19572 62A A	n		MLS# F14	120268			Residential Detache
	V, V3S 7L9						Active
	a 1	List Price:	\$419,900				
		Complex/Subdiv:					
		Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain:	45.00 ft IRREG 10845.00 Feet No	Bedrooms: Bathrooms: Full Baths: Half Baths: If New GST/HS Zoning:	1 Age	e: Ho rox Yr Blt: 19 at List Date: 34	05-469-279 puse/Single Famil 280 4 2,845 (2014)
T		View: Serv. Connected:	Electricity, N	atural Gas, Sar	nitary Sewer, Wate	r	
Style of Home:	2 Storey w/Bsmt.	8		al Parking:	4	Covered Parking	g: 1
Construction: Foundation: Exterior:	Frame - Wood Concrete Perimeter Stucco, Wood			king Access: king Facilities:	Front Garage; Single		
Rainscreen: Type of Roof:	Fibreglass	R/I Plumbing:		to Public Trans: session:	CLOSE	Dist to School B	us: CLOSE
Renovations: Flooring: Water Supply:	Mixed City/Municipal	Reno Year:	Selle	e to Land: er's Interest: tgage Info:	Freehold NonStra Court Ordered S \$0		
Heat/Fuel: No. of Fireplaces: Fireplace Fuel: Dutdoor Area: Pad Rental:	Forced Air, Natural Gas 1 Wood Patio(s)	R/I Fireplaces:		perty Disclosure: Buildings:	N - COURT ORDE	RED SALE	
Fixtures Leas Fixt Removed:	N N						
Legal: Amenities: Site Influences:	PL 56477 LT 177 LD 3 Central Location, Shopp						
Features Incl:							
loor <u>Type</u>	<u>Dimensions</u> g Room 16' X 1		<u>Type</u> Other	<u>Dimensions</u> 10'X 1		<u>ype</u>	Dimensions X
<u>loor Type</u> Aain F. Living Aain F. Dining Aain F. Kitche	g Room 16' X 1 g 13' X 1 en 11'6 X 1	4' Bsmt 0' Bsmt 0' Bsmt		10' X 1 10' X 1 10' X 1		<u>үре</u>	X X X
loor Type Main F. Living Main F. Dining Main F. Kitch Main F. Eatin Main F. Famil	g Room 16' X 1 g 13' X 1 en 11'6 X 1 g Area 10' X 1 ly Room 16'6 X 12	4' Bsmt 0' Bsmt 0' Bsmt 0' 2'6	Other Other	10' X 1 10' X 1 10' X 1 X X	0'	<u>уре</u>	x x x x x
Toor Type Main F. Living Main F. Dining Main F. Kitch Main F. Eatin Main F. Famil Main F. Laung	g Room 16' X 1 g 13' X 1 en 11'6 X 1 g Area 10' X 1 ly Room 16'6 X 12	4' Bsmt 0' Bsmt 0' Bsmt 0' 2'6 5'	Other Other	10' X 1 10' X 1 10' X 1 X	0'	<u>YDe</u>	X X X X
Toor Type Main F. Living Main F. Dining Main F. Kitch Main F. Eatin Main F. Eatin Main F. Laund Above Maste Above Bedro	g Room 16' X 1 g 13' X 1 en 11'6 X 1 g Area 10' X 1 ly Room 16'6 X 12 dry 6'8 X 5 er Bedroom 12'3 X 1 pom 11' X 1	4' Bsmt 0' Bsmt 0' Bsmt 2'6 5' 1'1 1'	Other Other	10' X 1 10' X 1 10' X 1 X X X X X X	0'	<u>ype</u>	X X X X X X
loor Type Main F. Living Main F. Dining Main F. Kitch Main F. Eatin Main F. Eatin Main F. Laung bove Maste bove Bedro bove Bedro	g Room 16' X 1 g 13' X 1 en 11'6 X 1 g Area 10' X 1 ly Room 16'6 X 12 dry 6'8 X 5 er Bedroom 12'3 X 1 pom 11' X 1 pom 11' X 1	4' Bsmt 0' Bsmt 0' Bsmt 0' 2'6 5' 1'1 1'	Other Other	10' X 1 10' X 1 10' X 1 X X X X	0'	<u>уре</u>	× × × × × ×
