> <td></td> <td></td> </tr> <tr> <td>Sewer Type: <b>City/Municipal</b></td> <td>Water Supply: <b>City/Municipal</b></td> <td></td> </tr> </table> |                                                       | Sold Date:                        | If new, GST/HST inc?:     | Original Price: <b>\$730,000</b>   | Meas. Type:                       | Bedrooms: <b>2</b>                                 | Approx. Year Built: <b>2012</b> | Frontage(feet):                     | Bathrooms: <b>2</b>                               | Age: <b>14</b>                             | Frontage(metres):                     | Full Baths: <b>2</b>               | Zoning: <b>CD</b>                     | Depth / Size (ft.):                   | Half Baths: <b>0</b> | Gross Taxes: <b>\$3,233.76</b>      | Sq. Footage: <b>0.00</b>                                                       |                           | For Tax Year: <b>2025</b> | Flood Plain:                                 | P.I.D.: <b>028-961-285</b> | Tax Inc. Utilities?: <b>No</b> | View: <b>:</b> |                            | Tour:                                    | Complex / Subdiv: <b>Bella Vita</b> |    |                                   | First Nation                                                      |                            |   | Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                          |                            | Sewer Type: <b>City/Municipal</b> | Water Supply: <b>City/Municipal</b> |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Sold Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | If new, GST/HST inc?:                                 | Original Price: <b>\$730,000</b>  |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Meas. Type:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Bedrooms: <b>2</b>                                    | Approx. Year Built: <b>2012</b>   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Frontage(feet):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Bathrooms: <b>2</b>                                   | Age: <b>14</b>                    |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Frontage(metres):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Full Baths: <b>2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Zoning: <b>CD</b>                                     |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Depth / Size (ft.):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Half Baths: <b>0</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Gross Taxes: <b>\$3,233.76</b>                        |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Sq. Footage: <b>0.00</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | For Tax Year: <b>2025</b>                             |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Flood Plain:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | P.I.D.: <b>028-961-285</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Tax Inc. Utilities?: <b>No</b>                        |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| View: <b>:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Tour:                                                 |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Complex / Subdiv: <b>Bella Vita</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| First Nation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Sewer Type: <b>City/Municipal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Water Supply: <b>City/Municipal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| <table style="width:100%;"> <tr> <td>Style of Home: <b>2 Storey, 2 Storey w/Bsmt.</b></td> <td>Total Parking: <b>2</b></td> <td>Covered Parking: <b>2</b></td> <td>Parking Access: <b>Front</b></td> </tr> <tr> <td>Construction: <b>Frame - Wood</b></td> <td>Parking: <b>Grg/Double Tandem, Visitor Parking</b></td> <td></td> <td></td> </tr> <tr> <td>Exterior: <b>Mixed</b></td> <td>Dist. to Public Transit: <b>few blocks</b></td> <td>Dist. to School Bus: <b>out front</b></td> <td></td> </tr> <tr> <td>Foundation: <b>Concrete Perimeter</b></td> <td>Title to Land: <b>Freehold Strata</b></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Property Disc.: <b>No</b></td> <td></td> <td></td> </tr> <tr> <td>Renovations:</td> <td>Fixtures Leased: <b>No :</b></td> <td></td> <td></td> </tr> <tr> <td># of Fireplaces: <b>R.I. Fireplaces:</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fireplace Fuel:</td> <td>Fixtures Rmvd: <b>No :</b></td> <td></td> <td></td> </tr> <tr> <td>Fuel/Heating: <b>Baseboard, Electric</b></td> <td>Floor Finish: <b>Mixed</b></td> <td></td> <td></td> </tr> <tr> <td>Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Type of Roof: <b>Asphalt</b></td> <td></td> <td></td> <td></td> </tr> </table> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Style of Home: <b>2 Storey, 2 Storey w/Bsmt.</b>      | Total Parking: <b>2</b>           | Covered Parking: <b>2</b> | Parking Access: <b>Front</b>       | Construction: <b>Frame - Wood</b> | Parking: <b>Grg/Double Tandem, Visitor Parking</b> |                                 |                                     | Exterior: <b>Mixed</b>                            | Dist. to Public Transit: <b>few blocks</b> | Dist. to School Bus: <b>out front</b> |                                    | Foundation: <b>Concrete Perimeter</b> | Title to Land: <b>Freehold Strata</b> |                      |                                     |                                                                                | Property Disc.: <b>No</b> |                           |                                              | Renovations:               | Fixtures Leased: <b>No :</b>   |                |                            | # of Fireplaces: <b>R.I. Fireplaces:</b> |                                     |    |                                   | Fireplace Fuel:                                                   | Fixtures Rmvd: <b>No :</b> |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Fuel/Heating: <b>Baseboard, Electric</b> | Floor Finish: <b>Mixed</b> |                                   |                                     | Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b> |                       |                            |  | Type of Roof: <b>Asphalt</b> |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Style of Home: <b>2 Storey, 2 Storey w/Bsmt.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Total Parking: <b>2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Covered Parking: <b>2</b>                             | Parking Access: <b>Front</b>      |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Construction: <b>Frame - Wood</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Parking: <b>Grg/Double Tandem, Visitor Parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Exterior: <b>Mixed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Dist. to Public Transit: <b>few blocks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Dist. to School Bus: <b>out front</b>                 |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Foundation: <b>Concrete Perimeter</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Title to Land: <b>Freehold Strata</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Property Disc.: <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Renovations:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Fixtures Leased: <b>No :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| # of Fireplaces: <b>R.I. Fireplaces:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Fireplace Fuel:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Fixtures Rmvd: <b>No :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Fuel/Heating: <b>Baseboard, Electric</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Floor Finish: <b>Mixed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Type of Roof: <b>Asphalt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Legal: <b>STRATA LOT 45, PLAN BCS4305, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Amenities: <b>None</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby</b><br>Features: <b>Pantry</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| <table style="width:100%;"> <tr> <td>Finished Floor (Main): <b>539</b></td> <td>Units in Development:</td> <td>Tot Units in Strata:</td> <td>Locker: <b>No</b></td> </tr> <tr> <td>Finished Floor (Above): <b>583</b></td> <td>Exposure:</td> <td>Storeys in Building:</td> <td></td> </tr> <tr> <td>Finished Floor (AbvMain2): <b>0</b></td> <td>Mgmt. Co's Name: <b>Dwell Property Management</b></td> <td>Mgmt. Co's #: <b>604-821-2999</b></td> <td></td> </tr> <tr> <td>Finished Floor (Below): <b>117</b></td> <td>Maint Fee: <b>\$364.72</b></td> <td>Council/Park Apprv?:</td> <td></td> </tr> <tr> <td>Finished Floor (Basement): <b>0</b></td> <td>Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b></td> <td></td> <td></td> </tr> <tr> <td>Finished Floor (Total): <b>1,239 sq. ft.</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Unfinished Floor: <b>0</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Grand Total: <b>1,239 sq. ft.</b></td> <td>Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b></td> <td></td> <td></td> </tr> </table>                                                                                                                                                                                                        | Finished Floor (Main): <b>539</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Units in Development:                                 | Tot Units in Strata:              | Locker: <b>No</b>         | Finished Floor (Above): <b>583</b> | Exposure:                         | Storeys in Building:                               |                                 | Finished Floor (AbvMain2): <b>0</b> | Mgmt. Co's Name: <b>Dwell Property Management</b> | Mgmt. Co's #: <b>604-821-2999</b>          |                                       | Finished Floor (Below): <b>117</b> | Maint Fee: <b>\$364.72</b>            | Council/Park Apprv?:                  |                      | Finished Floor (Basement): <b>0</b> | Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b> |                           |                           | Finished Floor (Total): <b>1,239 sq. ft.</b> |                            |                                |                | Unfinished Floor: <b>0</b> |                                          |                                     |    | Grand Total: <b>1,239 sq. ft.</b> | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b> |                            |   | <table style="width:100%;"> <tr> <td>Suite: <b>None</b></td> <td>Restricted Age:</td> <td># of Pets:</td> <td>Cats: <b>Yes</b> Dogs: <b>Yes</b></td> </tr> <tr> <td>Basement: <b>None</b></td> <td># or % of Rentals Allowed:</td> <td></td> <td></td> </tr> <tr> <td>Crawl/Bsmt. Ht:</td> <td>Short Term (&lt;1yr) Rnt/Lse Alwd?: <b>No</b></td> <td></td> <td></td> </tr> <tr> <td># of Kitchens: <b>1</b></td> <td>Short Term Lse-Details:</td> <td></td> <td></td> </tr> <tr> <td># of Levels: <b>3</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td># of Rooms: <b>7</b></td> <td></td> <td></td> <td></td> </tr> </table> |                                          | Suite: <b>None</b>         | Restricted Age:                   | # of Pets:                          | Cats: <b>Yes</b> Dogs: <b>Yes</b>                        | Basement: <b>None</b> | # or % of Rentals Allowed: |  |                              | Crawl/Bsmt. Ht: | Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b> |            |   | # of Kitchens: <b>1</b> | Short Term Lse-Details: |    |       | # of Levels: <b>3</b> |           |   |  | # of Rooms: <b>7</b> |    |  |  |   |   |  |  |    |  |  |
