



Presented by:

## Thane Lanz

Keller Williams Black Diamond  
Phone: 604-765-1490  
www.thanelanz.com  
vancouverinvestor@gmail.com



**Active**  
**R2209822**

Board: F  
Apartment/Condo

### 307 1442 BLACKWOOD STREET

South Surrey White Rock  
White Rock  
V4B 3V5

Residential Attached

**\$218,900** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$209.11**

Original Price: **\$218,900**  
Approx. Year Built: **1974**  
Age: **43**  
Zoning: **MF**  
Gross Taxes: **\$891.58**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **001-216-546**  
Tour:

If new, GST/HST inc?:

Mgmt. Co's Name: **FRASER CAMPBELL**

Mgmt. Co's Phone: **604-585-3276**

View: :

Complex / Subdiv: **Blackwood Manor**

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

Style of Home: **Rancher/Bungalow, Upper Unit**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Partly**

Water Supply: **City/Municipal**

Fireplace Fuel: **None**

Fuel/Heating: **Baseboard, Hot Water**

Outdoor Area: **Balcony(s)**

Type of Roof: **Tar & Gravel**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground, Open, Visitor Parking**

Locker: **Y**

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit: **close**

Units in Development: **62**

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Gardening, Heat, Hot Water, Management**

Legal: **PL NWS232 LT 51 LD 36 SEC 10 TWP 1**

Amenities: **Elevator, Shared Laundry**

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

Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

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

Finished Floor (Main):	<b>624</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>624 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			6				
Grand Total:	<b>624 sq. ft.</b>				7				
					8				

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

**BLACKWOOD MANOR- TOP FLOOR, Quiet, centrally located, & updated! New kitchen- cabinets, appliances, counters, & new laminate flooring, Decora switches, baseboards, fresh paint- just move in! Step out onto your private balcony through sliding glass doors from the living room. Master bedroom provides 3 walls for furniture placement, good-size closet, & width for King-size bed. Hot water & heat included in monthly strata fee! Building has newer roof, boiler, & elevator. One pet allowed with dogs up to max 18" at the shoulder, no age restriction, no rentals, & depreciation report available. Secure underground parking & storage locker. Close to Beach: walk to Farmer's Market, coffee shop & Mall. Move right in.**



Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2188092**Board: F  
Apartment/Condo**303 1351 MARTIN STREET**South Surrey White Rock  
White Rock  
V4B 3W6

Residential Attached

**\$288,888** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$288,888**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1976**  
 Depth / Size (ft.): Bedrooms: **1** Age: **41**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **APT**  
 Flood Plain: **Exempt** Full Baths: **1** Gross Taxes: **\$1,487.24**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2016**  
 Exposure: **Southwest** Maint. Fee: **\$301.49** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **Yes** P.I.D.: **001-364-731**  
 Mgmt. Co's Name: **Bradshaw** Tour:  
 Mgmt. Co's Phone: **604-576-2442**  
 View: **Yes: Ocean view**  
 Complex / Subdiv: **Johnson and thrift**  
 Services Connected: **Community**

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

Reno. Year: **2011**  
 R.I. Plumbing:  
 R.I. Fireplaces: **1**  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
 Parking: **Garage; Underground**  
 Locker: **Y**  
 Dist. to Public Transit: **1 block**  
 Units in Development: **18** Dist. to School Bus: **1 block**  
 Title to Land: **Freehold Strata** Total Units in Strata: **18**  
 Property Disc.: **No**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Other**  
 Legal: **PL NWS485 LT 2 LD 36 SEC 10 TWP 1**

Amenities: **Elevator, Garden, In Suite Laundry, Independent living, Storage**

Site Influences: **Adult Oriented, Greenbelt, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Pantry, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	29' x 20'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Bedroom	12' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>975</b>	# of Rooms:	<b>3</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:	<b>45+</b>					2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	<b>975 sq. ft.</b>	# or % of Rentals Allowed:	<b>0</b>					4				Garage Sz:
		Bylaw Restrict:	<b>Age Restrictions</b>					5				Door Height:
Unfinished Floor:	<b>0</b>							6				
Grand Total:	<b>975 sq. ft.</b>	Basement:	<b>None</b>					7				
								8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

**Spacious 975 sq foot 1 bedroom. 2 balconies on either side of the unit. 1 over-sized with direct view of the ocean, the other with amazing tranquil green belt view. 1 underground parking and 1 external storage locker come with the home. Quiet building with a tranquil, quiet, safe surrounding neighborhood. All necessary amenities close by. Great target renovation project. SOLD FIRM 300K**



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vancouverinvestor@gmail.com

**Active**  
**R2210267**Board: F  
Apartment/Condo**201 10720 138 STREET**North Surrey  
Whalley  
V3T 4K5

Residential Attached

**\$299,900** (LP)

(SP)

Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$135.45**Original Price: **\$299,900**  
Approx. Year Built: **1991**  
Age: **26**  
Zoning: **MR 45**  
Gross Taxes: **\$1,150.10**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **016-916-158**  
Tour:Mgmt. Co's Name: **Pacific Quorum**Mgmt. Co's Phone: **604-635-0260**View: **Yes: Trees and street**Complex / Subdiv: **Vista Ridge**Services Connected: **Natural Gas, Sanitary Sewer, Water**Style of Home: **Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal, Water**  
Legal: **PL NWS3417 LT 11 LD 36 SEC 23 RNG 2**Amenities: **In Suite Laundry, Recreation Center**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Intercom, Security - RI**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 9'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Den	10' x 14'			x			x
Main	Living Room	15' x 13'			x			x
Main	Master Bedroom	16' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,080</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>1,080 sq. ft.</b>	# or % of Rentals Allowed: <b>6</b>			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
		<b>Allwd w/Restrctns</b>			6				
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			7				
Grand Total:	<b>1,080 sq. ft.</b>				8				

Listing Broker(s): **Royal LePage - Wolstencroft****\*\* INVESTOR ALERT \*\* Welcome to Vista Ridge. This spacious 2 bedroom unit is one of the largest in the complex. Gas Fireplace. It is a quite and private S.W. corner end unit that overlooks the trees and street. This home is an estate sale and needs some TLC. This unit can be rented. (Call for details.) This area is in transition with new buildings being built to meet the high demand for housing. This is a fixer-upper special. MASSIVE POTENTIAL!!**