loor Type Main F. Living Main F. Dining Main F. Kitch Main F. Eatin Main F. Laung bove Maste bove Bedro bove Bedro bove Bedro bove Bedro	g Room 16' X 1 g 13' X 1 en 11'6 X 1 g Area 10' X 1 ly Room 16'6 X 12 dry 6'8 X 5 er Bedroom 12'3 X 11' pom 11' X 1 pom 11' X 1 pom 16'6 X 0 t): 11' 10'	4' Bsmt 0' Bsmt 0' Bsmt 0' 2'6 5' 1'1 1' 0'	Other Other Other	10' X 1 10' X 1 10' X 1 X X X X X X X X	0' 0' 0' <u>Bathrooms</u>		x x x x x x x x x
Floor Type Main F. Living Main F. Dining Main F. Kitche Main F. Eatin Main F. Eatin Main F. Laung Above Bedro Above Bedro Above Bedro Floor Area (SqFi Main Floor Area Sq Finished Floor Up S Finished Floor Dow	g Room 16' X 1 g 13' X 1 en 11'6 X 1 g Area 10' X 1 ly Room 16'6 X 12 dry 6'8 X 5 er Bedroom 12'3 X 1 bom 11' X 1 bom 11' X 1 bom 11' X 1 bom 16'6 X 4 ft: 1,190 SqFt: 875 n: 0 t SqFt: 0	4' Bsmt 0' Bsmt 0' Bsmt 0' Bsmt 0' 2'6 5' 1'1 1' 0' 9' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Heig	Other Other Other 13 1 3 ght:	10' X 1 10' X 1 10' X 1 X X X X X X X X X X X X	Bathrooms 1 2 Piece; E 2 3 Piece; E 3 4 Piece; E 4	ype nsuite: N; Lev nsuite: Y; Lev nsuite: N; Lev	X X X X X X X X Yel: Main F. Yel: Above
Main F. Living Main F. Dining Main F. Kitch Main F. Eatin Main F. Famil Main F. Laung Above Maste Above Bedro	g Room 16' X 1 g 13' X 1 en 11'6 X 1 g Area 10' X 1 ly Room 16'6 X 12 dry 6'8 X 5 er Bedroom 12'3 X 11 bom 11' X 1 bom 11' X 1 bom 16'6 X 6 <u>t):</u> [Ft: 1,190 sqFt: 875 n: 0 t SqFt: 0	4' Bsmt 0' Bsmt 0' Bsmt 0' Bsmt 0' 2'6 5' 1'1 1' 0' 9' Total # Rooms: # Kitchens: Finished Levels:	Other Other Other 13 1 3 ght:	10' X 1 10' X 1 10' X 1 X X X X X X X X X X X X	0' 0' 0' <u>Bathrooms</u> 1 2 Piece; E 2 3 Piece; E 3 4 Piece; E	nsuite: N; Lev nsuite: Y; Lev	x x x x x x x x x x x x x z x z x z x z
Floor Type Main F. Living Main F. Dining Main F. Kitche Main F. Eatin Main F. Eatin Main F. Laung Above Bedro Above Bedro Above Bedro Floor Area (SqFt Main Floor Area Sq Finished Floor Up S Finished Floor Dow	g Room 16' X 1 g 13' X 1 en 11'6 X 1 g Area 10' X 1 ly Room 16'6 X 12 dry 6'8 X 5 er Bedroom 12'3 X 11 bom 11' X 1 bom 11' X 1 bom 16'6 X 0 t): IFt: 1,190 SqFt: 875 m: 0 t SqFt: 0 r SqFt: 2,065	4' Bsmt 0' Bsmt 0' Bsmt 0' Bsmt 0' 2'6 5' 1'1 1' 0' 9' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Heig	Other Other Other 13 1 3 ght:	10' X 1 10' X 1 10' X 1 X X X X X X X X X X X X	Bathrooms 1 2 Piece; E 2 3 Piece; E 3 4 Piece; E 4 5	nsuite: N; Lev nsuite: Y; Lev	X X X X X X X X Yel: Main F. Yel: Above

Located in a great family neighborhood close to Willowbrook Mall, Superstore, Safeway, White Spot, Kwantlen University, banking, restaurants and more. 4 bedrooms up and 2.5 bathrooms as well as a family room off the kitchen. Extra large lot of 10,845 sqft for the kids to play in. All this and an unfinished basement to do more.... Lots of potential to renovate to make this a great family home.