| Finished Floor (Main): <b>539</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Units in Development:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Tot Units in Strata:                                  | Locker: <b>No</b>                 |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Finished Floor (Above): <b>583</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Exposure:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Storeys in Building:                                  |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Finished Floor (AbvMain2): <b>0</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Mgmt. Co's Name: <b>Dwell Property Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Mgmt. Co's #: <b>604-821-2999</b>                     |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Finished Floor (Below): <b>117</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Maint Fee: <b>\$364.72</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Council/Park Apprv?:                                  |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Finished Floor (Basement): <b>0</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Finished Floor (Total): <b>1,239 sq. ft.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Unfinished Floor: <b>0</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Grand Total: <b>1,239 sq. ft.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Suite: <b>None</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Restricted Age:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | # of Pets:                                            | Cats: <b>Yes</b> Dogs: <b>Yes</b> |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Basement: <b>None</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | # or % of Rentals Allowed:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Crawl/Bsmt. Ht:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| # of Kitchens: <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Short Term Lse-Details:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| # of Levels: <b>3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| # of Rooms: <b>7</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| <table style="width:100%;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>14'8 x 11'7</td> <td>1</td> <td>Above</td> <td>3</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>11'7 x 9'</td> <td>2</td> <td>Above</td> <td>4</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>14'8 x 12'1</td> <td>3</td> <td></td> <td></td> <td>No</td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>3'10 x 4'7</td> <td>4</td> <td></td> <td></td> <td>No</td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>12'4 x 11'9</td> <td>5</td> <td></td> <td></td> <td>No</td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>14'8 x 11'</td> <td>6</td> <td></td> <td></td> <td>No</td> </tr> <tr> <td>Below</td> <td>Foyer</td> <td>3'4 x 14'</td> <td>7</td> <td></td> <td></td> <td>No</td> </tr> <tr> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td>No</td> </tr> </table>                                                                                                                                                                                                                                                                       | Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Type                                                  | Dimensions                        | Bath                      | Floor                              | # of Pieces                       | Ensuite?                                           | Main                            | Living Room                         | 14'8 x 11'7                                       | 1                                          | Above                                 | 3                                  | Yes                                   | Main                                  | Dining Room          | 11'7 x 9'                           | 2                                                                              | Above                     | 4                         | No                                           | Main                       | Kitchen                        | 14'8 x 12'1    | 3                          |                                          |                                     | No | Main                              | Foyer                                                             | 3'10 x 4'7                 | 4 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          | No                         | Above                             | Primary Bedroom                     | 12'4 x 11'9                                              | 5                     |                            |  | No                           | Above           | Bedroom                                    | 14'8 x 11' | 6 |                         |                         | No | Below | Foyer                 | 3'4 x 14' | 7 |  |                      | No |  |  | x | 8 |  |  | No |  |  |
| Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Dimensions                                            | Bath                              | Floor                     | # of Pieces                        | Ensuite?                          |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Living Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 14'8 x 11'7                                           | 1                                 | Above                     | 3                                  | Yes                               |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Dining Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 11'7 x 9'                                             | 2                                 | Above                     | 4                                  | No                                |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Kitchen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 14'8 x 12'1                                           | 3                                 |                           |                                    | No                                |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Foyer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3'10 x 4'7                                            | 4                                 |                           |                                    | No                                |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Primary Bedroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 12'4 x 11'9                                           | 5                                 |                           |                                    | No                                |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Bedroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 14'8 x 11'                                            | 6                                 |                           |                                    | No                                |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Below                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Foyer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3'4 x 14'                                             | 7                                 |                           |                                    | No                                |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | x                                                     | 8                                 |                           |                                    | No                                |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| Listing Broker(s): <b>eXp Realty of Canada Inc.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |
| <b>Discover effortless family living in this 1,239 sqft, 2-bed, 2-bath Clayton Heights townhome. Featuring a rare two-storey layout, the main-floor front door opens into a bright, open-concept living space. Relax on your balcony or step down to a small yard backing directly onto Clayton Heights Secondary—ideal for kids! Upstairs offers two extra-large bedrooms and newer laundry units. Complete with a 2-car tandem garage, the lifestyle here is unbeatable. Walk your pup to the nearby off-leash park, stroll to Hazelgrove Elementary, or grab groceries and Starbucks at Clayton Crossing. With the future Clayton SkyTrain station just a short walk away, commuting will be an absolute breeze. A perfectly located home designed for ultimate convenience! Open house on June 27 from 2-4pm</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                   |                           |                                    |                                   |                                                    |                                 |                                     |                                                   |                                            |                                       |                                    |                                       |                                       |                      |                                     |                                                                                |                           |                           |                                              |                            |                                |                |                            |                                          |                                     |    |                                   |                                                                   |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |                            |                                   |                                     |                                                          |                       |                            |  |                              |                 |                                            |            |   |                         |                         |    |       |                       |           |   |  |                      |    |  |  |   |   |  |  |    |  |  |

