



List Price: \$304,900 Previous Price:  
Original Price: \$304,900

Subdiv/Complex: GUILDFORD PARK PLACE  
 Frontage: Approx Yr Blt: 2005 PID: 026-352-419  
 Depth/Size: Type: Townhouse  
 Lot SqFt: 0 Age at List Date: 9 Zoning: MF  
 Exposure: S Bedrooms: 3 Taxes: \$1,992 (2013)  
 Stories in Bldg: Bathrooms: 3 If New GST/HST Incl:  
 Flood Plain: No Full Baths: 2 Tax Incl Utils: No  
 Meas. Type: Half Baths: 1 Apprvl Reqd:  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View: N - N/A

Style of Home: 3 Storey, End Unit Total Parking: 2 Covered Parking: 1  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Add. Parking Avail., Garage; Single, Visitor Parking  
 Exterior: Mixed, Vinyl R/I Plumbing:  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Asphalt Dist to Public Trans: 1 Dist to School/Bus: CLOSE BY  
 Renovations: Reno Year: Units in Development: Total Units in Strata: 65  
 Flooring: Mixed Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Baseboard, Electric Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: Electric Mortgage Info: \$0  
 Outdoor Area: Balcony(s); Patio(s) or Deck(s) Property Disclosure: N - AS IS -WHERE IS  
 Mngmt Co: FIRST SERVICE Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
 Mngmt Ph: 604-683-8900 Maint Fee: \$240.00 w/Restrictions

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal

Legal: PL LMS921 LT 308 BLK 5N LD 36 SEC 29 RNG W1 STRATA LOT AS SHOWN ON FORM 1.

Amenities: Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Tennis Court(s)

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener

Site Influences: Central Location, Gated Complex, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'						
Main F.	Kitchen	14' X 8'						
Main F.	Dining	10' X 8'						
Above	Master Bedroom	17' X 14'5						
Above	Bedroom	12'5 X 8'5						
Above	Bedroom	11' X 8'						
Above	Walk-In Closet	6' X 5'						
Below	Den	14'5 X 8'5						

<b>Floor Area (SqFt):</b>	Total # Rooms: 8	<b>Bathrooms</b>
Finished Floor Area Main: 488	Finished Levels: 3	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up: 852	Basement Area: None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 112		3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 1,452	Restricted Age: 5	
	# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 1,452		8

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

Excellent location. Close to schools, shopping and transit. Specious End unit with 3 bedrooms and Den. Big master bedroom with en-suite and walking-closet. Amenities including outdoor pool, hot tub/spa, tennis court and clubhouse. Call to book your private showing, please allow minimum 24 hours notice. As is, Where is.



List Price: \$154,900 Previous Price:  
Original Price: \$154,900

Subdiv/Complex: STRAWBERRY HILLS ESTATES  
 Frontage: Approx Yr Blt: 1997 PID: 023-777-516  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 17 Zoning: MR45  
 Exposure: Bedrooms: 2 Taxes: \$1,066 (2013)  
 Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:  
 Flood Plain: No Full Baths: 2 Tax Incl Utils: No  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View:

Style of Home: Ground Level Unit Total Parking: 1 Covered Parking: 1  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Garage Underbuilding  
 Exterior: Mixed R/I Plumbing:  
 Rain Screen: Full  
 Type of Roof: Other Dist to Public Trans: CLOSE Dist to School/Bus: CLOSE  
 Renovations: Reno Year: Units in Development: 62 Total Units in Strata:  
 Flooring: Laminate, Other Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Hot Water, Radiant Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0 / Treat as Clear Title  
 Outdoor Area: Patio(s) Property Disclosure: N - COURT ORDERED SALE  
 Mngmt Co: PREMIER STRATA Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
 Mngmt Ph: 604-576-7725 Maint Fee: \$267.00 w/Restrictions

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Heat, Management, Recreation Facility

Legal: PL LMS2277 LT 58 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  
 Features Incl: Intercom

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6 X 12'6						
Main F.	Dining	13'6 X 8'						
Main F.	Kitchen	12' X 10'						
Main F.	Master Bedroom	15' X 15'						
Main F.	Bedroom	10' X 9'6						

<b>Floor Area (SqFt):</b>	Total # Rooms:	5	<b>Bathrooms</b>
Finished Floor Area Main: 1,030	Finished Levels:	1	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 1,030	Restricted Age:		5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area: 0	# or % Rentals: 16		7
Grand Total Floor Area: 1,030			8

Listing Broker(s): (1) RE/MAX Crest Realty

Super location within walking distance to movie theaters, public library, restaurants and shopping. Over 1000 sqft with 2 bedrooms, 2 bathrooms and a gas fireplace. Insuite laundry and infloor hotwater heat as well. Requires no flooring.