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vancouverinvestor@gmail.com

**Active**  
**R2205574**Board: F  
Apartment/Condo**3306 13827 100 AVENUE**North Surrey  
Whalley  
V3T 5L2

Residential Attached

**\$319,800** (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure:

If new, GST/HST inc?: **No**Mgmt. Co's Name: **Bayside Property**Mgmt. Co's Phone: **604-432-7774**

View:

Complex / Subdiv: **Carriage Lane Estates**Services Connected: **Electricity, Sanitary Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$304.27**Original Price: **\$319,800**Approx. Year Built: **1985**Age: **32**Zoning: **MR 45**Gross Taxes: **\$965.22**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **001-012-134**

Tour:

Style of Home: **Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces: **0**  
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2**  
 Parking: **Open, Visitor Parking**

Parking Access:

Locker: **N**

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:  
 Units in Development: **144**  
 Title to Land: **Freehold Strata**

Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Heat, Hot Water, Management**Legal: **LT 130 PL NWS2223 SEC 26 RNG 2 LAND DISTRICT 36 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, Shared Laundry, Storage**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Dining Room	12' x 11'			x			x
Main	Kitchen	9' x 7'			x			x
Main	Master Bedroom	15' x 9'2			x			x
Main	Bedroom	11'10 x 9'4			x			x
Main	Storage	8' x 3'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>925</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>925 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>Pets Not Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>925 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

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

**Welcome home to Carriage Lane, located a short walk to King George sky train station, Starbucks, and Central City mall, and SFU. This lovely 2 bedroom 2 bathroom home features the most sought after condo floorplan, having the bedrooms separated by living area for added privacy. Laminate floors, fresh paint, and new blinds. TOP FLOOR living, bright white kitchen and sunken living room. This home is perfect for first time buyers or investors, call today for your private showing.**





Presented by:

## Thane Lanz

Keller Williams Black Diamond  
Phone: 604-765-1490  
www.thanelanz.com  
vancouverinvestor@gmail.com



**Active**  
**R2208744**

Board: F  
Apartment/Condo

### 204 12125 75A AVENUE

Surrey  
West Newton  
V3W 1B9

Residential Attached

**\$329,900** (LP)

(SP)



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

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$234.59**

Original Price: **\$329,900**  
Approx. Year Built: **1998**  
Age: **19**  
Zoning: **MR45**  
Gross Taxes: **\$1,113.13**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **023-777-567**  
Tour:

Mgmt. Co's Name: **Crossroads**  
Mgmt. Co's Phone: **778-578-4445**

View: :

Complex / Subdiv:

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

Style of Home: **End Unit**  
Construction: **Concrete Frame, Frame - Wood**  
Exterior: **Aluminum, Brick, Metal**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Mixed, Other**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt, Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility**  
Legal: **PL LMS2277 LT 63 LD 36 SEC 19 TWP 2 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Club House, Elevator, In Suite Laundry, Recreation Center**

Site Influences: **Central Location**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 12'			x			x
Main	Dining Room	11' x 7'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Laundry	5' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,048</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,048 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	<b>1,048 sq. ft.</b>	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			7				
					8				

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

**\*\*\*\*\*Spacious Unit\*\*\*\*\* 2 bed, 2 bath condo at quiet North side of the complex. Featuring: New Paint, hot water in floor radiant heating, gas fireplace, 6 appliances, spacious kitchen with double sinks, generous utility room with laundry and extra storage, and private balcony. Monitored underground parking is gated both for visitors and residents. Located a short walk to shopping, schools, parks, restaurants, and public transit. Easy access to Hwy. Please call today to view.**



Presented by:

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Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2209355**Board: F  
Apartment/Condo**107 20750 DUNCAN WAY**Langley  
Langley City  
V3A 9J6

Residential Attached

**\$335,000** (LP)

(SP)

Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?: **No**  
Exposure:  
If new, GST/HST inc?:Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$212.63**Original Price: **\$335,000**  
Approx. Year Built: **2006**  
Age: **11**  
Zoning: **MF**  
Gross Taxes: **\$853.82**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **026-831-368**  
Tour: **Virtual Tour URL**Mgmt. Co's Name: **Axis**  
Mgmt. Co's Phone: **778-593-1952**  
View: **:**Complex / Subdiv: **Fairfield Lane**Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer**Style of Home: **Ground Level Unit, Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Other, Tile**Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**  
Legal: **PL BCS2039 LT 7 DL 37 LD 36 THE STRATA LOT AS SHOWN ON FORM V.**Amenities: **Club House, Elevator, In Suite Laundry, Storage**Site Influences: **Central Location, Cul-de-Sac, Private Setting, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'8" x 8'8"			x			x
Main	Dining Room	11' x 8'			x			x
Main	Living Room	12' x 12'			x			x
Main	Master Bedroom	11'6" x 11'			x			x
Main	Den	6'6" x 6'6"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>675</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>675 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>675 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**ABSOLUTELY STUNNING 1 Bedroom, 1 Bath & Den Condo in Fairfield Lane!! This home is in BRAND NEW CONDITION and the BEST CONDO ON THE MARKET! Your new home features an OPEN FLOOR PLAN, Designer Paint, S/S APPLIANCES, NEW CARPET & BLINDS, a Beautiful Kitchen with a Breakfast Bar, a large den with a BUILT IN DESK AND STORAGE CABINETS, gas fireplace, and a HUGE FULLY FENCED BACKYARD AND PATIO!! Also includes 1 underground parking stall and storage locker. Fairfield Lane is a very well run building that is centrally located to all amenities and within walking distance to a children's park, shopping and coffee shops! Nothing is left to be desired with this beautiful home! Call to view today!! OPEN HOUSE SUN OCT. 1, 2017 from 2-4PM!**



Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com



**Active**  
**R2199264**

Board: F  
Apartment/Condo

**201 9962 148 STREET**

North Surrey  
Guildford  
V3R 0P9

Residential Attached

**\$349,000** (LP)

(SP)



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

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$328.19**

Original Price: **\$349,000**  
Approx. Year Built: **1997**  
Age: **20**  
Zoning: **RM45**  
Gross Taxes: **\$1,363.28**  
For Tax Year: **2016**  
Tax Inc. Utilities?: **No**  
P.I.D.: **017-712-556**  
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **HOUGHTON REALTY**

Mgmt. Co's Phone: **604-576-2141**

View: **No :**

Complex / Subdiv: **HIGHPOINT GARDENS**

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**  
Legal: **PL LMS282 LT 55 LD 36 SEC 32 RNG 1**