**Active**  
**R3124219**

Board: F  
Townhouse

**76 19097 64 AVENUE**

Cloverdale  
Cloverdale BC  
V3S 6X5

Residential Attached

**\$745,000** (LP)

(SP) **M**



|                                                                                       |                                     |                                  |
|---------------------------------------------------------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                                                                            | If new, GST/HST inc?:               | Original Price: <b>\$745,000</b> |
| Meas. Type: <b>Feet</b>                                                               | Bedrooms: <b>3</b>                  | Approx. Year Built: <b>2015</b>  |
| Frontage(feet):                                                                       | Bathrooms: <b>3</b>                 | Age: <b>11</b>                   |
| Frontage(metres):                                                                     | Full Baths: <b>2</b>                | Zoning: <b>TWNHSE</b>            |
| Depth / Size (ft.):                                                                   | Half Baths: <b>1</b>                | Gross Taxes: <b>\$3,451.33</b>   |
| Sq. Footage: <b>0.00</b>                                                              |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain: <b>No</b>                                                                | P.I.D.: <b>029-571-740</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>No</b>                                                                       |                                     | Tour:                            |
| Complex / Subdiv:                                                                     |                                     |                                  |
| First Nation                                                                          |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                                                     | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **3 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric, Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Grg/Double Tandem**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **STRATA LOT 12, PLAN EPS2600, SECTION 9 & 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

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

Finished Floor (Main): **723**  
Finished Floor (Above): **703**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,426 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,426 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: **# of Levels: 3**  
# of Kitchens: **1** **# of Rooms: 7**

Units in Development: **76**  
Exposure:  
Mgmt. Co's Name: **TRIBE MANAGEMENT**  
Maint Fee: **\$315.00**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Snow removal**