Cloverdale, Clover	rdale BC		MLS# F	1425115			Residential Detached
6231 171A S	ST, V3S 5S3						Active
		List Price:	\$499,000				
		Complex/Subdiv Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain: View: Serv. Connected	60.00 ft 125 7586.00 Feet Exempt Y - Mounta	Bedrooms: Bathrooms: Full Baths: Half Baths: If New GST/HS Zoning: ins ctricity, Natural C	RES	PID: Type: Approx Yr Blt: Age at List Dat Taxes: Sewer	005-218-802 House/Single Family 1979 e: 35 \$2,605 (2014)
Style of Home: Construction:	Basement Entry Frame - Wood		Pa	otal Parking: arking Access:	4 Front	Covered P	0
Foundation: Exterior:	Concrete Perimeter Wood, Stucco		Pa	arking Facilities:	Add. Parkin	g Avail., Gara	je; Double
Rainscreen: Type of Roof:	Asphalt	R/I Plumbing:		ist to Public Trans: ossession:	3 blocks	Dist to Sch	ool Bus:
Renovations: Flooring: Water Supply:	Laminate, Mixed, Ti City/Municipal	Reno Year: le	T Si	itle to Land: eller's Interest: lortgage Info:	Freehold No Court Order \$0		
Heat/Fuel: No. of Fireplaces: Fireplace Fuel: Outdoor Area:	Natural Gas 1 Gas - Natural Balcony(s); Patio(s)	R/I Fireplaces:		roperty Disclosure: ut Buildings:	N - Court Or	dered Sale. As	s is Where is
Pad Rental: Fixtures Leas Fixt Removed:	N N						
Legal: Amenities: Site Influences: Features Incl:	PL 54083 LT 144 LI Private Setting, Rec Other - See Remark	reation Nearby, Sho					١R
Floor Type	Dimensio	ns <u>Floor</u>	Туре	Dimensions	Floor	Type	Dimensions
	g Room 16'10 X	15'		Х			Х
Main F. Dinir	ng 11' X	9'3		Х			Х
Main F. Kitch				Х			Х
Main F. Mast	er Bedroom 11'10 X			Х			Х
Main F. Bedr	oom 10'5 X	9'8		Х			х
Main F. Bedr	oom 11' X	10'6		Х			Х
Bsmt Fami	ly Room 21' X	16'		Х			Х
Bsmt Laun	idry 15' X	10'10		Х			Х
	X X			X X			
Floor Area (SqF	<u>t):</u>				Bathro	oms_	
Main Floor Area So	•	Total # Rooms					; Level: Main F.
Finished Floor Up	1	# Kitchens:	1				; Level: Main F.
Finished Floor Dov		Finished Levels			3 2 Pie	ce; Ensuite: N	; Level: Bsmt
Finished Floor Bsm		Crawl/Bsmt He			4		
Total Finished Floo	or SqFt: 1,947	Basement Area	: Full, Par	tly Finished	5 6		
Unfinished Floor: Grand Total Floor	Area: 1,947	Suite:	None		8 7 8		
	.,				5		
3	Century 21 Coastal Re	5					
Foreclosure Pro	perty. Great for inve	stors or first time b	uvers. Huae	7500 plus sa ft l	ot. 3 bdrms a	nd 1 1/2 bath	s upstairs and rec

Foreclosure Property. Great for investors or first time buyers. Huge 7500 plus sq ft lot. 3 bdrms and 1 1/2 baths upstairs and rec room and 2 piece washroom downstairs. Private backyard with deck, patio and a hot tub in a gazebo. House is in a quiet cul-de-sac. Quite open and spacious. Kitchen in good condition. Double garage. Bsmt is partially finished, bring your ideas to complete it. Some TLC required. Close to amenities, school and park. Call today to view.