List Price: \$134,900 Previous Price:  
Original Price: \$134,900

Subdiv/Complex: HILTON HOUSE

Frontage: Approx Yr Blt: 1974 PID: 001-204-921  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 40 Zoning: MF  
 Exposure: Bedrooms: 2 Taxes: \$756 (2013)  
 Stories in Bldg: Bathrooms: 1 If New GST/HST Incl:  
 Flood Plain: Full Baths: 1 Tax Incl Utils: No  
 Meas. Type: Half Baths: 0 Apprvl Req'd:  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View:

Style of Home: Ground Level Unit Total Parking: 1 Covered Parking: 1  
 Construction: Frame - Wood Parking Access: Rear  
 Foundation: Concrete Perimeter Parking Facilities: Garage Underbuilding  
 Exterior: Mixed  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Other Dist to Public Trans: CLOSE Dist to School/Bus: CLOSE  
 Renovations: Reno Year: Units in Development: 36 Total Units in Strata: 36  
 Flooring: Laminate, Tile Locker: Yes  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Hot Water Title to Land: Freehold Strata  
 No. of Fireplaces: 0 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: Mortgage Info: \$0  
 Outdoor Area: Patio(s) Property Disclosure: N - COURT ORDERED SALE  
 Mngmt Co: LEONIS Bylaw Restrictions: Pets Not Allowed, Rentals Not Allowed  
 Mngmt Ph: 604-575-5474 Maint Fee: \$270.00

Maint Charge Incl: Gardening, Garbage Pickup, Heat, Hot Water, Management, Snow removal

Legal: PL NWS213 LT 7 LD 36 SEC 15 RNG 2 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: Elevator, Shared Laundry, Storage

Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 14'						
Main F.	Dining	9' X 8'						
Main F.	Kitchen	7'6 X 7'						
Main F.	Master Bedroom	13'4 X 11'						
Main F.	Bedroom	12'8 X 8'6						

<b>Floor Area (SqFt):</b>	Total # Rooms:	5	<b>Bathrooms</b>
Finished Floor Area Main: 920	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: 920	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 920			8

Listing Broker(s): (1) RE/MAX Crest Realty

Great location close to Whalley. Completely updated with granite counters in kitchen and bathroom, laminate flooring throughout. New windows, doors and kitchen cabinets as well. The patio is over 230 sqft in size. Great location close to shopping, restaurants and transit. Easy to view but note that pets and rentals are not allowed.



List Price: \$142,500 Previous Price:  
Original Price: \$142,500

Subdiv/Complex: CHATSWORTH GARDENS

Frontage:	Approx Yr Blt: 2005	PID:	026-294-346
Depth/Size:		Zoning:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 9	Type:	APT
Exposure:	Bedrooms: 1	Taxes:	\$913 (2013)
Stories in Bldg: 4	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain:	Full Baths: 1	Tax Incl Utils:	No
Meas. Type:	Half Baths: 0	Apprvl Req'd:	
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	424
Flooring:	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 / Treat as Clear Title		
Outdoor Area:	Balcony(s)				
Mngmt Co:	CROSBY	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-683-8900	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$182.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal

Legal: PL LMS921 LT 248 BLK 5N LD 36 SEC 29 RNG W1 STRATA LOT AS SHOWN ON FORM 1.

Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'						
Main F.	Dining	10' X 8'						
Main F.	Kitchen	10' X 8'						
Main F.	Master Bedroom	10' X 9'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	4	<b>Bathrooms</b>	
Finished Floor Area Main:	604	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:	604	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	604			8	

Listing Broker(s): (1) RE/MAX Crest Realty

Great location close to Guildford Mall. Top floor unit facing south. Lots of amenities in the complex. Close to shopping, transportation, recreation, restaurants, schools and more. Pets and rentals allowed with restrictions. Currently tenanted.