Tot Units in Strata: **76** Locker: **No**  
Storeys in Building: **3**  
Mgmt. Co's #: **604-635-5000**  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

| Floor | Type            | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|------------|-------|------|------------|------|-------|-------------|----------|
| Below | Foyer           | 0'0 x 0'0  |       |      | x          | 1    | Main  | 2           | No       |
| Main  | Kitchen         | 0'0 x 0'0  |       |      | x          | 2    | Above | 4           | No       |
| Main  | Dining Room     | 0'0 x 0'0  |       |      | x          | 3    | Above | 4           | No       |
| Main  | Living Room     | 0'0 x 0'0  |       |      | x          | 4    |       |             |          |
| Above | Primary Bedroom | 0'0 x 0'0  |       |      | x          | 5    |       |             |          |
| Above | Bedroom         | 0'0 x 0'0  |       |      | x          | 6    |       |             |          |
| Above | Bedroom         | 0'0 x 0'0  |       |      | x          | 7    |       |             |          |
|       |                 | x          |       |      | x          | 8    |       |             |          |

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

**Welcome to The Heights in the heart of Cloverdale, where convenience meets community. This 3 bed, 3 bath end-unit townhome offers a smart and functional layout across 1,426 sqft, with bright open living on the main floor and three comfortable bedrooms upstairs. A private fenced yard and covered patio make entertaining a breeze, while the tandem garage adds practicality and convenience. Set in a walkable neighbourhood with shops, cafés, schools, and parks nearby—and a future SkyTrain station just steps away. A great opportunity to bring your vision and make it your own.**

|                                                           |                                                                        |                                                                                                                                           |
|-----------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Active</b><br><b>R3140165</b><br>Board: F<br>Townhouse | <b>8 19330 FAIRWAY DRIVE</b><br>Cloverdale<br>Cloverdale BC<br>V3S 0B7 | Residential Attached<br><b>\$765,000</b> (LP)<br>(SP)  |
|-----------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|



|                                                                                                  |                                     |                                  |
|--------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                                                                                       | If new,GST/HST inc?:                | Original Price: <b>\$765,000</b> |
| Meas. Type: <b>Feet</b>                                                                          | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2024</b>  |
| Frontage(feet):                                                                                  | Bathrooms: <b>3</b>                 | Age: <b>2</b>                    |
| Frontage(metres):                                                                                | Full Baths: <b>2</b>                | Zoning: <b>CD</b>                |
| Depth / Size (ft.):                                                                              | Half Baths: <b>1</b>                | Gross Taxes: <b>\$3,518.52</b>   |
| Sq. Footage: <b>0.00</b>                                                                         |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:                                                                                     | P.I.D.: <b>032-252-056</b>          | Tax Inc. Utilities?:             |
| View: <b>No :</b>                                                                                |                                     | Tour:                            |
| Complex / Subdiv: <b>PARK AND MAVEN</b>                                                          |                                     |                                  |
| First Nation                                                                                     |                                     |                                  |
| Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                                                                | Water Supply: <b>City/Municipal</b> |                                  |

|                                                             |                                                                          |                           |                      |
|-------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------|----------------------|
| Style of Home: <b>3 Storey</b>                              | Total Parking: <b>3</b>                                                  | Covered Parking: <b>2</b> | Parking Access:      |
| Construction: <b>Frame - Wood</b>                           | Parking: <b>Add. Parking Avail., Carport; Single, Grge/Double Tandem</b> |                           | Dist. to School Bus: |
| Exterior: <b>Mixed</b>                                      | Title to Land: <b>Freehold Strata</b>                                    |                           |                      |
| Foundation: <b>Concrete Perimeter</b>                       | Property Disc.: <b>No</b>                                                |                           |                      |
| Renovations:                                                | Fixtures Leased: <b>:</b>                                                |                           |                      |
| # of Fireplaces: <b>R.I. Fireplaces:</b>                    | Fixtures Rmvd: <b>:</b>                                                  |                           |                      |
| Fireplace Fuel:                                             | Floor Finish: <b>Mixed</b>                                               |                           |                      |
| Fuel/Heating: <b>Forced Air, Natural Gas</b>                |                                                                          |                           |                      |
| Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b> |                                                                          |                           |                      |
| Type of Roof: <b>Other</b>                                  |                                                                          |                           |                      |

Legal: **STRATA LOT 29, PLAN EPS10467, SECTION 10, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

