



Presented by:
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Active
R2696226
 Board: F
 Apartment/Condo

411 15388 105 AVENUE

North Surrey
 Guildford
 V3R 0C4

Residential Attached

\$555,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$458,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2014
Frontage(feet):	Bathrooms: 2	Age: 8
Frontage(metres):	Full Baths: 2	Zoning: MULTI
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,180.48
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain: No	P.I.D.: 029-293-073	Tax Inc. Utilities?: No
View: Yes : MTNS NORTH		Tour:
Complex / Subdiv: G3		
First Nation Reserve:		
Services Connctd: Community, Electricity, Storm Sewer, Water		
Sewer Type: Other	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt, Fibreglass**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **1** Dist. to School Bus: **3**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 38 SECTION 21 BLOCK 5 NORTH RANGE 1 WEST NWD STRATA PLAN EPS1616**

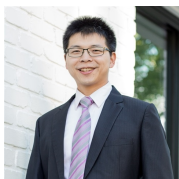
Amenities: **Air Cond./Central**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom**

Finished Floor (Main): 788		Units in Development:	Tot Units in Strata: 36		Locker: Yes				
Finished Floor (Above): 0		Exposure: North	Storeys in Building: 5						
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900						
Finished Floor (Below): 0		Maint Fee: \$240.00	Council/Park Apprv?:						
Finished Floor (Basement): 0		Maint Fee Includes: Gardening							
Finished Floor (Total): 788 sq. ft.									
Unfinished Floor: 0									
Grand Total: 788 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed							
Suite: None		Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes					
Basement: None		# or % of Rentals Allowed: N							
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?: No							
# of Kitchens: 1		Short Term Lse-Details:							
# of Levels: 1									
# of Rooms: 5									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12' x 11'6			x	1	Main	4	Yes
Main	Bedroom	10' x 11'6			x	2	Main	3	No
Main	Master Bedroom	9'6 x 11'			x	3			No
Main	Kitchen	9' x 12'			x	4			No
Main	Eating Area	7'6 x 11'			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **eXp Realty (Branch)**

Must see. Northwest Corner unit on 4th floor with view, Immaculate and newer 2 bedroom suite with 2 baths. Close to all amenities including a library, Rec Center swimming pool / Guildford Mall. Restaurants transportation and schools, easy elevator and parking access. Excellent location.



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Active
R2699335
 Board: F
 Townhouse

184 18701 66TH AVENUE

Cloverdale
 Cloverdale BC
 V3S 4P3

Residential Attached

\$849,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$849,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2005
Frontage(feet): 0.00	Bathrooms: 3	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: RM30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,807.71
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain: No	P.I.D.: 026-540-029	Tax Inc. Utilities?: No
View: No		Tour: Virtual Tour URL
Complex / Subdiv: Encore at Hillcrest		
First Nation Reserve:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # 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: **2010**
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage, Single**
 Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **Yes: property sold as-is**
 Fixtures Rmvd: **Yes: property sold as-is**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 177 SECTION 16 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1118 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, In Suite Laundry**

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

Features:

Finished Floor (Main): 700			Units in Development: 19			Tot Units in Strata: 199			Locker: No		
Finished Floor (Above): 667			Exposure:			Storeys in Building: 3					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Dwell Property Management			Mgmt. Co's #: 604-821-2999					
Finished Floor (Below): 261			Maint Fee: \$323.37			Council/Park Apprv?: No					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility								
Finished Floor (Total): 1,628 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,628 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Not Allowed								
Suite: None			Restricted Age:			# of Pets:			Cats: Yes Dogs: Yes		
Basement: Partly Finished			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'10 x 11'3	Below	Bedroom	10'10 x 11'11	1	Above	4	Yes
Main	Kitchen	13'10 x 9'6	Below	Foyer	6'9 x 7'0	2	Above	4	No
Main	Dining Room	14'2 x 9'6			x	3	Main	2	No
Main	Eating Area	7'10 x 11'9			x	4			No
Above	Master Bedroom	12'2 x 18'5			x	5			No
Above	Walk-In Closet	10'1 x 3'11			x	6			No
Above	Bedroom	10'6 x 12'7			x	7			No
Above	Bedroom	9'3 x 11'4			x	8			No

Listing Broker(s): **Stonehaus Realty Corp.**

AS CENTRAL AS IT GETS. Encore at Hillcrest. Step out your door and have all the amenities and shops of Clayton Heights right outside your door. Tons of parking, including double garage (with partially finished room at the back) PLUS additional parking spot assigned specifically to the unit. Perfect starter home; in a well-maintained complex and surrounded by a family-friendly environment with parks, playgrounds and Hillcrest Elementary just outside the complex and not located on the street. Clubhouse with party room and kids area. Close to quick routes, including investment upside as the SkyTrain eventually extends to the area!



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Active
R2693180
 Board: F
 Row House (Non-Strata)

6927 180 STREET
 Cloverdale
 Cloverdale BC
 V3S 7S3

Residential Attached
\$1,199,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,299,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 4	Age: 16
Frontage(metres):	Full Baths: 3	Zoning: RM-23
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,463.80
Sq. Footage: 2,626.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 026-540-932	Tax Inc. Utilities?: No
View: No :		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation Reserve:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear, Side**
 Parking: **Carport & Garage, Garage; Single**
 Dist. to Public Transit: **700M** Dist. to School Bus: **750M**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **No : AS IS WHERE IS**
 Floor Finish: **Laminate, Carpet**

Legal: **LOT 63, PLAN BCP21703, SECTION 17, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main): 767	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 759	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 759	Maint Fee:	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 2,285 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,285 sq. ft.	Bylaws Restrictions:	# of Pets:	Cats: Dogs:
Suite: None	Restricted Age:		
Basement: Fully Finished	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term(<1yr)Rnt/Lse Alwd?:		
# of Kitchens: 1 # of Rooms: 12	Short Term Lse-Details:		
Floor Type Dimensions	Floor Type Dimensions	Bath	Floor # of Pieces Ensuite?
Main Living Room 10'0 x 13'3	Below Bedroom 9'3 x 11'6	1 Main 2	No
Main Family Room 14'0 x 10'6	Below Laundry 6'10 x 7'10	2 Above 3	Yes
Main Kitchen 8'4 x 9'0	Main Dining Room 10'7 x 13'3	3 Above 4	No
Main Nook 7'9 x 9'0	Main Foyer 5'6 x 5'7	4 Below 4	No
Above Master Bedroom 12'4 x 13'7		5	
Above Bedroom 13'3 x 9'0		6	
Above Bedroom 10'3 x 10'0		7	
Below Recreation Room 19'8 x 18'8		8	

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

Rarely available end unit Row home in Cloverdale! This home is similar to a duplex with only 1 common wall and NO STRATA FEE's or BYLAWS!! Spacious floorplan with a total 4 bedrooms and 3.5 bathrooms. Main Floor features open concept living with large kitchen, family room overlooking the walk out West facing backyard. In the front you have a living room and dining room, upstairs features 3 spacious bedrooms incl a large primary bedroom with an ensuite & walk in closet. Downstairs you will find a very large rec room, bedroom and another full washroom! The home is nestled into a quiet & private cul-de-sac across from a park and ravine. This is also walking distance to the proposed SkyTrain station on 184 street. This one has great future potential! This home is being "sold as-is where is".