List Price:	\$194,500	Previous Price:	
		Original Price:	\$194,500
Subdiv/Complex: Westchester Place			
Frontage:	0.00	Approx Yr Blt:	1993
Depth/Size:		PID:	018-111-971
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RM-45
Stories in Bldg:	3	Age at List Date:	21
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:		Taxes:	\$1,169 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Reqd:	

Style of Home:	Corner Unit, 1 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Vinyl				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	77
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric, Natural Gas	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)	Property Disclosure:	N - Court Ordered Sale		
Mngmt Co:	Campbell Strata Management	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:	604-864-0380	Maint Fee:	\$283.68		

Maint Charge Incl: Snow removal, Caretaker, Gardening, Gas, Hot Water

Legal: PL LMS739 LT 45 BLK 5N LD 36 SEC 32 RNG 1W STRATA LOT AS SHOWN ON FORM 1  
 Amenities: In Suite Laundry, Storage, Elevator  
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	9'3 X 8'9						
Main F.	Living Room	12'2 X 15'5						
Main F.	Kitchen	8' X 7'11						
Main F.	Bedroom	11'3 X 8'10						
Main F.	Master Bedroom	10'10 X 11'7						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	975	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	975	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	975			8	

Listing Broker(s): (1) Macdonald Realty

Well maintained corner unit with large deck at the beautifully landscaped Westchester Place! This bright 2 bedroom unit faces Northwest and have the best layout in the building. Close to all the wonderful attractions the Guildford community has to offer, including the mall, easy access to HWY 1, restaurants galore and transportation, this condo is a steal. A well run strata takes excellent care of the manicured grounds, and comes complete with 2 parking stalls. Pets allowed here. Better check it out before it's gone!



List Price: \$149,900 Previous Price:  
Original Price: \$149,900

Subdiv/Complex: VILLAGE AT SURREY PLACE  
 Frontage: Approx Yr Blt: 1982 PID: 002-035-031  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 32 Zoning: RM70  
 Exposure: S Bedrooms: 2 Taxes: \$988 (2013)  
 Stories in Bldg: 3 Bathrooms: 1 If New GST/HST Incl:  
 Flood Plain: Full Baths: 1 Tax Incl Utils: No  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd:  
 Fixt Removed:  
 View: Y - COURTYARD

Style of Home: Corner Unit, End Unit Total Parking: 2 Covered Parking: 2  
 Construction: Frame - Wood Parking Access: Side  
 Foundation: Concrete Perimeter Parking Facilities: Garage Underbuilding, Garage; Underground  
 Exterior: Stucco, Vinyl  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Asphalt, Tar & Gravel, Other Dist to Public Trans: 2 BLKS Dist to School/Bus: NEAR  
 Renovations: Reno Year: Units in Development: Total Units in Strata: 76  
 Flooring: Laminate, Wall/Wall/Mixed Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Baseboard, Electric Title to Land: Freehold Strata  
 No. of Fireplaces: 0 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: Mortgage Info: \$0  
 Outdoor Area: Balcony(s) Property Disclosure: N - COURT ORDERED SALE  
 Mngmt Co: Bradshaw Bylaw Restrictions: Pets Not Allowed, Rentals Allowed  
 Mngmt Ph: 604-576-2424 Maint Fee: \$234.18

Maint Charge Incl: Gardening, Hot Water, Management

Legal: PL NWS1834 LT 66 BLK 5N LD 36 SEC 27 RNG 2W STRATA LOT AS SHOWN ON FORM 1.  
 Amenities: Elevator  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'9 X 12'						
Main F.	Dining	9'6 X 8'6						
Main F.	Kitchen	11' X 7'9						
Main F.	Master Bedroom	13'2 X 10'2						
Main F.	Bedroom	13'4 X 8'2						

<b>Floor Area (SqFt):</b>	Total # Rooms:	5	<b>Bathrooms</b>
Finished Floor Area Main: 850	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: 850	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 850			8

Listing Broker(s): (1) Macdonald Realty

Just a short walk to Central City Shopping Mall, Skytrain and the SFU Campus. Easy commute to Vancouver. This 2 bedroom and 1 bathroom condo features a corner location with west and south balconies overlooking the courtyard. Rentals are permitted if your looking for investment. Bring your paint brush, needs some TLC. Please note "The vendor will not accept any offers to purchase from any individual that is an employee of The Toronto Dominion Bank or any of its subsidiaries or affiliated corporations".