|                                              |                 |            |                                                                             |      |            |                                |       |             |             |  |  |
|----------------------------------------------|-----------------|------------|-----------------------------------------------------------------------------|------|------------|--------------------------------|-------|-------------|-------------|--|--|
| Finished Floor (Main): <b>1,214</b>          |                 |            | Units in Development: <b>55</b>                                             |      |            | Tot Units in Strata: <b>55</b> |       |             | Locker:     |  |  |
| Finished Floor (Above): <b>0</b>             |                 |            | Exposure:                                                                   |      |            | Storeys in Building:           |       |             |             |  |  |
| Finished Floor (AbvMain2): <b>0</b>          |                 |            | Mgmt. Co's Name: <b>PACIFIC QUORUM</b>                                      |      |            | Mgmt. Co's #:                  |       |             |             |  |  |
| Finished Floor (Below): <b>0</b>             |                 |            | Maint Fee: <b>\$204.28</b>                                                  |      |            | Council/Park Apprv?:           |       |             |             |  |  |
| Finished Floor (Basement): <b>0</b>          |                 |            | Maint Fee Includes: <b>Garbage Pickup, Gardening, Snow removal</b>          |      |            |                                |       |             |             |  |  |
| Finished Floor (Total): <b>1,214 sq. ft.</b> |                 |            |                                                                             |      |            |                                |       |             |             |  |  |
| Unfinished Floor: <b>0</b>                   |                 |            |                                                                             |      |            |                                |       |             |             |  |  |
| Grand Total: <b>1,214 sq. ft.</b>            |                 |            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> |      |            |                                |       |             |             |  |  |
| Suite:                                       |                 |            | Restricted Age:                                                             |      |            | # of Pets:                     |       |             | Cats: Dogs: |  |  |
| Basement: <b>None</b>                        |                 |            | # or % of Rentals Allowed:                                                  |      |            |                                |       |             |             |  |  |
| Crawl/Bsmt. Ht:                              |                 |            | Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>                                    |      |            |                                |       |             |             |  |  |
| # of Kitchens: <b>1</b>                      |                 |            | Short Term Lse-Details:                                                     |      |            |                                |       |             |             |  |  |
| # of Levels: <b>1</b>                        |                 |            |                                                                             |      |            |                                |       |             |             |  |  |
| # of Rooms: <b>6</b>                         |                 |            |                                                                             |      |            |                                |       |             |             |  |  |
| Floor                                        | Type            | Dimensions | Floor                                                                       | Type | Dimensions | Bath                           | Floor | # of Pieces | Ensuite?    |  |  |
| Main                                         | Living Room     | 0'0 x 0'0  |                                                                             |      | x          | 1                              | Above | 5           | Yes         |  |  |
| Main                                         | Dining Room     | 0'0 x 0'0  |                                                                             |      | x          | 2                              | Above | 3           | No          |  |  |
| Main                                         | Kitchen         | 0'0 x 0'0  |                                                                             |      | x          | 3                              | Main  | 2           | No          |  |  |
| Above                                        | Primary Bedroom | 0'0 x 0'0  |                                                                             |      | x          | 4                              |       |             |             |  |  |
| Above                                        | Bedroom         | 0'0 x 0'0  |                                                                             |      | x          | 5                              |       |             |             |  |  |
| Below                                        | Foyer           | 0'0 x 0'0  |                                                                             |      | x          | 6                              |       |             |             |  |  |
|                                              |                 | x          |                                                                             |      | x          | 7                              |       |             |             |  |  |
|                                              |                 | x          |                                                                             |      | x          | 8                              |       |             |             |  |  |

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

**Welcome home to Park & Maven. This like-new 2 bed, 3 bath townhome offers 1,234 sqft of functional, modern space over three levels with a fully fenced backyard. The bright open-concept main floor features a spacious kitchen opening onto a private deck, a dining area with room for hosting, a comfortable living room, plus a powder room. Upstairs, you'll find two generously sized bedrooms, including a primary with its own ensuite, along with a second full bathroom and laundry. The lower level offers a spacious entryway and a tandem garage with plenty of room for parking and storage. Residents enjoy access to Maven House amenities including a gym, theatre, party room, games room, daycare, and dog wash station. Shops, parks, schools, and future SkyTrain access are minutes away.**

**Active**  
**R3117660**  
Board: F  
Townhouse

**708 18505 LAURENSEN PLACE**

Cloverdale  
Clayton  
V4N 6R7

Residential Attached

**\$799,900** (LP)

(SP) **M**



|                                                                          |                                     |                                  |
|--------------------------------------------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                                                               | If new, GST/HST inc?:               | Original Price: <b>\$899,900</b> |
| Meas. Type:                                                              | Bedrooms: <b>4</b>                  | Approx. Year Built: <b>2017</b>  |
| Frontage(feet):                                                          | Bathrooms: <b>3</b>                 | Age: <b>9</b>                    |
| Frontage(metres):                                                        | Full Baths: <b>3</b>                | Zoning: <b>RM30</b>              |
| Depth / Size (ft.):                                                      | Half Baths: <b>0</b>                | Gross Taxes: <b>\$3,478.00</b>   |
| Sq. Footage: <b>0.00</b>                                                 |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:                                                             | P.I.D.: <b>030-619-165</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>No</b>                                                          |                                     | Tour:                            |
| Complex / Subdiv: <b>CLAYTON WALK</b>                                    |                                     |                                  |
| First Nation                                                             |                                     |                                  |
| Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                                        | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **3 Storey, Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**  
Dist. to Public Transit: **2** Dist. to School Bus: **2**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 110, PLAN EPS4114, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): **693**  
Finished Floor (Above): **664**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **312**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,669 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,669 sq. ft.**

Units in Development: **143**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$410.00**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:  
Storeys in Building: **3**  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite:  
Basement: **Full**  
Crawl/Bsmt. Ht:  
# of Kitchens: **1**

# of Levels: **3**  
# of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

| Floor | Type            | Dimensions   | Floor | Type    | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|---------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 12'5 x 16'   | Below | Bedroom | 11'3 x 9'1 | 1    | Above | 3           | Yes      |
| Main  | Dining Room     | 10' x 11'9   | Below | Foyer   | 6' x 8'1   | 2    | Above | 3           | No       |
| Main  | Family Room     | 10'1 x 9'    |       |         | x          | 3    | Below | 3           | No       |
| Main  | Kitchen         | 14'10 x 12'7 |       |         | x          | 4    |       |             | No       |
| Above | Primary Bedroom | 15'10 x 11'6 |       |         | x          | 5    |       |             | No       |
| Above | Walk-In Closet  | 6'3 x 7'11   |       |         | x          | 6    |       |             | No       |
| Above | Bedroom         | 10'6 x 9'3   |       |         | x          | 7    |       |             | No       |
| Above | Bedroom         | 10'6 x 8'8   |       |         | x          | 8    |       |             | No       |