Cloverdale, Clover	⁻ dale BC		MLS# F	1422952			Residential Detached
6670 187A S	ST, V3S 0T1						Active
1		List Price:	\$522,900				
	- Part al	Complex/Subdiv:					
		Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain: View: Sary, Connected	24.00 ft 6975.00 N Feet No N	Bedrooms: Bathrooms: Full Baths: Half Baths: If New GST/HS Zoning:	RS2	PID: Type: Approx Yr Blt: Age at List Date Taxes:	025-459-767 House/Single Family 2004 e: 10 \$3,710 (2013)
	- Anno	Serv. Connected.	water, Elec	ctricity, Natural G	192		
Style of Home: Construction: Foundation:	2 Storey w/Bsmt. Frame - Wood Concrete Perimeter		Р	otal Parking: Parking Access: Parking Facilities:	4 Front Garage; Dou	Covered Pa	ırking: 2
Exterior: Rainscreen: Type of Roof:	Vinyl Asphalt	R/I Plumbing:		Dist to Public Trans: Possession:	1 Blk	Dist to Scho	ool Bus: 1 BIk
Renovations: Flooring: Water Supply: Heat/Fuel:	Laminate, Wall/Wall/Mi) City/Municipal Forced Air, Natural Gas	Reno Year: xed	S	itle to Land: Seller's Interest: Aortgage Info:	Freehold No Court Order \$0		
No. of Fireplaces: Fireplace Fuel: Outdoor Area: Pad Rental: Fixtures Leasy	1 Gas - Natural Balcony(s); Patio(s) or 1 N	R/I Fireplaces: Deck(s)		Property Disclosure: Dut Buildings:	N - Court Or	dered Sale	
Fixt Removed:	N						
Legal: Amenities: Site Influences: Features Incl:	PL BCP629 LT 24 LD 36 Recreation Nearby, Shop			ion, Cul-de-Sac			
<u>Floor</u> <u>Type</u> Main F.Livin Main F.Dinin	g Room 12'5 X 11	'5 Bsmt	<u>Type</u> Bedroom Bedroom		<u>Floor</u> 8' 14'	<u>Type</u>	Dimensions X X
Main F. Kitch	0	3'		X			×
Above Mast	er Bedroom 20' X 18	3'		Х			Х
Above Bedr Above Bedr				X X			X X
Above Bedr Bsmt Kitch Bsmt Livin	nen 12' X 9			X X X			Х
Floor Area (SqF	0	<u> </u>		~	Bathroo	oms	
Main Floor Area So Finished Floor Up S Finished Floor Dow Finished Floor Bsm Total Finished Floor	qFt: 1,030 SqFt: 987 vn: 0 nt SqFt: <u>987</u>	Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Hei Basement Area:	2 3 ght:		1 2 Pie 2 5 Pie 3 4 Pie 4 4 Pie 5		Level: Above
Unfinished Floor: Grand Total Floor	Area: 0 3,004	Suite:	Unautho	orized Suite	6 7 8		
Listing Broker(s): F	RE/MAX Little Oak Realty						
Court Ordorod (Sale - Check out this large	<u> </u>		(0) I I I I I			

Court Ordered Sale - Check out this large family home in the heart of Cloverdale. 4 Bedrooms & 2 Baths up, and 2 bedroom in-law suite in the basement. Fabulous cul-de-sac location just steps away from shopping and amenities. Very close to schools and recreation. Take advantage of our Vendor Take Back Mortgage program, call for details. COURT DATE NOV 10

	rdale BC		MLS# F1	1419345			Residential Detach
6246 175B S	ST, V3S 0P9						Activ
the		List Price:	\$569,900				
		Complex/Subdiv:					
		Frontage:	29.00 ft	Bedrooms:	5	PID:	025-844-326
		Depth/Size:	42	Bathrooms:	5	Туре:	House/Single Fam
		Lot Area SqFt:	6652.00	Full Baths: Half Baths:	4	Approx Yr Blt:	2005
	and the second second	Rear Yard Exp: Meas Type:	Feet	If New GST/HS	1 ST Incl:	Age at List Date Taxes:	\$3,637 (2013)
		Flood Plain:	reet	Zoning:	RF	Taxes.	\$5,057 (2015)
		View:					
			Water, Elec	tricity, Natural C	Gas, Sanitary S	Sewer, Storm S	Sewer
tyle of Home:	2 Storey			otal Parking:	6	Covered Pa	rking: 2
Construction:	Frame - Wood			rking Access:	Comment Day		
oundation: Exterior:	Concrete Perimeter Vinyl, Stone		Pa	rking Facilities:	Garage; Dou	IDIE	
Rainscreen:	villyi, stone	R/I Plumbing:	Di	st to Public Trans:		Dist to Scho	ool Bus:
ype of Roof:	Tile - Concrete			ssession:			
Renovations:		Reno Year:	Tit	tle to Land:	Freehold No		
looring:	Laminate, Mixed			ller's Interest:	Court Order	ed Sale	
Vater Supply: leat/Fuel:	City/Municipal		Mo	ortgage Info:	\$ O		
lo. of Fireplaces:	Baseboard, Natural Gas 2	R/I Fireplaces:	Pr	operty Disclosure:	N - court ord	lered sale	
ireplace Fuel:	Gas - Natural	tor incplaces.		ut Buildings:			
				5			
Outdoor Area:	Fenced Yard, Patio(s)						
Outdoor Area: Pad Rental:							
Dutdoor Area: Pad Rental: Fixtures Leas	Ν						
Outdoor Area: Pad Rental: Fixtures Leas Fixt Removed:	N N						
Outdoor Area: Pad Rental: Fixtures Leas Fixt Removed: Legal:	N N PL BCP9359 LT10 LD3	6 SEC7 TWP8					
Dutdoor Area: Pad Rental: Fixtures Leas: Fixt Removed: Legal: Amenities:	N N PL BCP9359 LT10 LD3 None		ing Nearby (Central Location	cul de Sac		
Dutdoor Area: Pad Rental: Fixtures Leasi Fixt Removed: Legal:	N N PL BCP9359 LT10 LD3		ing Nearby, (Central Location	ı, Cul-de-Sac		
Dutdoor Area: Pad Rental: Fixtures Leas Fixt Removed: Regal: Amenities: Site Influences:	N N PL BCP9359 LT10 LD3 None		ing Nearby, (Central Location	, Cul-de-Sac		
butdoor Area: ad Rental: ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u>	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio <u>Dimensions</u>	n Nearby, Shopp <u>Floor</u>	Type	Dimensions	Floor	Туре	Dimensions
butdoor Area: ad Rental: ixtures Leas: ixt Removed: egal: menities: ite Influences: eatures Incl: <u>loor Type</u> Main F. Livin	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio <u>Dimensions</u> g Room <u>11' X 1</u>	n Nearby, Shopp <u>Floor</u> 0' Above		Dimensions 14'9 X 1	Floor	Туре	X
ad Rental: ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Main F. Livin Main F. Kitch	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio <u>Dimensions</u> g Room 11' X 1 hen 12' X 1	n Nearby, Shopp <u>Floor</u> 0' Above 9'	Type	Dimensions 14'9 X 1 X	Floor	Туре	X X
ad Rental: ixtures Leasi ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Main F. Livin Main F. Kitch Main F. Dinin	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio <u>Dimensions</u> g Room 11' X 1 ten 12' X 1 ng 12' X 1	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0'	Type	Dimensions 14'9 X 1 X X	Floor	Туре	X X X
butdoor Area: ad Rental: ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Aain F. Livin Main F. Kitch Main F. Fami	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio <u>Dimensions</u> g Room 11' X 1 ten 12' X 1 ng 12' X 1 Iy Room 15' X 1	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0' 2'	Type	Dimensions 14'9 X X X X	Floor	Туре	X X X X
ad Rental: ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Main F. Livin Main F. Kitch Main F. Dinin Main F. Fami Main F. Recru	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio g Room 11' X 1 ien 12' X 1 ig 12' X 1 ly Room 15' X 1 eation Room 22'6 X 12	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0' 2' 2'	Type	Dimensions 14'9 X 1 X X X X X	Floor	Туре	X X X X X X
Dutdoor Area: ad Rental: ixtures Leas(ixt Removed: egal: menities: ite Influences: eatures Incl: <u>loor Type</u> Aain F. Livin Aain F. Dinin Aain F. Fami Aain F. Recru	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio g Room 11' X 1 ing 12' X 1 ing 12' X 1 ly Room 15' X 1 ly Room 15' X 1 eation Room 22'6 X 12 inen 10' X 1	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0' 2' 2' 0'	Type	Dimensions 14'9 X X X X	Floor	Туре	X X X X
Dutdoor Area: Pad Rental: ixtures Leas ixt Removed: egal: umenities: ite Influences: features Incl: <u>loor Type</u> Aain F. Livin Aain F. Livin Aain F. Fami Aain F. Recr Aain F. Recr Aain F. Recr Aain F. Kitch	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio g Room 11' X 1 nen 12' X 1 ng 12' X 1 ly Room 15' X 1 eation Room 22'6 X 12 nen 10' X 1	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0' 2' 2' 0' 0' 0'	Type	Dimensions 14'9 X 1 X X X X X X	Floor	Туре	X X X X X X
Dutdoor Area: ad Rental: ixtures Leas: ixt Removed: egal: menities: ite Influences: eatures Incl: 100r Type Main F. Livin Main F. Kitch Main F. Recru Main F. Kitch Main F. Kitch Main F. Kitch Main F. Kitch Main F. Kitch Main F. Kitch Main F. Bedr Nove Mast	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio g Room 11' X 1 ng 12' X 1 ng 12' X 1 ly Room 15' X 1 eation Room 22'6 X 12 nen 10' X 1 oom 12' X 1	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0' 2' 9' 0' 0' 4'	Type	Dimensions 14'9 X 1 X X X X X X X X	Floor	Туре	X X X X X X X
ad Rental: ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: <u>loor Type</u> Main F. Livin Main F. Kitch Main F. Recru Main F. Recru Main F. Recru Main F. Bedr Main F. Bedr bove Mast	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio g Room 11' X 1 nen 12' X 1 Ig 12' X 1 Iy Room 15' X 1 eation Room 22'6 X 12 nen 10' X 1 oom 12' X 1 ter Bedroom 18' X 1 rer Bedroom 15' X 1	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0' 2' 2' 0' 0' 4' 4'	Type	Dimensions 14'9 X 1 X X X X X X X X X X	Floor	<u>Түре</u>	X X X X X X X
Dutdoor Area: Pad Rental: Tixtures Leas Tixt Removed: Tegal: Teatures Incl: Teatures Teatures Teatures	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio g Room 11' X 1 ng 12' X 1 ng 12' X 1 ly Room 15' X 1 eation Room 22'6 X 12 nen 10' X 1 oom 12' X 1 er Bedroom 18' X 1 er Bedroom 15' X 1 oom 15' X 1	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0' 2' 2' 0' 0' 4' 4'	Type	Dimensions 14'9 X X X X X X X X X X X X	Floor		X X X X X X X
Dutdoor Area: Pad Rental: ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: <u>loor Type</u> Aain F. Livin Aain F. Livin Aain F. Kitch Aain F. Recru Aain F. Recru Aain F. Recru Aain F. Bedr Main F. Bedr Nove Mast Nove Mast Nove Bedr Cloor Area (SqF Main Floor Area So	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio g Room 11' X 1 nen 12' X 1 Ig 12' X 1 Iy Room 15' X 1 eation Room 22'6 X 12 nen 10' X 1 oom 12' X 1 ter Bedroom 18' X 1 ner Bedroom 15' X 1 oom 15' X 1 eation 15' X 1	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0' 2' 2' 0' 0' 4' 4' 2' Total # Rooms:	T <u>ype</u> Bedroom	Dimensions 14'9 X X X X X X X X X X X X	<u>Floor</u> 10' <u>Bathroo</u> 1 2 Pie	oms ce; Ensuite: N;	X X X X X X X X X Level: Main F.
Dutdoor Area: Pad Rental: Tixtures Leas Tixt Removed: Tegal: Amenities: Site Influences: Teatures Incl: Toor <u>Type</u> Main F. Livin Main F. Livin Main F. Kitch Main F. Recre Main F. Recre Main F. Bedr Above Mast Above Mast Above Bedr Toor Area (SqF Main Floor Area Sc Tinished Floor Up	N N PL BCP9359 LT10 LD3 None Private Yard, Recreatio g Room 11' X 1 nen 12' X 1 ng 12' X 1 ly Room 15' X 1 eation Room 22'6 X 12 nen 10' X 1 oom 12' X 1 er Bedroom 18' X 1 er Bedroom 18' X 1 er Bedroom 15' X 1 oom 15' X 1 er Bedroom 15' X 1 er Bedroom 15' X 1 er Bedroom 15' X 1 er Bedroom 15' X 1	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0' 2' 2' 0' 0' 4' 4' 2' Total # Rooms: # Kitchens:	Type Bedroom	Dimensions 14'9 X X X X X X X X X X X X	<u>Floor</u> 10' <u>Bathroo</u> 1 2 Pie 2 3 Pie	o <u>ms</u> ce; Ensuite: N; ce; Ensuite: N;	X X X X X X X X Level: Main F. Level: Main F.
Dutdoor Area: Pad Rental: Tixtures Leas Tixt Removed: Tegal: Amenities: Site Influences: Teatures Incl: Toor Type Main F. Livin Main F. Livin Main F. Kitch Main F. Rech Main F. Rech Main F. Bedr Above Mast Above Mast Above Mast Above Bedr Toor Area (SqF Main Floor Area So Tinished Floor Dow	N N PL BCP9359 LT10 LD3 None Private Yard, Recreation g Room 11' X 1 ten 12' X 1 tg 12' X 1 oom 12' X 1 ter Bedroom 18' X 1 ter Bedroom 15' X 1 oom 15' X 1 ter Bedroom 15' X 1 ter Bedroom 15' X 1 ter Sedroom 15' X 1 st1: 1,425 SqFt: 1,335 vn: 0	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0' 2' 2' 0' 0' 4' 4' 2' Total # Rooms: # Kitchens: Finished Levels:	Type Bedroom 11 2 2	Dimensions 14'9 X X X X X X X X X X X X	Eloor 10' Bathroo 1 2 Pie 2 3 Pie 3 3 Pie	o <u>ms</u> ce; Ensuite: N; ce; Ensuite: N; ce; Ensuite: N;	X X X X X X X X X X Level: Main F. Level: Main F. Level: Above
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Dutdoor Area: Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: Foor <u>Type</u> Main F. Livin Main F. Livin Main F. Kitch Main F. Recru Main F. Recru Main F. Recru Main F. Bedr Main F. Bedr Above Mast	N N PL BCP9359 LT10 LD3 None Private Yard, Recreation g Room 11' X 1 nen 12' X 1 lg Room 15' X 1 lg Room 15' X 1 eation Room 22'6 X 12 nen 10' X 1 oom 12' X 1 eer Bedroom 18' X 1 oom 12' X 1 eer Bedroom 18' X 1 oom 15' X 1 oom 12' X 1 oom 15' X 1 oom 15' X 1 oom 1335 vn: 0	n Nearby, Shopp <u>Floor</u> 0' Above 9' 0' 2' 2' 0' 0' 4' 4' 2' Total # Rooms: # Kitchens: Finished Levels:	<u>Type</u> Bedroom 11 2 2 ght:	Dimensions 14'9 X X X X X X X X X X X X	Eloor 10' <u>Bathroo</u> 1 2 Pie 2 3 Pie 3 3 Pie 4 4 Pie 5 3 Pie	o <u>ms</u> ce; Ensuite: N; ce; Ensuite: N; ce; Ensuite: N;	X X X X X X X X X X X X Level: Main F. Level: Main F. Level: Above Level: Above
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Dutdoor Area: Pad Rental: ixtures Leas ixt Removed: egal: umenities: iter Influences: reatures Incl: iter Influences: iter Infl	N N PL BCP9359 LT10 LD3 None Private Yard, Recreation g Room 11' X 1 nen 12' X 1 ng 12' X 1 ly Room 15' X 1 eation Room 22'6 X 12 nen 10' X 1 oom 12' X 1 rer Bedroom 18' X 1 er Bedroom 15' X 1 oom 15' X 1 oom 15' X 1 offt: 1,425 SqFt: 1,335 vn: 0 nt SqFt: 0 or SqFt: 2,760	n Nearby, Shopp Floor 0' Above 9' 0' 2' 9' 0' 0' 4' 4' 4' 2' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Heig	<u>Type</u> Bedroom 11 2 2 ght: None	Dimensions 14'9 X X X X X X X X X X X X	Eloor 10' <u>Bathroo</u> 1 2 Pie 2 3 Pie 3 3 Pie 4 4 Pie 5 3 Pie	oms .ce; Ensuite: N; .ce; Ensuite: N; .ce; Ensuite: N; .ce; Ensuite: Y;	X X X X X X X X X X X X Level: Main F. Level: Main F. Level: Above Level: Above

This 2 storey family home is centrally located in the heart of Cloverdale. It offers 9 ft ceiling on the main, dark laminate flooring, French doors from kitchen to yard, 4 bedrooms up with 3 bathrooms; two gas fireplaces; privately fenced yard. Close to transits, shopping, and schools. Priced to sell! Call today!

Cloverdale, Clayto	n		MLS#	F1406931			Residential Detached
18241 72ND	AV, V4N 6B7						Active
		List Price:	\$849,90	0			
Sectore and the sectore sectores		LIST PIICE.	ФОЧ 9,90	0			
			MEAT OF				
		Complex/Subdiv:					
	MARKING TO BE	Frontage:	145.00 f		2	PID:	010-303-260
		Depth/Size:	297	Bathrooms: 0 Full Baths:	2 2	Type: Approx Yr Blt:	House/Single Family 1957
		Lot Area SqFt: Rear Yard Exp:	43424.0 N	Half Baths:	0	Age at List Dat	
		Meas Type:	Feet	If New GST/HS	-	Taxes:	\$3,994 (2013)
		Flood Plain:		Zoning:	RA		¢0,,,,,(2010)
		View:	Y - 180 D	EGREE VISTA			
		Serv. Connected	Electricit	y, Natural Gas, Sep	tic, Water		
Style of Home:	Rancher/Bungalow w/E	3smt.		Total Parking:		Covered Pa	arking: 2
Construction:	Frame - Wood			Parking Access:			5
Foundation:	Concrete Perimeter			Parking Facilities:	Garage; Dou	ble	
Exterior:	Mixed, Wood						
Rainscreen:	Wood	R/I Plumbing:		Dist to Public Trans:		Dist to Sch	ool Bus:
Type of Roof: Renovations:	Wood	Reno Year:		Possession: Title to Land:	Freehold No	nStrata	
Flooring:		Reno Teal.		Seller's Interest:	Court Order		
Water Supply:	City/Municipal			Mortgage Info:	\$0	ou ouro	
Heat/Fuel:	Forced Air			0.0			
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - SOLD AS	IS WHERE IS	
Fireplace Fuel:	Gas - Natural, Wood			Out Buildings:			
Outdoor Area: Pad Rental:	Balcony(s)						
Fixtures Leas	Ν						
Fixt Removed:	N						
Legal:	PL 17650 LT 4 LD 36 3	SEC 20 TWP 8					
Amenities:							
Site Influences:							
Features Incl:	Clothes Washer/Dryer/	Fridge/Stove/DV	V				
Floor Type		Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main F. Livin Main F. Dinir	g Room 16'X 1 ng 12'X 1			X X			X X
	0	3 9'		X			x
	eation Room 19' X 2			X			X
Bsmt Bedr		3'		Х			Х
Bsmt Laun	5	6'		Х			Х
	Х			Х			Х
	Х			Х			Х
	X X			X X			
Floor Area (SqF					Bathroo		
Main Floor Area So	•	Total # Rooms:	6				; Level: Main F.
Finished Floor Up		# Kitchens:	0			ce; Ensuite: N	; Level: Main F.
Finished Floor Dov Finished Floor Bsm		Finished Levels: Crawl/Bsmt Hei			3 4		
Total Finished Floor		Basement Area	5		4 5		
	2,000				6		
Unfinished Floor:	144	Suite:			7		
Grand Total Floor					8		
Listing Broker(s) - F	RE/MAX 2000 Realty						

CALLING ALL DEVELOPERS!! This serene 1 acre rectangular parcel is virtually flat with no easements/creeks and enjoys unobstructed 180 degree Northern views of the North Shore Mountains, Garibaldi and Golden Ears. A prime location in the New West Clayton Neighborhood plan which has (Stage 1 Land Concept Plan approval as of Dec/2013). Future zoning set to be medium density single family homes/townhomes. The current rancher features an updated main level, a 7'walkout basement, double garage and nice street appeal. Hurry on this one, too good to last!!