List Price: \$275,900 Previous Price:  
Original Price: \$275,900

Subdiv/Complex: Aura  
Frontage: 0.00 Approx Yr Blt: 2009 PID: 027-748-952  
Depth/Size: (STRATA) Type: Townhouse  
Lot SqFt: 0 Age at List Date: 5 Zoning: CD  
Exposure: Bedrooms: 3 Taxes: \$1,615 (2013)  
Stories in Bldg: Bathrooms: 3 If New GST/HST Incl:  
Flood Plain: Full Baths: 2 Tax Incl Utils: No  
Meas. Type: Feet Half Baths: 1 Apprvl Reqd:  
Fixtures Lsd: N  
Fixt Removed: N  
View:

Style of Home: 2 Storey Total Parking: 2 Covered Parking: 2  
Construction: Concrete, Frame - Wood Parking Access: Side  
Foundation: Concrete Perimeter Parking Facilities: Garage Underbuilding  
Exterior: Mixed  
Rain Screen: R/I Plumbing:  
Type of Roof: Asphalt Dist to Public Trans: 1 Dist to School/Bus: 1  
Renovations: Reno Year: Units in Development: Total Units in Strata:  
Flooring: Laminate, Wall/Wall/Mixed Locker:  
Water Supply: City/Municipal Possession:  
Heat/Fuel: Baseboard, Electric Title to Land: Freehold Strata  
No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
Fireplace Fuel: Electric Mortgage Info: \$0  
Outdoor Area: Balcony(s), Patio(s) Property Disclosure: N - court ordered 'as is' sale  
Mngmt Co: self-managed strata Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
Mngmt Ph: Maint Fee: \$275.00

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

Legal: PL BCS3231 LT 47 BL 5N LD 36 SEC 23 RNG 2W STRATA LOT AS SHOWN ON FORM V  
Amenities: In Suite Laundry, Playground, Recreation Center, Storage  
Features Incl:

Site Influences: Recreation Nearby, Shopping Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Kitchen	11' X 10'						
Main F.	Dining	11' X 7'						
Main F.	Family Room	16' X 11'						
Above	Master Bedroom	17' X 12'5"						
Above	Bedroom	10' X 8'						
Above	Bedroom	10' X 8'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	650	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	650	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,300	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,300			8	

Listing Broker(s): (1) Sutton-Premier Realty

4 year young 3 bedroom, 3 bath 2-storey townhouse close to all amenities, sky-train, both schools, SFU Surrey campus, and new Surrey City Hall. Located on quiet side of the complex with North facing front patio, living/dining, kitchen with granite counters, family room and a powder room, and a balcony facing park on main floor, one master bedroom with full en-suite, 2 other bedrooms and a full bath on top floor, gated underground parking. Priced much below City assessment.



List Price: \$159,000 Previous Price:  
Original Price: \$159,000

Subdiv/Complex: Yale House  
 Frontage: 0.00 Approx Yr Blt: 1981 PID: 001-878-638  
 Depth/Size: 0 Zoning: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 33 Taxes: RES  
 Exposure: Bedrooms: 2 Taxes: \$970 (2013)  
 Stories in Bldg: 4 Bathrooms: 1 If New GST/HST Incl:  
 Flood Plain: No Full Baths: 1 Tax Incl Utils: Yes  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd: Y - Court order sale, as-is  
 Fixt Removed: Y - Court order sale, as-is  
 View: N