Listing Broker(s): **eXp Realty of Canada, Inc.**

**Spacious & bright 4-bedroom, 3-bathroom END UNIT townhome in Clayton Walk! RARE 4-CAR PARKING with a side-by-side garage and driveway! The entry level offers a bedroom & full bathroom for added convenience. The main floor features a modern kitchen w/quartz countertops, white shaker cabinetry and large island, flowing into the living and dining areas. Enjoy a huge North-facing balcony. Upstairs, you'll find 3 bedrooms, including the primary with an ensuite, plus a full bathroom and laundry. Prime location, walking distance to shops, restaurants, transit, schools, and future SkyTrain. Clayton Park and Community Centre are right across the street!**



**Active**  
**R3032894**  
Board: F  
Townhouse

**18 19938 70 AVENUE**  
Langley  
Willoughby Heights  
V2Y 0R1

Residential Attached  
**\$835,000** (LP)  
(SP) **M**



Court Date: July 16, 2026  
Court Location: 651 Carnarvon St, New Westminster BC V3M 1C9.  
Court Room 418  
Court Time: Arrive before 9:45AM  
Property Address: 18 19938 70 AVENUE, Langley BC V2Y 0R1

Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **4**  
Frontage(feet): Bathrooms: **4**  
Frontage(metres): Full Baths: **3**  
Depth / Size (ft.): Half Baths: **1**  
Sq. Footage: **0.00**  
Flood Plain: **No** P.I.D.: **030-123-011**  
View: **Yes : mountain**  
Complex / Subdiv: **Crest**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$970,000**  
Approx. Year Built: **2017**  
Age: **9**  
Zoning: **CD-40**  
Gross Taxes: **\$5,383.62**  
For Tax Year: **2024**  
Tax Inc. Utilities?: **No**  
Tour:

Style of Home: **Split Entry**  
Construction: **Other**  
Exterior: **Fibre Cement Board, Mixed, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile**

Dist. to School Bus:

Legal: **STRATA LOT B, PLAN EPS4232, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **968**  
Finished Floor (Above): **986**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **598**  
Finished Floor (Total): **2,552 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,552 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Ascent Management**  
Maint Fee: **\$439.08**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:  
Storeys in Building: **3**  
Mgmt. Co's #: **604-431-1800**  
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

Suite: **None**  
Basement: **Part**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **9**

| Floor | Type            | Dimensions    | Floor | Type      | Dimensions    | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|---------------|-------|-----------|---------------|------|-------|-------------|----------|
| Main  | Kitchen         | 9'2" x 18'    | Below | Bedroom   | 9'8" x 12'10" | 1    | Main  | 2           | No       |
| Main  | Family Room     | 14'2" x 16'6" | Below | Flex Room | 13'4" x 16'6" | 2    | Above | 3           | No       |
| Main  | Living Room     | 11'5" x 18'6" |       |           |               | 3    | Above | 3           | Yes      |
| Main  | Dining Room     | 7'9" x 18'3"  |       |           |               | 4    | Below | 3           | No       |
|       |                 |               |       |           |               | 5    |       |             |          |
| Above | Primary Bedroom | 12'8" x 15'6" |       |           |               | 6    |       |             |          |
| Above | Bedroom         | 12'8" x 10'9" |       |           |               | 7    |       |             |          |
| Above | Bedroom         | 10'4" x 11'2" |       |           |               | 8    |       |             |          |

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

**Court order sale, 4 bedroom T-Home, 3.5 baths, double garage, Laminate and tile flooring, nine foot ceilings on main floor, spacious plan, high efficiency furnace and gas stove. Located in a great area, allow time for showings. Court date to approve sale July 16, New Westminster Court 651 Carnarvon Court room 418 time 9:45**

**Active**  
**R3134052**  
Board: F  
Row House (Non-Strata)

**21065 80 AVENUE**  
Langley  
Willoughby Heights  
V2Y 0J4

Residential Attached  
**\$915,000** (LP)  
(SP) **M**



Sold Date: If new, GST/HST inc?:  
Meas. Type: **Feet** Bedrooms: **5**  
Frontage(feet): **24.61** Bathrooms: **3**  
Frontage(metres): **7.50** Full Baths: **2**  
Depth / Size (ft.): **92.84** Half Baths: **1**  
Sq. Footage: **2,270.00**  
Flood Plain: **No** P.I.D.: **028-278-844**  
View: **No**  
Complex / Subdiv:  
First Nation  
Services Connctd: **Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$915,000**  
Approx. Year Built: **2013**  
Age: **13**  
Zoning: **RCL-RA**  
Gross Taxes: **\$4,209.80**  
For Tax Year: **2025**  
Tax Inc. Utilities?: **No**  
Tour:

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Rear**  
Parking: **DetachedGrge/Carport**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: Court ordered sale**  
Floor Finish:

Legal: **LOT 43, PLAN BCP45244, SECTION 25, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Finished Floor (Main): **768**  
Finished Floor (Above): **760**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **760**  
Finished Floor (Total): **2,288 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,288 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee:  
Maint Fee Includes:

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite:  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **11**

Bylaws Restrictions:  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?:  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

| Floor | Type            | Dimensions  | Floor | Type    | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|---------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 11'2 x 11'8 | Bsmt  | Kitchen | 16' x 9'   | 1    | Main  | 2           | No       |
| Main  | Kitchen         | 16' x 9'    | Bsmt  | Bedroom | 10'8 x 9'2 | 2    | Above | 4           | No       |
| Main  | Family Room     | 11'6 x 10'2 | Bsmt  | Bedroom | 10'9 x 9'2 | 3    | Bsmt  | 4           | No       |
| Above | Primary Bedroom | 13'9 x 11'  |       |         | x          | 4    |       |             | No       |
| Above | Bedroom         | 10'3 x 9'4  |       |         | x          | 5    |       |             | No       |
| Above | Laundry         | 4' x 4'     |       |         | x          | 6    |       |             | No       |
| Above | Bedroom         | 9'4 x 9'1   |       |         | x          | 7    |       |             | No       |
| Bsmt  | Living Room     | 18' x 11'8  |       |         | x          | 8    |       |             | No       |

