



Presented by:
Thane Lanz

Sutton Grp-West Coast (Brdwy)
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Phone: (604) 765-1490



Cloverdale, Cloverdale BC

MLS# F1431472

Residential Attached

22 16789 60TH AV, V3S 1S8

Active

No Photo Available

List Price:	\$349,900	Previous Price:	
		Original Price:	\$349,900
Subdiv/Complex: LAREDO			
Frontage:		Approx Yr Blt:	2005
Depth/Size:		PID:	026-392-674
Lot SqFt:	0	Type:	Townhouse
Exposure:	S	Zoning:	MR30
Stories in Bldg:	3	Taxes:	\$2,164 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:	Y - SOLD AS IS WHERE IS	Apprvl Req'd:	No
Fixt Removed:	Y - SOLD AS IS WHERE IS		
View:			

Style of Home:	2 Storey w/Bsmt., End Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed, Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:	57	Total Units in Strata:	57
Flooring:	Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
		Property Disclosure:	N - SOLD 'AS IS WHERE IS'		
Mngmt Co:	STRATACO	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-294-4151	Maint Fee:	\$236.00		

Maint Charge Incl: **Gardening, Garbage Pickup, Management, Snow removal**

Legal: **PL BCS1462 LT 13 LD 36 SEC 12 TWP 2 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**

Amenities:
Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6 X 11'4						
Main F.	Kitchen	16'4 X 11'2						
Main F.	Dining	14' X 7'8						
Main F.	Eating Area	8'1 X 8'						
Above	Master Bedroom	13'6 X 11'2						
Above	Bedroom	11' X 10'						
Above	Bedroom	11'4 X 9'						
Bsmt	Bedroom	13' X 8'2						

Floor Area (SqFt):	Total # Rooms:	8	Bathrooms:
Finished Floor Area Main:	Finished Levels:	3	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	Part, Fully Finished	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:			3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): **(1) RE/MAX 2000 Realty**

Court Ordered Sale - 'Laredo' Spacious 4 bedrooms, 3 bathroom, 3 level corner end unit, boasting 1625 sqft with side by side double garage. This home features open floor plan with large kitchen, granite counters, island, sliders out onto great sized covered deck with steps down to southern exposed rear yard. Upstairs has 3 bedrooms with 2 full bathrooms. Downstairs has additional bedroom, laundry room and large double garage. Home is located inside complex and is extremely quiet. Property is in good condition, but sold on an 'As is Where is' basis. Property is still occupied.



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Cloverdale, Cloverdale BC

MLS# F1431235

Residential Attached

6056 W GREENSIDE DR, V3S 5M9

Active



List Price:	\$196,900	Previous Price:	
		Original Price:	\$196,900
Subdiv/Complex: Greenside Estates			
Frontage:	0.00	Approx Yr Blt:	1978
Depth/Size:		PID:	001-692-461
Lot SqFt:	0	Type:	Townhouse
Exposure:		Zoning:	RES
Stories in Bldg:	1	Taxes:	\$1,202 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:	Y - Court sale as-is where-is	Apprvl Req:	No
Fixt Removed:	Y - Court sale as-is where-is		
View:	N		

Style of Home:	End Unit, Rancher/Bungalow	Total Parking:	2	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Open		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	1
Flooring:	Laminate, Vinyl/Linoleum, Wall/Wall/Mixed			Units in Development:	280
Water Supply:	City/Municipal	Locker:	No	Total Units in Strata:	
Heat/Fuel:	Baseboard, Electric	Possession:			
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Gas - Natural	Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Patio(s)	Mortgage Info:	\$0		
		Property Disclosure:	N - Court ordered sale, as-is where-is		
Mngmt Co:	Greenside Estates	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-530-6169	Maint Fee:	\$276.00		

Maint Charge Incl: **Recreation Facility, Gardening, Garbage Pickup, Management**

Legal: **PL NWS 1218 LT 126 LD 36 SEC 10 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY**

Amenities: **Exercise Centre, Pool; Outdoor, Recreation Center, Tennis Court(s)**

Features Incl:

Site Influences: **Paved Road, Recreation Nearby, Shopping Nearby, Central Location**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	3' X 4'						
Main F.	Living Room	12'3 X 13'						
Main F.	Dining	9' X 13'						
Main F.	Kitchen	9'5 X 9'5						
Main F.	Storage	4'8 X 9'3						
Main F.	Master Bedroom	12'10 X 13'6						
Main F.	Bedroom	9'6 X 10'2						
Main F.	Laundry	3' X 6'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms:	
Finished Floor Area Main:	942	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	942	Restricted Age:		5	
		# Pets / Cats; Dogs: /	Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	942			8	

Listing Broker(s): **(1) Landmark Realty Corp.**

RANCHER END UNIT TOWNHOME in popular Greenside Estates. Walking trails, duck pond, recreation and exercise center, tennis court, swimming pool are all available for your use. No rental or age restrictions, dogs and cats allowed. Close to all transit and schools, and you can walk to Willowbrook mall. The home is an end and corner unit, one level, with a patio in the grassed backyard. The living room has a gas fireplace and sliding glass doors to the patio. Living and the adjacent dining room have wood, vaulted ceilings. The kitchen has white cabinets, and a pantry room off it. There's a large master bedroom, a second bedroom, full bath and laundry in it, for a side by side washer and dryer. Home requires a cosmetic renovation.



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Cloverdale, Cloverdale BC

MLS# F1431280

Residential Attached

6009 E GREENSIDE DR, V3S 5M8**Active**

No Photo Available

List Price:	\$199,900	Previous Price:	
		Original Price:	\$199,900
Subdiv/Complex: GREENSIDE			
Frontage:		Approx Yr Blt:	1979
Depth/Size:		PID:	001-691-821
Lot SqFt:	0	Type:	Townhouse
Exposure:		Zoning:	MR15
Stories in Bldg:		Taxes:	\$1,442 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Util:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:			

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Other	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Co:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:		Maint Fee:	\$331.00		

Maint Charge Incl: **Management**Legal: **PL NWS1218 LT 98 LD 36 SEC 10 TWP 8 TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I**Amenities: **Club House**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 9'						
Main F.	Living Room	13' X 13'						
Main F.	Dining	11' X 9'5						
Main F.	Bedroom	10' X 9'						
Above	Bedroom	12' X 11'						
Above	Bedroom	11' X 10'						

Floor Area (SqFt):

Finished Floor Area Main:	749	Total # Rooms:	6	Bathrooms:	
Finished Floor Area Up:	436	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0	Basement Area:	None	2	
Finished Floor Area Bsmt:	0			3	
Total Finished Floor Area:	1,185	Bsmt Height:		4	
		Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	1,185	# or % Rentals:		7	
				8	

Listing Broker(s): **(1) RE/MAX Little Oak Realty (Sur)**

Court Ordered Sale. Three bedroom corner townhome that needs a lot of TLC. This home is located centrally to all amenities and a great family complex.



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Cloverdale, Cloverdale BC

MLS# F1428898

Residential Attached

207 17730 58A AV, V3S 8M5

Active



List Price:	\$154,900	Previous Price:	
		Original Price:	\$154,900
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1991
Depth/Size:		PID:	019-100-540
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:	3	Taxes:	\$960 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req'd:	
Fixt Removed:			
View:	N		

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Vinyl, Wood, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	72
Flooring:	Laminate, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water, Radiant	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Baywest Management	Property Disclosure:	N - owner never lived there		
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Rentals Allowed w/Restrictions		
		Maint Fee:	\$249.00		

Maint Charge Incl: **Snow removal, Gardening, Garbage Pickup, Management**

Legal: **PL LMS1273 LT 34 LD 36 SEC 8 TWP 8 STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Exercise Centre, Guest Suite, Storage, Wheelchair Access, Club House**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'5						
Main F.	Kitchen	11' X 9'						
Main F.	Dining	12'5 X 9'						
Main F.	Master Bedroom	16' X 11'11						
Main F.	Bar Room	8' X 8'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms:	
Finished Floor Area Main:	806	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	806	Restricted Age:		5	
		# Pets / Cats; Dogs: /	Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	806			8	

Listing Broker(s): **(1) Century 21 Coastal Realty Ltd.**

Huge 806sqft. Pad in heart of Cloverdale. Very close to all amenities like Grocery Store, Rec Centre, Transportation, Bar & Pub, Exhibition Ground, Kwantlen College and much more. Don't miss your chance to get into homeownership in a quiet neighborhood. PRICED TO SELL. MUST SEE. WON'T LAST LONG. Sold as is where is.