Amenities: **Club House, Elevator, Pool; Outdoor, Recreation Center, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 14'			x			x
Main	Dining Room	10'11 x 7'			x			x
Main	Kitchen	9'8 x 9'7			x			x
Main	Eating Area	7'5 x 7'4			x			x
Main	Master Bedroom	14'9 x 12'10			x			x
Main	Bedroom	11'7 x 10'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,173</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>1,173 sq. ft.</b>	# or % of Rentals Allowed: <b>6</b>			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
		<b>Allwd w/Restrctns</b>			6				
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			7				
Grand Total:	<b>1,173 sq. ft.</b>				8				

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

**LOCATION! LOCATION! DON'T MISS THE OPPORTUNITY! ENJOY AN OUTDOOR POOL, hot tub & exercise room in this complex! Perfect location at the attractive 'Highpoint Gardens' to all amenities including Guildford Mall, Green Timbers Park, schools & transit! This complex exterior has been completely redone in recent years including rainscreened. Quiet, corner unit wit 1173 sq.ft, 2 bed, 2 bath with lots of closet & storage space, gas fireplace, white cabinets, master with 4 pce ensuite with walk in hydro tub/spa & shower. Original condition, bring your decorating ideas and make this your own! Covered deck, one parking, one storage locker.**





Presented by:

## Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com



**Active**  
**R2198404**

Board: F  
Apartment/Condo

**106 6363 121 STREET**

Surrey  
Panorama Ridge  
V3X 3K6

Residential Attached

**\$350,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$350,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1995</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>22</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>MR45</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,362.00</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$386.93</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>018-912-095</b>
Mgmt. Co's Name: <b>CROSSROADS</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>778-578-4445</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>THE REGENCY</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **Corner Unit, Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt, Torch-On**

Reno. Year: **2014**  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Underground**  
Locker:  
Dist. to School Bus:  
Total Units in Strata:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**  
Legal: **PL LMS1565 LT 6 LD 36 SEC 7 TWP 2 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T**

Amenities: **Club House, Elevator, In Suite Laundry, Storage, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 13'5			x			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	13'5 x 9'			x			x
Main	Foyer	4' x 5'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	12'10 x 10'			x			x
	Storage	5' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,123</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,123 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>1,123 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**THE REGENCY at BOUNDARY PARK! This SPACIOUS GROUND floor 1123 sqft. CORNER unit boasts the ultimate in privacy! NO STAIRS! One of the BEST LOCATIONS in complex with Lush landscaping all around your large SOUTH facing patio for entertaining & summer BBQs! Highend Walnut floors in living, dining & kitchen area, wool carpets in bdrms, granite counter-tops & sink in bathroom, Ceramic tile in entry & washrooms, warm paint colors & new fixtures. Extra storage room. Gas F/P & hot water included in maint. fee! Well maintained complex has newer roof & boiler. 2 PARKING STALLS! Footsteps to Safeway, Deli & Restaurants! Great Panorama Ridge location and Easy access to HWY 10, 99 & 91!**





Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2209705**Board: F  
Apartment/Condo**2702 13325 102A AVENUE**

North Surrey

Whalley

V3T 0J5

Residential Attached

**\$350,000** (LP)

(SP)



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

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$236.42**

Original Price: **\$350,000**  
Approx. Year Built: **2013**  
Age: **4**  
Zoning: **CD**  
Gross Taxes: **\$1,314.00**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **029-048-796**  
Tour:

Mgmt. Co's Name: **AWM Alliance**  
Mgmt. Co's Phone: **604-685-3227**  
View: **Yes: CITY, RIVER AND MOUNTAINS**  
Complex / Subdiv: **ULTRA**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**  
Legal: **PL EPS769 LT 258 BLK 5N SEC 27 RNG 2W NWD**

Amenities: **Club House, Elevator, In Suite Laundry, Storage, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 11'7			x			x
Main	Dining Room	12'6 x 7'			x			x
Main	Kitchen	9' x 9'			x			x
Main	Master Bedroom	11'9 x 8'9			x			x
Main	Laundry	3' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>631</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>4</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>631 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>631 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**ULTRA at CITY-CENTER! This breathtaking 27TH floor B Plan 631 sqft. CORNER unit boasts of GREAT VALUE!! The unit is extremely Well kept and better than new with GREAT VIEWS! One of the BEST LOCATIONS w large North and WEST facing BALCONY for River, City and Mountains view and BEAUTIFUL SUNSETS! 1 PARKING STALL! Rentals are allowed great for investors and/or FIRST TIME BUYERS. Footsteps to SKYTRAIN, SFU, MALL, Safeway, T and T, Restaurants! Great location and Easy access to HWY 1 AND 17. SHOWINGS ONLY during Open House SUNDAY OCTOBER 1ST from 3-5 PM. and Wednesday OCTOBER 04TH FROM 5 PM TO 7 PM. CALL FOR MORE DETAILS. WHY RENT WHEN YOU CAN OWN!!!**



Presented by:

## Thane Lanz

Keller Williams Black Diamond  
Phone: 604-765-1490  
www.thanelanz.com  
vancouverinvestor@gmail.com



**Active**  
**R2199603**

Board: F  
Apartment/Condo

### 207 13870 70 AVENUE

Surrey  
East Newton  
V3W 0R9

Residential Attached

**\$375,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$375,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1995</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>22</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RM-45</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,462.13</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure: <b>South</b>	Maint. Fee: <b>\$368.02</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>019-024-347</b>
Mgmt. Co's Name: <b>Crossroads Management</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>778-578-4445</b>		
View: <b>Yes: Fountains and Landscaping</b>		
Complex / Subdiv: <b>Chelsea Gardens</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **Corner Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

Reno. Year: **2016**  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Add. Parking Avail., Garage, Underground, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit: **1**  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Other**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal**  
Legal: **PL LMS1416 LT 83 LD 36 SEC 16 TWP 2**

Amenities: **Elevator, Guest Suite, In Suite Laundry, Pool; Outdoor, Recreation Center, Workshop Attached**

Site Influences: **Central Location, Cul-de-Sac, Gated Complex, Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Intercom,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	20' x 11'6			x			x
Main	Bedroom	11'6 x 9'6			x			x
Main	Living Room	14' x 13'7			x			x
Main	Dining Room	10' x 13'7			x			x
Main	Nook	7' x 7'			x			x
Main	Kitchen	9'4 x 8'3			x			x
Main	Foyer	4' x 8'			x			x
Main	Storage	4' x 3'6			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,211</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age: <b>19+</b>			2	Main	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>1,211 sq. ft.</b>	# or % of Rentals Allowed: <b>0</b>			4				Garage Sz:
		Bylaw Restrict: <b>Age Restrictions, Pets Allowed</b>			5				Door Height:
Unfinished Floor:	<b>0</b>	<b>w/Rest., Rentals Not Allowed</b>			6				
Grand Total:	<b>1,211 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Keller Williams Elite Realty**

**HUGE, SUNNY AND QUIET 1,200 SQ' CORNER UNIT WITH WRAP-AROUND SUNDECK in the HIGHLY SOUGHT AFTER CHELSEA GARDENS! NEW APPLIANCES, NEW KITCHEN COUNTERTOPS, NEW BEAUTIFUL VINYL PLANK FLOOR THROUGHOUT, FRENCH DOORS INSTALLED IN 2ND BEDROOM, 2" CALIFORNIA BLINDS, NEW COMFORT-SIZED TOILETS, AND A NEW PHANTOM SCREEN DOOR AT THE BALCONY. Luxurious Chelsea Gardens has a gorgeous Clubhouse with POOL, HOT TUB, WORKSHOP, LOUNGE, LIBRARY, EXERCISE ROOM AND 3 GUEST SUITES plus RV PARKING!! CLOSE TO SHOPPING, RESTAURANTS, PARKS, TRANSIT, AND ENTERTAINMENT! Great for downsizers and anyone who appreciates luxurious living! Click on the Virtual Tour! SOLD SUBJECT TO PROBATE.**



Presented by:

## Thane Lanz

Keller Williams Black Diamond  
Phone: 604-765-1490  
www.thanelanz.com  
vancouverinvestor@gmail.com



**Active**  
**R2206572**

Board: F  
Apartment/Condo

### 202 15030 101 AVENUE

North Surrey  
Guildford  
V3R 0N3

Residential Attached

**\$469,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$472,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1995**  
Depth / Size (ft.): Bedrooms: **2** Age: **22**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,243.40**  
Council Apprv?: Half Baths: **0** For Tax Year: **2017**  
Exposure: **Northeast** Maint. Fee: **\$387.14** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **018-212-875**  
Mgmt. Co's Name: **Premier Strata Services** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **604-371-2208**  
View: **Yes: North Shore Mountains**  
Complex / Subdiv: **Guildford Marquis**  
Services Connected: **Electricity**

Style of Home: <b>Corner Unit</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>
Exterior: <b>Concrete</b>	Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus:
Rain Screen:	Total Units in Strata:
Renovations:	
Water Supply: <b>City/Municipal</b>	
Fireplace Fuel:	
Fuel/Heating: <b>Electric</b>	
Outdoor Area: <b>Balcony(s), Patio(s) &amp; Deck(s)</b>	
Type of Roof: <b>Other</b>	

Maint Fee Inc: **Gardening, Management, Snow removal**  
Legal: **PL LMS31 LT 94 LD 36 SEC 29 RNG 1**

Amenities: **Elevator, Exercise Centre, Garden, Guest Suite, Storage, Swirlpool/Hot Tub**

Site Influences: **Adult Oriented, Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'			x			x
Main	Dining Room	15' x 7'			x			x
Main	Master Bedroom	15'7 x 11'			x			x
Main	Walk-In Closet	8' x 6'			x			x
Main	Bedroom	12'4 x 10'4			x			x
Main	Kitchen	11' x 7'9			x			x
Main	Laundry	7'8 x 5'3			x			x
Main	Foyer	10' x 9'6			x			x
Main	Eating Area	8'6 x 7'6			x			x
		x			x			

Finished Floor (Main): <b>1,338</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>1,338 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,338 sq. ft.</b>				7				
				8				

Listing Broker(s): **Evergreen West Realty**

**If you are looking for a bright, spacious, central home in a much sought after location then this is the one! Floor to ceiling windows allow in the natural daylight yet the North East exposure keeps it cooler during the hot summer evenings. Each room is large so there is plenty of room for entertaining and for your full sized dining set. There are 2 parking spots and a storage locker that go with this home. Amenities include a lounge, billiards room, exercise room, hot tub, and sauna for your enjoyment. When guests come home is also a GUEST SUITE available to reserve. Steps to Guildford Mall, T&T, restaurants, shops, parks and transit. This is a fantastic home. Come and see before it is gone!**





Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com



**Active**  
**R2210947**

Board: F  
Townhouse

**101 19352 FRASER HIGHWAY**

Cloverdale  
Cloverdale BC  
V3S 6K6

Residential Attached

**\$497,000** (LP)   
(SP)



Sold Date: Frontage (feet): Original Price: **\$497,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1990**  
Depth / Size (ft.): Bedrooms: **2** Age: **27**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM-15**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,879.62**  
Council Apprv?: **No** Half Baths: **1** For Tax Year: **2017**  
Exposure: Maint. Fee: **\$299.25** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **016-085-108**  
Mgmt. Co's Name: **Self-Managed** Tour:  
Mgmt. Co's Phone:  
View: :  
Complex / Subdiv: **Village on the Green**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **2** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single**  
Locker: **N**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Units in Development: Total Units in Strata: **7**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Management**  
Legal: **PL NWS3252 LT 1 LD 36 SEC 10 TWP 8**

Amenities: **None**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'6 x 12'5			x			x
Main	Kitchen	8'6 x 7'5			x			x
Main	Dining Room	11' x 8'			x			x
Main	Foyer	6'5 x 9'			x			x
Above	Master Bedroom	12'4 x 14'			x			x
Main	Bedroom	14' x 11'			x			x
Main	Den	7'2 x 11'3			x			x
Main	Laundry	5'2 x 8'6			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>762</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>762</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,524 sq. ft.</b>	# or % of Rentals Allowed: <b>2</b>			4				Garage Sz: <b>20'4 x 11'1</b>
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed, Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total:	<b>1,524 sq. ft.</b>	Basement: <b>Crawl</b>			6				
					7				
					8				

Listing Broker(s): **Keller Williams Black Diamond**

**Keller Williams Black Diamond**

**This is your "in" to the market! End Unit town home in quaint Village on the Green is located close to all amenities! 2-level home with plenty of space, large patio and private yard. 2-bed +den, 2.5 baths. private balcony off Master w/ full ensuite bath and 7x7 Walkin Clst. Steps from Willowbrook mall, all major shopping, elementary school and parks. Family friendly area in popular growing community of Clayton Hts. Great opportunity for investor or first-time-buyer!**



Presented by:

## Thane Lanz

Keller Williams Black Diamond  
Phone: 604-765-1490  
www.thanelanz.com  
vancouverinvestor@gmail.com



**Active**  
**R2199015**

Board: F  
Townhouse

### 15883 ALDER PLACE

South Surrey White Rock  
King George Corridor  
V4A 5J1

Residential Attached

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

(SP)



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

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **1**  
Half Baths: **1**  
Maint. Fee: **\$353.75**

Original Price: **\$499,000**  
Approx. Year Built: **1976**  
Age: **41**  
Zoning: **RES**  
Gross Taxes: **\$1,866.44**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **001-476-254**  
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **Bradshaw Strata Mgmt Ltd.**

Mgmt. Co's Phone: **604-576-2424**

View: **:**

Complex / Subdiv: **Alderwood**

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

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Wood**

Fuel/Heating: **Forced Air, Wood**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Multiple, Visitor Parking**

Locker: **N**

Dist. to School Bus: **1**

Total Units in Strata:

Dist. to Public Transit: **1**

Units in Development:

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**

Legal: **PLNWS 648, LT 16, LD 36, SEC 14, TWP 1, PART SE 1/4**

Amenities: **None**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	8'4 x 7'4			x			x
Main	Kitchen	8'5 x 7'7			x			x
Main	Dining Room	11'2 x 9'4			x			x
Main	Living Room	16'4 x 11'7			x			x
Main	Master Bedroom	14' x 12'3			x			x
Main	Bedroom	10'6 x 10'			x			x
Bsmt	Recreation	27'8 x 33'8			x			x
Bsmt	Bedroom	14'9 x 10'7			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,052</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,052 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor:	<b>1,052</b>	<b>Allwd w/Restrctns</b>			6				
Grand Total:	<b>2,104 sq. ft.</b>	Basement: <b>Partly Finished</b>			7				
					8				

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

**Rancher w/ basement in the very desirable Alderwood! This Corner unit is Spacious and Bright and offers 3 beds, 2 bath. Great layout with very private patio over looking the pond. 3 car parking, centrally located near schools, shopping, entertainment, public transport and Hwy 99. Unbeatable amount of square footage, in this location, for this price!! ACCEPTED OFFER Subject to Probate**



Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2208439**Board: F  
Townhouse**33 7121 192 STREET**

Cloverdale

Clayton

V4N 6K6

Residential Attached

**\$519,900** (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**Council Apprv?: **No**

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **Davin**Mgmt. Co's Phone: **604-594-5643**View: **No :**Complex / Subdiv: **Allegro**Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **4**Bathrooms: **3**Full Baths: **2**Half Baths: **1**Maint. Fee: **\$179.40**Original Price: **\$519,900**Approx. Year Built: **2012**Age: **5**Zoning: **RM30**Gross Taxes: **\$1,976.38**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **028-840-798**Tour: **Virtual Tour URL**Style of Home: **3 Storey, Inside Unit**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**Rain Screen: **Full**

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Electric**Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Fibreglass**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces:

# of Fireplaces: **1**Total Parking: **2** Covered Parking: **2**Parking: **Grge/Double Tandem**Parking Access: **Front**Locker: **N**Dist. to School Bus: **Near**Total Units in Strata: **81**Dist. to Public Transit: **Near**Units in Development: **81**Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate, Wall/Wall/Mixed**Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**Legal: **PL BCS4003 LT 72 LD 36 SEC 16 TWP 8 STRATA LOT AS SHOWN ON FORM V.**Amenities: **In Suite Laundry**Site Influences: **Central Location, Private Setting, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security - RI**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 13'7			x			x
Main	Kitchen	9'9 x 8'0			x			x
Main	Dining Room	11'5 x 9'0			x			x
Main	Eating Area	11'1 x 10'5			x			x
Above	Master Bedroom	12'11 x 11'1			x			x
Above	Bedroom	10'9 x 9'6			x			x
Above	Bedroom	9'7 x 9'3			x			x
Below	Bedroom	15'2 x 8'8			x			x
Below	Foyer	13'11 x 3'7			x			x
		x			x			

Finished Floor (Main):	<b>680</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>673</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>221</b>	Restricted Age:			2	Above	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,574 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor:	<b>0</b>	<b>Allowed</b>			6				
Grand Total:	<b>1,574 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **HomeLife Benchmark Realty (Cloverdale) Corp.****HomeLife Benchmark Realty (Cloverdale) Corp.**

**Adorable and spacious 1500+sq ft in Allegro. Central to everything. Waking distance to childcare, shopping, transit and more. Dark laminate flooring throughout the main floor, crown mouldings in the living room and dining room, stainless steel appliances and granite countertops in the kitchen. Large deck off the kitchen and separate patio space just outside the 4th bedroom / man cave on the lower floor. 3 bedrooms up with two full bathrooms. Cozy half bath on the main. Fresh paint in main hallways and living spaces. Large tandem garage with workspace. Don't miss the open houses Weds Sept 27th 6pm-8pm and Saturday September 30th 2pm-4pm**





Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2203395**Board: F  
Townhouse**75 15833 26 AVENUE**

South Surrey White Rock

Grandview Surrey

V3Z 2X5

Residential Attached

**\$549,900** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure: **South**

If new, GST/HST inc?:

Mgmt. Co's Name: **First Service Residential**Mgmt. Co's Phone: **604-683-8900**View: **No :**Complex / Subdiv: **Brownstones**Services Connected: **Electricity, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$204.43**Original Price: **\$549,900**Approx. Year Built: **2009**Age: **8**Zoning: **CD**Gross Taxes: **\$2,236.23**For Tax Year: **2016**Tax Inc. Utilities?: **No**P.I.D.: **027-528-936**

Tour:

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl**  
Foundation: **Concrete Perimeter**Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s), Rooftop Deck**  
Type of Roof: **Torch-On**Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**Total Parking: **2** Covered Parking: **2**  
Parking: **Grge/Double Tandem**Parking Access: **Rear**Locker:  
Dist. to School Bus:  
Total Units in Strata:Dist. to Public Transit:  
Units in Development: **97**  
Title to Land: **Freehold Strata**Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**Maint Fee Inc: **Gardening, Recreation Facility**  
Legal: **PL BCS 2824, LT 57, LD 36, SEC 23, TWP 1**Amenities: **Club House, In Suite Laundry**Site Influences: **Central Location, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 10'10"			x			x
Main	Dining Room	10'10' x 8'			x			x
Main	Kitchen	10'8' x 8'4"			x			x
Main	Family Room	6' x 10'8"			x			x
Above	Master Bedroom	11'1' x 10'6"			x			x
Above	Walk-In Closet	3' x 8'			x			x
Above	Bedroom	8'7' x 8'1"			x			x
Above	Bedroom	8'8' x 8'1"			x			x
Main	Foyer	5'6' x 3'5"			x			x
		x			x			

Finished Floor (Main):	<b>570</b>	# of Rooms:	<b>9</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>4</b>
Finished Floor (Above):	<b>559</b>	Crawl/Bsmt. Height:					
Finished Floor (Below):	<b>63</b>	Restricted Age:					
Finished Floor (Basement):	<b>58</b>	# of Pets:	<b>2</b>	Cats:	<b>Y</b>	Dogs:	<b>Y</b>
Finished Floor (Total):	<b>1,250 sq. ft.</b>	# or % of Rentals Allowed:	<b>6</b>				
Unfinished Floor:	<b>0</b>	Bylaw Restrict:	<b>Pets Allowed, Rentals Allwd w/Restrctns</b>				
Grand Total:	<b>1,250 sq. ft.</b>	Basement:	<b>None</b>				

Bath	Floor	# of Pieces	Ensuite?	Outbuildings
1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
3				Pool:
4				Garage Sz:
5				Door Height:
6				
7				
8				

Listing Broker(s): **Coldwell Banker Marquise Realty****Coldwell Banker Marquise Realty**

**Brownstones End Unit! Roof top deck with a view of the mountains. 3 bedrooms, 2 full baths open floor plan. Walk in on the main floor to the open living, dining & kitchen area. Hardwood floors are one of the upgrades in this lovely unit. Large balcony off the kitchen perfect for barbecuing. Upstairs the master suite features walk in closet & ensuite. Main bath for 2 bedrooms to share. Tandem 2 car garage. This ENDD unit sits in the middle of the complex, quiet location. Close to shopping & schools. 2 pets allowed!**



Presented by:

## Thane Lanz

Keller Williams Black Diamond  
Phone: 604-765-1490  
www.thanelanz.com  
vancouverinvestor@gmail.com



**Active**  
**R2200640**

Board: F  
Townhouse

### 64 17516 4 AVENUE

South Surrey White Rock  
Pacific Douglas  
V3S 0S1

Residential Attached

**\$569,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$574,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2004</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>13</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>MF</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,221.32</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure: <b>East</b>	Maint. Fee: <b>\$305.17</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>025-797-221</b>
Mgmt. Co's Name: <b>Huge and McKinnon</b>		Tour:
Mgmt. Co's Phone: <b>604-531-1909</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>Douglas Point</b>		
Services Connected: <b>Electricity, Water</b>		

Style of Home: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Electric**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1**  
Parking: **Garage; Single**

Parking Access: **Front**

Locker: **N**

Dist. to School Bus:

Total Units in Strata: **75**

Dist. to Public Transit:

Units in Development: **75**

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup, Management, Recreation Facility, RV Parking, Sewer, Snow removal**

Legal: **BCS340 LT 63 BLK 1N LD 36 SEC 32 RNG 1E**

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

Site Influences: **Gated Complex, Greenbelt, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'			x			x
Main	Kitchen	8' x 11'			x			x
Main	Eating Area	9' x 8'			x			x
Main	Dining Room	13' x 11'			x			x
Main	Master Bedroom	11' x 13'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,174</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>1,174 sq. ft.</b>	# or % of Rentals Allowed: <b>10%</b>			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest.</b>			5				Door Height:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>1,174 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

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

**Collapsed sale. Beautiful, quiet and private 1174 sq ft, 2 bdrm rancher duplex. New laminate flooring, SS appliances, private back yard, tons of guest parking, secure RV parking and a really nice club house. All of this in an immaculate gated community of 75 homes. And yes - It is pet friendly!!**



Presented by:

## Thane Lanz

Keller Williams Black Diamond  
Phone: 604-765-1490  
www.thanelanz.com  
vancouverinvestor@gmail.com



**Active**  
**R2205469**

Board: F  
Townhouse

### 25 6488 168 STREET

Cloverdale  
Cloverdale BC  
V3S 8Z1

Residential Attached

**\$679,000** (LP)

(SP)



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

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$294.94**

Original Price: **\$679,000**  
Approx. Year Built: **1998**  
Age: **19**  
Zoning: **RM**  
Gross Taxes: **\$2,274.65**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **023-896-183**  
Tour:

Mgmt. Co's Name: **Fraser Campbell**

Mgmt. Co's Phone: **604-585-3276**

View: **No :**

Complex / Subdiv: **Turnberry**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single, Open**

Locker:  
Dist. to School Bus:  
Total Units in Strata:

Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**

Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Maint Fee Inc: **Cable/Satellite, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
Legal: **PL LMS2949 LT 33 LD 36 SEC 18 TWP 8 STRATA PHASE 1.**

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

Site Influences: **Adult Oriented, Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven-Built In, Security System, Vacuum Blt. In, Vaulted Ceiling,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'6			x			x
Main	Dining Room	13'6 x 7'			x			x
Main	Kitchen	9'9 x 8'3			x			x
Main	Eating Area	9'9 x 8'			x			x
Main	Master Bedroom	16' x 12'			x			x
Main	Walk-In Closet	5' x 5'			x			x
Above	Bedroom	13' x 12'			x			x
Above	Bedroom	11' x 9'6			x			x
		x			x			
		x			x			

Finished Floor (Main): **1,056** # of Rooms: **8** # of Kitchens: **1** # of Levels: **2**  
Finished Floor (Above): **440** Crawl/Bsmt. Height:  
Finished Floor (Below): **0** Restricted Age: **19+**  
Finished Floor (Basement): **0** # of Pets: **2** Cats: **Y** Dogs: **Y**  
Finished Floor (Total): **1,496 sq. ft.** # or % of Rentals Allowed:  
Bylaw Restrict: **Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed**  
Unfinished Floor: **0** Basement: **None**  
Grand Total: **1,496 sq. ft.**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	4	Yes
3	Above	3	Yes
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **HomeLife Benchmark Titus Realty**

**TWO MASTER BEDROOMS! ONE ON THE MAIN FLOOR AND ONE UP. By Polygon! Rarely available! Charming, well-managed Turnberry! 19+ complex has it all! Quiet convenient Cloverdale location near Northview Golf Course and the Athletic Park. 1 block to TRANSIT. UPDATED KITCHEN, FLOORING, PAINT, APPLIANCES! New oversize shower in generous ensuite! Bright white kitchen. Eating bar plus Bay Window Breakfast nook. Elegant living and dining area offers the opportunity to expand for those larger family dinners....plus soaring vaulted ceilings! Private fenced back garden with patio! An absolute MUST SEE!!**





Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2211138**Board: F  
Townhouse**63 20751 87 AVENUE**Langley  
Walnut Grove  
V1M 2X3

Residential Attached

**\$699,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$699,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1995</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>22</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>CD-3</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$3,498.80</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$280.95</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>019-153-350</b>
Mgmt. Co's Name: <b>Remax Property Mgt</b>		Tour:
Mgmt. Co's Phone: <b>604-821-2999</b>		
View: :		
Complex / Subdiv: <b>Summerfield</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: **End Unit, Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Hot Water, Radiant**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Locker:  
 Dist. to Public Transit: **near** Dist. to School Bus: **near**  
 Units in Development: **78** Total Units in Strata:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**  
 Legal: **PL LMS 1821 LT 63 LD 36 SEC 26 TWP8**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Golf Course Nearby, Retirement Community, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Dining Room	15' x 9'2			x			x
Main	Kitchen	9'7 x 9'			x			x
Main	Family Room	15'9 x 12'			x			x
Main	Eating Area	8' x 7'10			x			x
Main	Den	12'9 x 8'2			x			x
Main	Master Bedroom	15' x 12'			x			x
Main	Walk-In Closet	8'8 x 4'11			x			x
Main	Bedroom	10' x 9'11			x			
Main	Laundry	8'4 x 5'5			x			

Finished Floor (Main):	<b>1,507</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age: <b>55+</b>			2	Main	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,507 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Age Restrictions, Pets Allowed</b>			5				Door Height:
Grand Total:	<b>1,507 sq. ft.</b>	<b>w/Rest., Rentals Not Allowed</b>			6				
		Basement: <b>None</b>			7				
					8				

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

**Welcome to "Summerfield", one of the most desirable 55+ townhomes in Walnut Grove. These homes are rarely available and offer the security of a fully gated community. Built by Polygon, this Rancher style END unit has over 1500 s/f of living space with 2 bedrooms a den & 2 full bathrooms. Vaulted ceilings in living & family rooms & a bright open style kitchen that offers plenty of cupboard & counter space. Spacious master bedroom has w/i closet & an ensuite bathroom with a w/i soaker tub! Cozy family room walks out to your private, fully fenced & hedged backyard. Pet friendly! Amenities include an outdoor swimming pool, hot tub & clubhouse. Centrally located, walking distance to rec-centre, parks, trails, shopping & park & ride. Call today as this won't last!**



Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2210120**Board: F  
1/2 Duplex**15669 20 AVENUE**South Surrey White Rock  
King George Corridor  
V4A 2A7

Residential Attached

**\$725,000** (LP)   
(SP) 

Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **2,609.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee:

Original Price: **\$725,000**  
Approx. Year Built: **1968**  
Age: **49**  
Zoning: **RMD**  
Gross Taxes: **\$2,635.36**  
For Tax Year: **2016**  
Tax Inc. Utilities?: **No**  
P.I.D.: **026-620-545**  
Tour: **Virtual Tour URL**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc:  
Legal:

**SL 2 SEC 14 TWNSHP 1 NW DISTRICT STRATA PLAN BCS1747 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 10'10			x			x
Main	Nook	8'1 x 8'			x			x
Main	Kitchen	12'11 x 8'8			x			x
Main	Master Bedroom	10'11 x 10'9			x			x
Main	Bedroom	10'3 x 9'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>889</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>889 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:			5				Door Height:
Grand Total:	<b>889 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **HomeLife Benchmark Realty (Cloverdale) Corp.**

**Charming 2 bdrm/1 bath half duplex w/private fenced yard in desirable South Surrey location. Huge shed with power in backyard was used by owner as a gym. Perfect size for workshop/hobby/art studio. Nicely kept home is an oasis of tranquility with generous 700+SF deck, partially covered, to enjoy extended living space year round. This unique property is one of a kind, a rare opportunity to own non-strata, and yard in this area. Terrific neighbours here! All amenities shopping, transit, hwy 99, USA border quick 5 minute walk to drive. Open parking in driveway. OPEN HOUSE SAT OCT 7TH 11-1PM**



Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2209611**Board: F  
Townhouse**56 2687 158 STREET**

South Surrey White Rock

Grandview Surrey

V3Z 6V3

Residential Attached

**\$759,000** (LP)

(SP)



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

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **4**  
Full Baths: **3**  
Half Baths: **1**  
Maint. Fee: **\$201.00**

Original Price: **\$759,000**  
Approx. Year Built: **2014**  
Age: **3**  
Zoning: **RM30**  
Gross Taxes: **\$3,027.00**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **029-327-229**  
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **RE/MAX (dwell)**Mgmt. Co's Phone: **604-821-2999**View: **No :**Complex / Subdiv: **Jacobsen**Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Double**  
Locker: **N**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**  
Legal: **PL EPS1931 LT 20 LD 36 SEC 23 TWP 1**

Amenities: **Club House**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'2 x 9'6			x			x
Main	Dining Room	12'10 x 9'4			x			x
Main	Living Room	14'6 x 17'			x			x
Main	Family Room	14'3 x 9'5			x			x
Above	Bedroom	10'6 x 10'7			x			x
Above	Bedroom	13'3 x 8'1			x			x
Above	Master Bedroom	12'11 x 12'11			x			x
Above	Walk-In Closet	7'11 x 5'10			x			x
Bsmt	Recreation	16'6 x 12'8			x			x
		x			x			

Finished Floor (Main):	<b>754</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>739</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>310</b>	Restricted Age:			2	Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,803 sq. ft.</b>	# or % of Rentals Allowed:			4	Bsmt	<b>4</b>	<b>No</b>	Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor:	<b>0</b>	<b>Allowed</b>			6				
Grand Total:	<b>1,803 sq. ft.</b>	Basement: <b>Fully Finished</b>			7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

**What a great townhouse in a perfect location! The Jacobsen is a West-Coast contemporary townhome with high end finishing's. The main floor has a great open concept with soaring 10 foot ceilings, a beautiful airy white kitchen with S/S appliances, including a gas stove and quartz counters. Downstairs has a nice size rec room with its own 4 piece bath! The double car garage and spacious bedrooms upstairs make this feel like a single home without the cost! This unit has street access to make it easy for guests and extra parking. Morgan Crossing shops are just steps away with everything you need! Southridge school is just a block away and the newly built aquatic centre is a short drive. Perfect location to call home.**





Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**  
**R2208402**Board: F  
Townhouse**17 17917 68 AVENUE**Cloverdale  
Cloverdale BC  
V3S 8C3

Residential Attached

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

(SP)

Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?: **No**  
Exposure: **South**  
If new, GST/HST inc?:Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$379.00**Original Price: **\$799,900**  
Approx. Year Built: **1998**  
Age: **19**  
Zoning: **RM-10**  
Gross Taxes: **\$2,505.10**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **024-191-256**  
Tour:Mgmt. Co's Name: **Colyvan Pacific**

Mgmt. Co's Phone:

View: **No :**Complex / Subdiv: **Weybridge Lane**Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**Style of Home: **2 Storey, Corner Unit**  
Construction: **Concrete Frame, Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **2**Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Locker:  
Dist. to School Bus:  
Total Units in Strata: **56**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Tile**Maint Fee Inc: **Cable/Satellite, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
Legal: **PL LMS3298 LT 17 LD 36 SEC 17 TWP 8**Amenities: **Club House, Garden**Site Influences: **Adult Oriented, Central Location, Gated Complex, Private Setting, Private Yard, Recreation Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Free Stand F/P or Wdstove, Garage Door Opener,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'8	Above	Bedroom	12' x 10'11			x
Main	Kitchen	11' x 9'	Above	Den	11'10 x 8'9			x
Main	Dining Room	12'8 x 8'6			x			x
Main	Eating Area	7'8 x 6'8			x			x
Main	Laundry	8'8 x 6'4			x			x
Main	Foyer	5' x 4'			x			x
Main	Master Bedroom	18'3 x 12'			x			x
Main	Walk-In Closet	5'7 x 5'			x			x
Main	Family Room	14' x 10'3			x			
Above	Bedroom	13' x 10'8			x			

Finished Floor (Main): **1,305**  
Finished Floor (Above): **552**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,857 sq. ft.**Unfinished Floor: **0**  
Grand Total: **1,857 sq. ft.**# of Rooms: **12** # of Kitchens: **1** # of Levels: **2**  
Crawl/Bsmt. Height:  
Restricted Age: **19+**  
# of Pets: **2** Cats: **Y** Dogs: **Y**  
# or % of Rentals Allowed:  
Bylaw Restrict: **Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed**  
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	5	Yes
3	Above	4	Yes
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:Listing Broker(s): **RE/MAX Sabre Realty Group****IT'S SO PEACEFUL! WEYBRIDGE LANE by POLYGON.** Gated complex & clubhouse nestled in a private enclave surrounded by salmon streams & treed areas. Gorgeous semi-detached SE Corner, 1857 sq.ft, 3 BDRM+ DEN & 3 BTHRM Town-House includes expansive living rm, gas f/p & formal dining area with VAULTED ceilings & skylights. Large gourmet kitchen; granite c/tops, CTR ISL, 5 burner gas range, loads of counter spc, which opens into a bright family rm & 2nd gas f/p. Master BDRM on main floor has a 5 pce En-suite & Walk-in clst. Upstairs are 2 large sized bdrm, 4 pc bath & DEN. Private fenced yard; patio & retractable awning, 2 car grge, loads of storage spc, built in vacuum & Security system. Desirable location in complex. **OPN HSE: SAT & SUN**



Presented by:

**Thane Lanz**

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com



**Active**  
**R2206509**

Board: F  
Townhouse

**22 14877 33RD AVENUE**

South Surrey White Rock

King George Corridor

V4P 3A3

Residential Attached

**\$869,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain: **No**

Council Apprv?: **No**

Exposure:

If new, GST/HST inc?: **Yes**

Mgmt. Co's Name: **Crossroads**

Mgmt. Co's Phone: **778-578-4445**

View: **No :**

Complex / Subdiv: **Sandhurst**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

Maint. Fee: **\$334.00**

Original Price: **\$869,000**

Approx. Year Built: **1998**

Age: **19**

Zoning: **MR15**

Gross Taxes: **\$3,147.83**

For Tax Year: **2017**

Tax Inc. Utilities?: **No**

P.I.D.: **024-162-167**

Tour: **Virtual Tour URL**

Style of Home: **2 Storey, End Unit**

Construction: **Frame - Wood**

Exterior: **Mixed, Vinyl, Wood**

Foundation: **Concrete Slab**

Rain Screen: **No**

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces: **0**

# of Fireplaces: **2**

Total Parking: **4** Covered Parking: **2**

Parking: **Garage; Double**

Parking Access: **Front**

Locker: **N**

Dist. to School Bus:

Total Units in Strata: **72**

Dist. to Public Transit: **1 block**

Units in Development: **72**

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Mixed**

Maint Fee Inc: **Management, Recreation Facility, Sewer, Snow removal**  
Legal: **PL LMS2978 LT 57 LD 36 SEC 27 TWP 1 PHASE 2 STRATA.**

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

Site Influences: **Adult Oriented, Central Location, Gated Complex, Private Yard, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum Blt. In, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 10'6"			x			x
Main	Kitchen	9' x 10'			x			x
Main	Family Room	10' x 12'			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Foyer	6' x 5'7"			x			x
Main	Eating Area	8' x 7'9"			x			x
Main	Dining Room	9'6" x 10'			x			x
Main	Laundry	5' x 6'			x			x
Above	Bedroom	14' x 10'			x			
Above	Bedroom	10' x 9'			x			

Finished Floor (Main): **1,072**  
Finished Floor (Above): **714**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,786 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **1,786 sq. ft.**

# of Rooms: **10** # of Kitchens: **1** # of Levels: **2**  
Crawl/Bsmt. Height:  
Restricted Age: **19+**  
# of Pets: **2** Cats: **Y** Dogs: **Y**  
# or % of Rentals Allowed:  
Bylaw Restrict: **Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	5	Yes
2	Main	2	Yes
3	Above	4	No
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**Hugh & McKinnon Realty Ltd.**

**SANDHURST. 'Master on the Main', quiet side of the complex and a driveway. Beautifully kept unit with spacious back yard to relax in. Granite counter tops with new appliances. Vaulted ceilings and large windows allow for a bright spacious living area. Ensuite has double sinks, shower and separate soaker tub. Come and see . rentals allowed with restrictions minimum one year term max 4 allowed currently zero rented**