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

**Located in Willoughby Heights, 5-bed, 4-bath corner-unit row home offers a perfect blend of space, sophistication, and functionality — all without the expense of strata fees. The well-appointed floor plan includes a self-contained 2-bedroom basement suite, providing an excellent opportunity for rental income or comfortable multi-generational living. Featuring three dedicated parking spaces, this home provides ample room for residents and guests alike. Set in a friendly, family-focused neighbourhood, it offers quick access to Highway 1, top-rated schools, and a wide variety of shopping and everyday conveniences. Offering the perfect balance of modern comfort and prime location, this home is an exceptional find for today's buyer.**

| <b>Active</b><br><b>R3105969</b><br>Board: F<br>Townhouse                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>21 16655 64 AVENUE</b><br>Cloverdale<br>Cloverdale BC<br>V3S 3V1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Residential Attached<br><b>\$939,000</b> (LP)<br>(SP) |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <table style="width:100%;"> <tr> <td>Sold Date:</td> <td>If new, GST/HST inc?: <b>Yes</b></td> <td>Original Price: <b>\$939,000</b></td> </tr> <tr> <td>Meas. Type:</td> <td>Bedrooms: <b>3</b></td> <td>Approx. Year Built: <b>2003</b></td> </tr> <tr> <td>Frontage(feet):</td> <td>Bathrooms: <b>3</b></td> <td>Age: <b>23</b></td> </tr> <tr> <td>Frontage(metres):</td> <td>Full Baths: <b>2</b></td> <td>Zoning: <b>RM15</b></td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: <b>1</b></td> <td>Gross Taxes: <b>\$3,787.05</b></td> </tr> <tr> <td>Sq. Footage: <b>0.00</b></td> <td></td> <td>For Tax Year: <b>2025</b></td> </tr> <tr> <td>Flood Plain:</td> <td>P.I.D.: <b>025-582-895</b></td> <td>Tax Inc. Utilities?: <b>No</b></td> </tr> <tr> <td>View: <b>No :</b></td> <td></td> <td>Tour: <b>Virtual Tour URL</b></td> </tr> <tr> <td>Complex / Subdiv: <b>RIDGEWOOD ESTATES</b></td> <td></td> <td></td> </tr> <tr> <td>First Nation</td> <td></td> <td></td> </tr> <tr> <td>Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b></td> <td></td> <td></td> </tr> <tr> <td>Sewer Type: <b>City/Municipal</b></td> <td>Water Supply: <b>City/Municipal</b></td> <td></td> </tr> </table> |                                                       | Sold Date:                       | If new, GST/HST inc?: <b>Yes</b> | Original Price: <b>\$939,000</b> | Meas. Type:   | Bedrooms: <b>3</b> | Approx. Year Built: <b>2003</b> | Frontage(feet): | Bathrooms: <b>3</b> | Age: <b>23</b> | Frontage(metres): | Full Baths: <b>2</b> | Zoning: <b>RM15</b> | Depth / Size (ft.): | Half Baths: <b>1</b> | Gross Taxes: <b>\$3,787.05</b> | Sq. Footage: <b>0.00</b> |       | For Tax Year: <b>2025</b> | Flood Plain:  | P.I.D.: <b>025-582-895</b> | Tax Inc. Utilities?: <b>No</b> | View: <b>No :</b> |       | Tour: <b>Virtual Tour URL</b> | Complex / Subdiv: <b>RIDGEWOOD ESTATES</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       | First Nation |            |       | Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |             |  | Sewer Type: <b>City/Municipal</b> | Water Supply: <b>City/Municipal</b> |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Sold Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | If new, GST/HST inc?: <b>Yes</b>                      | Original Price: <b>\$939,000</b> |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Meas. Type:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Bedrooms: <b>3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Approx. Year Built: <b>2003</b>                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Frontage(feet):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Bathrooms: <b>3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Age: <b>23</b>                                        |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Frontage(metres):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Full Baths: <b>2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Zoning: <b>RM15</b>                                   |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Depth / Size (ft.):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Half Baths: <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Gross Taxes: <b>\$3,787.05</b>                        |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Sq. Footage: <b>0.00</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | For Tax Year: <b>2025</b>                             |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Flood Plain:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | P.I.D.: <b>025-582-895</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Tax Inc. Utilities?: <b>No</b>                        |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| View: <b>No :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Tour: <b>Virtual Tour URL</b>                         |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Complex / Subdiv: <b>RIDGEWOOD ESTATES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| First Nation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Sewer Type: <b>City/Municipal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Water Supply: <b>City/Municipal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Style of Home: <b>2 Storey, End Unit</b><br>Construction: <b>Frame - Wood</b><br>Exterior: <b>Mixed, Other</b><br>Foundation: <b>Concrete Perimeter</b><br><br>Renovations:<br># of Fireplaces: <b>1</b> R.I. Fireplaces:<br>Fireplace Fuel: <b>Gas - Natural</b><br>Fuel/Heating: <b>Electric, Forced Air, Natural Gas</b><br>Outdoor Area: <b>Fenced Yard, Patio(s)</b><br>Type of Roof: <b>Asphalt</b>                                                                                                                                                                                                                                                                                                                        | Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b><br>Parking: <b>Garage; Double, Visitor Parking</b><br>Dist. to Public Transit:<br>Title to Land: <b>Freehold Strata</b><br>Property Disc.: <b>Yes</b><br>Fixtures Leased: <b>No :</b><br>Fixtures Rmvd: <b>No :</b><br>Floor Finish: <b>Mixed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Legal: <b>STRATA LOT 57, PLAN LMS4667, SECTION 13, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Amenities: <b>Club House, Exercise Centre, Guest Suite, In Suite Laundry</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Site Influences: <b>Central Location, Golf Course Nearby, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby</b><br>Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Oven - Built In, Security System, Vacuum - Built In</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Finished Floor (Main): <b>1,116</b><br>Finished Floor (Above): <b>921</b><br>Finished Floor (AbvMain2): <b>0</b><br>Finished Floor (Below): <b>0</b><br>Finished Floor (Basement): <b>0</b><br>Finished Floor (Total): <b>2,037 sq. ft.