



List Price: \$419,900

Complex/Subdiv:

Frontage: 45.00 ft	Bedrooms: 4	PID: 005-469-279
Depth/Size: IRREG	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 10845.00	Full Baths: 2	Approx Yr Blt: 1980
Rear Yard Exp:	Half Baths: 1	Age at List Date: 34
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,845 (2014)
Flood Plain: No	Zoning: SF	

View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Stucco, Wood		
Rainscreen:	R/I Plumbing: R/I Plumbing	Dist to Public Trans: CLOSE
Type of Roof: Fibreglass		Dist to School Bus: CLOSE
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 56477 LT 177 LD 36 SEC 10 TWP 8

Amenities:

Site Influences: Central Location, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'	Bsmt	Other	10' X 10'			X
Main F.	Dining	13' X 10'	Bsmt	Other	10' X 10'			X
Main F.	Kitchen	11'6 X 10'	Bsmt	Other	10' X 10'			X
Main F.	Eating Area	10' X 10'			X			X
Main F.	Family Room	16'6 X 12'6			X			X
Main F.	Laundry	6'8 X 5'			X			X
Above	Master Bedroom	12'3 X 11'1			X			X
Above	Bedroom	11' X 11'			X			X
Above	Bedroom	11' X 10'			X			
Above	Bedroom	16'6 X 9'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,190	Total # Rooms:	13
Finished Floor Up SqFt:	875	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,065	Basement Area:	Unfinished
			5
			6
Unfinished Floor:	1,000	Suite:	None
Grand Total Floor Area:	3,065		7
			8

Listing Broker(s): RE/MAX Crest Realty

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.

6231 171A ST, V3S 5S3

Active



List Price: \$499,000

Complex/Subdiv:

Frontage: 60.00 ft Bedrooms: 3 PID: 005-218-802
 Depth/Size: 125 Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 7586.00 Full Baths: 1 Approx Yr Blt: 1979
 Rear Yard Exp: Half Baths: 2 Age at List Date: 35
 Meas Type: Feet If New GST/HST Incl: Taxes: \$2,605 (2014)
 Flood Plain: Exempt Zoning: RES
 View: Y - Mountains
 Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer

Style of Home: Basement Entry Total Parking: 4 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Add. Parking Avail., Garage; Double
 Exterior: Wood, Stucco
 Rainscreen: R/I Plumbing: Dist to Public Trans: 3 blocks Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Reno Year: Title to Land: Freehold NonStrata
 Flooring: Laminate, Mixed, Tile Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Natural Gas
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: N - Court Ordered Sale. As is Where is
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Balcony(s); Patio(s) or Deck(s)
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed: N

Legal: PL 54083 LT 144 LD 36 SEC 7 TWP 8 PART NW 1/4 TERMS: AS IS WHERE IS, CASH FOR CLEAR

Amenities:

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

Features Incl: Other - See Remarks

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'10 X 15'			X			X
Main F.	Dining	11' X 9'3			X			X
Main F.	Kitchen	17'6 X 9'			X			X
Main F.	Master Bedroom	11'10 X 11'3			X			X
Main F.	Bedroom	10'5 X 9'8			X			X
Main F.	Bedroom	11' X 10'6			X			X
Bsmt	Family Room	21' X 16'			X			X
Bsmt	Laundry	15' X 10'10			X			X
					X			X
					X			X

Floor Area (SqFt):

Main Floor Area SqFt: 1,347

Finished Floor Up SqFt: 0

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 600

Total Finished Floor SqFt: 1,947

Unfinished Floor: 0

Grand Total Floor Area: 1,947

Total # Rooms: 8

Kitchens: 1

Finished Levels: 2

Crawl/Bsmt Height: 4

Basement Area: Full, Partly Finished

Suite: None

Bathrooms

1 2 Piece; Ensuite: Y; Level: Main F.

2 4 Piece; Ensuite: N; Level: Main F.

3 2 Piece; Ensuite: N; Level: Bsmt

4

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6

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8

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

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.

6670 187A ST, V3S 0T1

Active



List Price: \$522,900

Complex/Subdiv:

Frontage: 24.00 ft Bedrooms: 6 PID: 025-459-767
 Depth/Size: Bathrooms: 4 Type: House/Single Family
 Lot Area SqFt: 6975.00 Full Baths: 3 Approx Yr Blt: 2004
 Rear Yard Exp: N Half Baths: 1 Age at List Date: 10
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,710 (2013)
 Flood Plain: No Zoning: RS2
 View: N
 Serv. Connected: Water, Electricity, Natural Gas

Style of Home: 2 Storey w/Bsmt. Total Parking: 4 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double
 Exterior: Vinyl
 Rainscreen: R/I Plumbing: Dist to Public Trans: 1 BIK Dist to School Bus: 1 BIK
 Type of Roof: Asphalt Possession:
 Renovations: Reno Year: Title to Land: Freehold NonStrata
 Flooring: Laminate, Wall/Wall/Mixed Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Forced Air, Natural Gas
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: N - Court Ordered Sale
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Balcony(s); Patio(s) or Deck(s)
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed: N

Legal: PL BCP629 LT 24 LD 36 SEC 16 TWP 8

Amenities:

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'5 X 11'5	Bsmt	Bedroom	11'5 X 8'			X
Main F.	Dining	12'3 X 9'	Bsmt	Bedroom	17'8 X 14'			X
Main F.	Kitchen	16' X 13'			X			X
Main F.	Family Room	15' X 13'			X			X
Above	Master Bedroom	20' X 18'			X			X
Above	Bedroom	15'3 X 12'			X			X
Above	Bedroom	10'6 X 9'11			X			X
Above	Bedroom	11' X 11'5			X			X
Bsmt	Kitchen	12' X 9'			X			X
Bsmt	Living Room	12' X 11'5			X			X

Floor Area (SqFt):

Main Floor Area SqFt: 1,030

Finished Floor Up SqFt: 987

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 987

Total Finished Floor SqFt: 3,004

Unfinished Floor: 0

Grand Total Floor Area: 3,004

Total # Rooms: 12

Kitchens: 2

Finished Levels: 3

Crawl/Bsmt Height:

Basement Area: Full

Suite: Unauthorized Suite

Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.

2 5 Piece; Ensuite: Y; Level: Above

3 4 Piece; Ensuite: N; Level: Above

4 4 Piece; Ensuite: N; Level: Bsmt

5

6

7

8

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

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

6246 175B ST, V3S 0P9

Active



List Price: \$569,900

Complex/Subdiv:

Frontage:	29.00 ft	Bedrooms:	5	PID:	025-844-326
Depth/Size:	42	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt:	6652.00	Full Baths:	4	Approx Yr Blt:	2005
Rear Yard Exp:		Half Baths:	1	Age at List Date:	9
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,637 (2013)
Flood Plain:		Zoning:	RF		

View:

Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home:	2 Storey	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl, Stone				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Tile - Concrete	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Laminate, Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Baseboard, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - court ordered sale
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP9359 LT10 LD36 SEC7 TWP8

Amenities: None

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 10'	Above	Bedroom	14'9 X 10'			X
Main F.	Kitchen	12' X 19'			X			X
Main F.	Dining	12' X 10'			X			X
Main F.	Family Room	15' X 12'			X			X
Main F.	Recreation Room	22'6 X 12'9			X			X
Main F.	Kitchen	10' X 10'			X			X
Main F.	Bedroom	12' X 10'			X			X
Above	Master Bedroom	18' X 14'			X			X
Above	Master Bedroom	15' X 14'			X			
Above	Bedroom	15' X 12'			X			

Floor Area (SqFt):

Main Floor Area SqFt:	1,425
Finished Floor Up SqFt:	1,335
Finished Floor Down:	0
Finished Floor Bsmt SqFt:	0
Total Finished Floor SqFt:	2,760

Total # Rooms: 11

Kitchens: 2

Finished Levels: 2

Crawl/Bsmt Height:

Basement Area: None

Suite:

Unauthorized Suite

Bathrooms

1	2 Piece; Ensuite: N; Level: Main F.
2	3 Piece; Ensuite: N; Level: Main F.
3	3 Piece; Ensuite: N; Level: Above
4	4 Piece; Ensuite: Y; Level: Above
5	3 Piece; Ensuite: Y; Level: Above
6	
7	
8	

Unfinished Floor: 0

Grand Total Floor Area: 2,760

Listing Broker(s): Sutton Group-West Coast

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!



List Price: \$849,900

Complex/Subdiv: WEST CLAYTON

Frontage: 145.00 ft Bedrooms: 2 PID: 010-303-260
 Depth/Size: 297 Bathrooms: 2 Type: House/Single Family
 Lot Area SqFt: 43424.00 Full Baths: 2 Approx Yr Blt: 1957
 Rear Yard Exp: N Half Baths: 0 Age at List Date: 57
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,994 (2013)
 Flood Plain: Zoning: RA
 View: Y - 180 DEGREE VISTA
 Serv. Connected: Electricity, Natural Gas, Septic, Water

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking: 2
Construction: Frame - Wood	Parking Access:
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double
Exterior: Mixed, Wood	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Wood	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring:	Seller's Interest: Court Ordered Sale
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air	
No. of Fireplaces: 2 R/I Fireplaces:	Property Disclosure: N - SOLD AS IS WHERE IS
Fireplace Fuel: Gas - Natural, Wood	Out Buildings:
Outdoor Area: Balcony(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL 17650 LT 4 LD 36 SEC 20 TWP 8

Amenities:

Site Influences:

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 18'			X			X
Main F.	Dining	12' X 13'			X			X
Main F.	Master Bedroom	12' X 19'			X			X
Bsmt	Recreation Room	19' X 27'			X			X
Bsmt	Bedroom	8' X 13'			X			X
Bsmt	Laundry	8' X 16'			X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,337	Total # Rooms: 6	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,193	# Kitchens: 0	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,530	Basement Area: Full	5
		6
Unfinished Floor: 144	Suite:	7
Grand Total Floor Area: 2,674		8

Listing Broker(s): 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!!