Style of Home: Corner Unit, Ground Level Unit Total Parking: 1 Covered Parking: 1  
 Construction: Frame - Wood Parking Access:  
 Foundation: Concrete Perimeter Parking Facilities: Garage Underbuilding  
 Exterior: Mixed  
 Rain Screen: R/I Plumbing: No  
 Type of Roof: Other Dist to Public Trans: Near Dist to School/Bus: Near  
 Renovations: Reno Year: Units in Development: 51 Total Units in Strata: 51  
 Flooring: Wall/Wall/Mixed Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Baseboard, Hot Water Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: 0 Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: Other Mortgage Info: \$0  
 Outdoor Area: Patio(s) Property Disclosure: N - Court order sale, as-is  
 Mngmt Co: Baywest Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed  
 Mngmt Ph: 604-591-6060 Maint Fee: \$325.00

Maint Charge Incl: Recreation Facility, Gardening, Garbage Pickup, Heat, Hot Water, Management

Legal: PL NWS 1762 LT 6 LD 36 SEC 27 RNG 2 STRATA LOT AS SHOWN ON FORM 1.

Amenities: Garden

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 14'						
Main F.	Dining	9' X 9'						
Main F.	Kitchen	8' X 8'						
Main F.	Master Bedroom	11' X 13'						
Main F.	Bedroom	9' X 12'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	5	<b>Bathrooms</b>
Finished Floor Area Main: 935	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: 935	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 935			8

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

Yale House 2 bedroom, main floor corner unit. Near skytrain, bus loop, Central City Shopping Centre, SFU, Holland Park, etc. Monthly maintenance of approximately \$325 includes your hot water and gas-fired baseboard radiant heat. A block away from an Elementary School and 3 blocks from a Secondary School.



# 104 15537 87A AV, V3S 6T2

Active



List Price: \$249,000 Previous Price: \$259,000  
Original Price: \$259,000

Subdiv/Complex: Evergreen Estates  
Frontage: 0.00 Approx Yr Bld: 1986 PID: 004-804-945  
Depth/Size: 0.00 Zoning: Townhouse  
Lot SqFt: 0 Age at List Date: 28 Taxes: RES  
Exposure: Bedrooms: 2 Taxes: \$1,625 (2013)  
Stories in Bldg: 2 Bathrooms: 3 If New GST/HST Incl:  
Flood Plain: No Full Baths: 2 Tax Incl Utils: No  
Meas. Type: Half Baths: 1 Apprvl Req: No  
Fixtures Lsd: Y - Court order sale, as-is where-is  
Fixt Removed: Y - Court order sale, as-is where-is  
View: N

Style of Home: 2 Storey Total Parking: 1 Covered Parking: 1  
Construction: Frame - Wood Parking Access: Front  
Foundation: Concrete Perimeter Parking Facilities: Garage; Single  
Exterior: Mixed R/I Plumbing: No  
Rain Screen: R/I Plumbing: No  
Type of Roof: Asphalt Dist to Public Trans: 2 Dist to School/Bus: 5  
Renovations: Reno Year: Units in Development: Total Units in Strata:  
Flooring: Mixed Locker: No  
Water Supply: City/Municipal Possession:  
Heat/Fuel: Baseboard, Electric Title to Land: Freehold Strata  
No. of Fireplaces: 1 R/I Fireplaces: 0 Seller's Interest: Court Ordered Sale  
Fireplace Fuel: Wood Mortgage Info: \$0  
Outdoor Area: Patio(s) Property Disclosure: N - Court order sale, as-is where-is  
Mngmt Co: Bayside Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed  
Mngmt Ph: 604-432-7774 Maint Fee: \$250.00

Maint Charge Incl: Garbage Pickup, Management

Legal: PL NWS 2437, LT 12, LD 36, SEC 26, TWP 2, STRATA L OT AS SHOWN ON FORM 1  
Amenities: None  
Features Incl:

Site Influences: Paved Road, Shopping Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'2 X 17'2						
Main F.	Kitchen	7'4 X 12'10						
Main F.	Dining	7' X 10'6						
Main F.	Eating Area	6' X 8'						
Main F.	Laundry	5'5 X 8'4						
Main F.	Storage	3' X 7'						
Above	Bedroom	11'2 X 17'2						
Above	Master Bedroom	12'8 X 13'						
Above	Walk-In Closet	4' X 7'						
Above	Storage	3' X 4'10						

<b>Floor Area (SqFt):</b>	Total # Rooms:	10	<b>Bathrooms</b>
Finished Floor Area Main: 650	Finished Levels:	2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 625	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0			3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height:	4	
Total Finished Floor Area: 1,275	Restricted Age:	5	
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area: 0	# or % Rentals:	7	
Grand Total Floor Area: 1,275		8	

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

Evergreen Estates 2 storey townhome. The main floor has the kitchen, eating area, and dining and living room with a fireplace. A sliding glass door set takes you to the patio and backyard. A two piece power room and laundry room are also on the main. Upstairs are two bedrooms, a main bathroom and a 3 piece ensuite for the master bedroom.



List Price: \$314,000 Previous Price:  
Original Price: \$314,000

Subdiv/Complex: MADISON

Frontage: Approx Yr Bld: 2011 PID: 028-568-729  
 Depth/Size: Type: Townhouse  
 Lot SqFt: 0 Age at List Date: 3 Zoning: MF  
 Exposure: Bedrooms: 3 Taxes: \$2,116 (2013)  
 Stories in Bldg: Bathrooms: 3 If New GST/HST Incl:  
 Flood Plain: No Full Baths: 2 Tax Incl Utils: No  
 Meas. Type: Half Baths: 1 Apprvl Reqd:  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View:

Style of Home: 2 Storey w/Bsmt. Total Parking: 2 Covered Parking: 2  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Grge/Double Tandem, Visitor Parking  
 Exterior: Vinyl  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Asphalt Dist to Public Trans: 1 BLK Dist to School/Bus: 1 BLK  
 Renovations: Reno Year: Units in Development: 97 Total Units in Strata: 97  
 Flooring: Laminate, Wall/Wall/Mixed Locker: No  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Electric, Forced Air, Oil Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: Electric Mortgage Info: \$0  
 Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard Property Disclosure: N - COURT ORDERED SALE  
 Mngmt Co: TOUCHBASE Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
 Mngmt Ph: 604-688-4340 Maint Fee: \$129.39

Maint Charge Incl: Gardening, Management

Legal: PL BCS4076 LT 3 LD 36 SEC 9 TWP 2 STRATA LOT AS SHOWN ON FORM V.

Amenities: Club House, Playground

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'6"						
Main F.	Kitchen	12' X 10'						
Main F.	Dining	11' X 9'						
Main F.	Family Room	13' X 8'						
Above	Bedroom	9'6 X 9'6"						
Above	Bedroom	9'6 X 9'6"						
Above	Master Bedroom	12' X 12'6"						
Above	Laundry	3'4 X 3'2"						
Below	Entrance Hall	10'9 X 3'6"						
Below	Utility	6'8 X 3'2"						

<b>Floor Area (SqFt):</b>	Total # Rooms: 10	<b>Bathrooms</b>
Finished Floor Area Main: 673	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 670	Basement Area: Full	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 158		3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,501	Restricted Age:	5
	# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,501		8

Listing Broker(s): (1) Royal LePage - Wolstencroft, (2) Royal LePage - Wolstencroft

Better than New with no GST! 3 bdrm, 3 bathroom (powder on main), townhouse in Popular Madison complex. Close to Bell Center for the Performing Arts and Sullivan Heights Park. Burrard floorplan with Open Concept Main floor, 9' ceilings and laminate flooring. Great entertaining kitchen with breakfast bar. Great location in the complex, across from playground and visitor parking spots. Fenced low maintenance backyard.



List Price: \$189,500 Previous Price: \$194,500  
Original Price: \$194,500

Subdiv/Complex: CELESTE  
Frontage: 0.00 Approx Yr Blt: 2009 PID: 027-826-449  
Depth/Size: 0 Zoning: Apartment/Condo  
Lot SqFt: 0 Age at List Date: 5 Type: CD  
Exposure: Bedrooms: 1 Taxes: \$991 (2013)  
Stories in Bldg: Bathrooms: 1 If New GST/HST Incl:  
Flood Plain: Full Baths: 1 Tax Incl Utils: No  
Meas. Type: Half Baths: 0 Apprvl Reqd:  
Fixtures Lsd:  
Fixt Removed:  
View:

Style of Home: Corner Unit, 1 Storey Total Parking: 1 Covered Parking: 1  
Construction: Frame - Wood Parking Access: Front  
Foundation: Concrete Perimeter Parking Facilities: Garage; Underground  
Exterior: Mixed R/I Plumbing:  
Rain Screen: R/I Plumbing:  
Type of Roof: Asphalt Dist to Public Trans: 1 BLK Dist to School/Bus: 2 BLKS  
Renovations: Reno Year: Units in Development: Total Units in Strata:  
Flooring: Mixed, Wall/Wall/Mixed Locker:  
Water Supply: City/Municipal Possession:  
Heat/Fuel: Electric Title to Land: Freehold Strata  
No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
Fireplace Fuel: Gas - Natural Mortgage Info: \$0  
Outdoor Area: Sundeck(s) Property Disclosure: N - Court Order sale  
Mngmt Co: Pacific Quarom Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
Mngmt Ph: 604-685-3828 Maint Fee: \$124.00 w/Restrictions

Maint Charge Incl: Gardening, Management, Hot Water

Legal: SL59 SEC20 TWP2 NWD PL BCS 3332  
Amenities: In Suite Laundry  
Features Incl:

Site Influences: Shopping Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 10'4						
Main F.	Dining	7' X 6'						
Main F.	Kitchen	8' X 7'						
Main F.	Bedroom	11' X 10'						
Main F.	Laundry	4' X 3'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	615	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Above	
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:	615	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	615			8	

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

Celeste! Nice 1 bedroom unit, Solid wood cabinets, granite countertops, gas F/P, insuite laundry, overall unit in good condition, excellent newer building on quiet Street close to all amenities. Fitness room and large meeting room on main floor. Property occupied requires 24 hours notice for showings. Schedule A must accompany all offers. Call for full details.



List Price: \$202,000 Previous Price:  
Original Price: \$202,000

Subdiv/Complex: INFINITY

Frontage: Approx Yr Blt: 2008 PID: 027-419-533  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 6 Zoning: SRY  
 Exposure: Bedrooms: 1 Taxes: \$1,284 (2013)  
 Stories in Bldg: 36 Bathrooms: 1 If New GST/HST Incl:  
 Flood Plain: No Full Baths: 1 Tax Incl Utils: No  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd:  
 Fixt Removed:  
 View: Y - MTNS & DOWNTOWN SURREY

Style of Home: Other	Total Parking:	Covered Parking: 1
Construction: Concrete	Parking Access:	
Foundation: Concrete Slab	Parking Facilities: Garage; Underground	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: 345	Total Units in Strata:
Flooring: Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Court Ordered Sale	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
	Property Disclosure: N - COURT ORDERED SALE	
Mngmt Co: RANCHO MGMT	Bylaw Restrictions: Rentals Allowed, No Restrictions	
Mngmt Ph: 604-684-4508	Maint Fee: \$217.81	

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS2785 LT 253 BLK 5N LD 36 SEC 35 RNG 2W STRATA LOT AS SHOWN ON FORM V.  
 Amenities: Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Storage, Swirlpool/Hot Tub  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	9'2 X 9'8						
Main F.	Kitchen	13' X 8'						
Main F.	Dining	8' X 11'5						
Main F.	Living Room	11'8 X 11'5						

<b>Floor Area (SqFt):</b>	Total # Rooms: 4	<b>Bathrooms</b>
Finished Floor Area Main: 617	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: 617	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 617		8

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

EXCELLENT INVESTMENT OPPORTUNITY! GREAT LOCATION! EVEN BETTER PRICE! This Suite at the Infinity Towers has unobstructed and unmatched views of the Mountains and Downtown Surrey Central. This concrete high rise is the best value in the Lower Mainland by far. Located beside the King George Skytrain station, destinations throughout Vancouver area are an easy commute. Whether its for work or play the Skytrain makes for car free living. An urban village with shops, services and cafes will be at your doorstep to provide you with daily conveniences. Nearby major developments happening such as Surrey Memorial Hospital expansion, RCMP Headquarters and the new Surrey City Hall, etc.