</b><br>Unfinished Floor: <b>0</b><br>Grand Total: <b>2,037 sq. ft.</b>                                                                                                                                                                                                                                                                                                                                                                                                                   | Units in Development: <b>74</b><br>Exposure:<br>Mgmt. Co's Name: <b>COLYVAN PACIFIC</b><br>Maint Fee: <b>\$533.32</b><br>Maint Fee Includes: <b>Gardening, Management, Recreation Facility, Sewer, Snow removal</b><br>Tot Units in Strata: <b>74</b> Locker: <b>No</b><br>Storeys in Building:<br>Mgmt. Co's #: <b>604-683-8399</b><br>Council/Park Apprv?:<br>Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b><br>Restricted Age:<br># of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b><br># or % of Rentals Allowed: <b>100%</b><br>Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b><br>Short Term Lse-Details:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Suite:<br>Basement: <b>None</b><br>Crawl/Bsmt. Ht.:<br># of Kitchens: <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | # of Levels: <b>2</b><br># of Rooms: <b>9</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| <table style="width:100%;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>19'5" x 11'7"</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>15'6" x 11'8"</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>12'0" x 11'8"</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>11'0" x 10'0"</td> </tr> <tr> <td>Main</td> <td>Storage</td> <td>11'0" x 5'0"</td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>20'7" x 20'0"</td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>16'0" x 10'0"</td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>13'0" x 12'0"</td> </tr> </table>                                                                   | Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Type                                                  | Dimensions                       | Main                             | Living Room                      | 19'5" x 11'7" | Main               | Family Room                     | 15'6" x 11'8"   | Main                | Kitchen        | 12'0" x 11'8"     | Main                 | Dining Room         | 11'0" x 10'0"       | Main                 | Storage                        | 11'0" x 5'0"             | Above | Primary Bedroom           | 20'7" x 20'0" | Above                      | Bedroom                        | 16'0" x 10'0"     | Above | Bedroom                       | 13'0" x 12'0"                              | <table style="width:100%;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> <tr> <td>Above</td> <td>Laundry</td> <td>5'6" x 3'0"</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> </table> | Floor | Type         | Dimensions | Above | Laundry                                                                               | 5'6" x 3'0" |  |                                   | x                                   |  |  | x |  |  | x |  |  | x |  |  | x |  |  | x |  |  | x | <table style="width:100%;"> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> <tr> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>2</td> <td>Above</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>3</td> <td>Above</td> <td>4</td> <td>No</td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> <td></td> </tr> </table> | Bath | Floor | # of Pieces | Ensuite? | 1 | Main | 2 | No | 2 | Above | 4 | Yes | 3 | Above | 4 | No | 4 |  |  |  | 5 |  |  |  | 6 |  |  |  | 7 |  |  |  | 8 |  |  |  |
| Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Dimensions                                            |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Living Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 19'5" x 11'7"                                         |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Family Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 15'6" x 11'8"                                         |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Kitchen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 12'0" x 11'8"                                         |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Main                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Dining Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 11'0" x 10'0"                                         |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
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| Above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Primary Bedroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 20'7" x 20'0"                                         |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
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| Listing Broker(s): <b>Royal Pacific Tri-Cities Realty</b> <b>LeHomes Realty Premier</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| <b>GREAT CLOVERDALE GEM, Stunning End Unit backing onto a greenbelt &amp; pond, located at Ridgewood Estates near Northview Golf Course. Beautiful home features 2,037 sq. ft. on 2 floors. Open plan main floor boasts 9' ceilings, Gourmet kitchen with Hardwood floor, Maple cabinets, Built-In Oven, Microwave, Gas cooktop, Large fridge, Eating bar opening onto the F/Room with a see-through Gas F/Place, Large L/Room &amp; D/Room. Upper level features a massive Master B/Room with a great ensuite with heated tiled floor, Walk-In closet, 2 other B/Rooms, Bth/Room, Laundry. Large private patio, great for BBQs and entertaining, overlooks the pond and a serene greenbelt. MUST SEE and NOT TO MISS OUT!!!</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                       |                                  |                                  |                                  |               |                    |                                 |                 |                     |                |                   |                      |                     |                     |                      |                                |                          |       |                           |               |                            |                                |                   |       |                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |              |            |       |                                                                                       |             |  |                                   |                                     |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |       |             |          |   |      |   |    |   |       |   |     |   |       |   |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |