

759 EVANS PL, V3B 7M3

Active



List Price: \$429,900

Complex/Subdiv: RIVERWOOD

Frontage:	42.00 ft	Bedrooms:	4	PID:	007-987-927
Depth/Size:	96	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	4032.00	Full Baths:	2	Approx Yr Blt:	1988
Rear Yard Exp:	E	Half Baths:	1	Age at List Date:	26
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,452 (2014)
Flood Plain:		Zoning:	SFD		

View: Y - MOUNTAINS

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

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

Legal: LOT 23 SECTION 6 TOWNSHIP 40 NE WWESTMINSTER DISTRICT PLAN 75121

Amenities:

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'6" X 16'	Bsmt	Kitchen	12' X 12'8"			X
Main F.	Dining	9' X 7'6"						X
Main F.	Kitchen	10' X 9'8"						X
Main F.	Master Bedroom	14'7" X 12'6"						X
Main F.	Bedroom	12'6" X 9'						X
Main F.	Bedroom	11' X 9'						X
Main F.	Eating Area	8' X 6'4"						X
Bsmt	Den	8' X 7'4"						X
Bsmt	Bedroom	11' X 9'						X
Bsmt	Laundry	7' X 6'						X

Floor Area (SqFt):

Main Floor Area SqFt: 1,240

Finished Floor Up SqFt: 0

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 890

Total Finished Floor SqFt: 2,130

Unfinished Floor: 0

Grand Total Floor Area: 2,130

Bathrooms

Total # Rooms: 11

Kitchens: 2

Finished Levels: 2

Crawl/Bsmt Height: 4

Basement Area: Part, Partly Finished, Separate Entry

Suite: Unauthorized Suite

1 4 Piece; Ensuite: N; Level: Main F.

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

3 4 Piece; Ensuite: N; Level: Bsmt

4

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Listing Broker(s): Royal LePage West R.E.S.

Prime cul-de-sac location-nice and private lot with mature trees. Ideal for a builder or contractor. Hoem has extensive mould issues and is sold "as is where is" with "no representations or warranties." Location is prime for all levels of schools, recreation facilities, parks, soccer fields, and walking trails, only minutes frmo the dikes-perfect for horse back riding, and local farms for fresh berries and effs. Just a quick commute to reach the all new Walmart, Pitt River Bridge, Lougheed Hwy and the Mary Hill Bypass. Hurry, time to build yourself a new house.

1759 LAURIER AV, V3B 2C3

Active



List Price: \$459,000

Complex/Subdiv:

Frontage: 66.00 ft Bedrooms: 6 PID: 000-824-828
 Depth/Size: 111.8 Bathrooms: 2 Type: House/Single Family
 Lot Area SqFt: 7334.00 Full Baths: 2 Approx Yr Blt: 1974
 Rear Yard Exp: 0 Half Baths: 0 Age at List Date: 40
 Meas Type: Feet If New GST/HST Incl: Taxes: \$2,893 (2014)
 Flood Plain: No Zoning: SFD
 View: N
 Serv. Connected: Electricity

Style of Home: 2 Storey Total Parking: 2 Covered Parking: 2
 Construction: Frame - Wood Parking Access:
 Foundation: Concrete Perimeter Parking Facilities: Det.Grge/Carport
 Exterior: Stucco
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt 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: 1 R/I Fireplaces: Property Disclosure: N - COURT ORDER SALE
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Balcony(s)
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed: N

Legal: PL 19501 LT 5 DL 479 GR 1 NWD

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'			X			X
Main F.	Dining	10' X 8'			X			X
Main F.	Kitchen	11' X 10'			X			X
Main F.	Master Bedroom	12' X 11'			X			X
Main F.	Bedroom	11' X 9'			X			X
Main F.	Bedroom	10' X 10'			X			X
Above	Living Room	18' X 13'			X			X
Above	Bedroom	17' X 11'			X			X
Above	Bedroom	17' X 11'			X			X
Above	Bedroom	17' X 11'			X			X

Floor Area (SqFt):

Main Floor Area SqFt: 1,060
 Finished Floor Up SqFt: 0
 Finished Floor Down: 1,060
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 2,120

Total # Rooms: 10
 # Kitchens: 1
 Finished Levels: 2
 Crawl/Bsmt Height: 4
 Basement Area: Full

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.
 2 4 Piece; Ensuite: N; Level: Above
 3
 4
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Unfinished Floor: 0

Grand Total Floor Area: 2,120

Listing Broker(s): Sutton Group-West Coast Realty

Investor alert!!! Build your dream house with this big lot, close to school, transit and amenities.



List Price: \$490,000

Complex/Subdiv:

Frontage: Bedrooms: 4 PID: 005-109-396
 Depth/Size: Bathrooms: 2 Type: House/Single Family
 Lot Area SqFt: 5400.00 Full Baths: 2 Approx Yr Blt: 1978
 Rear Yard Exp: Half Baths: 0 Age at List Date: 36
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,244 (2014)
 Flood Plain: No Zoning: RS1
 View: N
 Serv. Connected: Community, Electricity

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

Legal: PL NWP52953 LT 547 LD 36 SEC 6 TWP 40

Amenities:

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'6"			X			X
Main F.	Dining	11' X 10'			X			X
Main F.	Kitchen	12' X 11'			X			X
Main F.	Master Bedroom	12' X 12'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	10' X 10'			X			X
Below	Foyer	9'4" X 11'			X			X
Below	Recreation Room	14'6" X 14'			X			X
Below	Bedroom	12'7" X 11'			X			
Below	Kitchen	14'6" X 11'5"			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,054

Finished Floor Up SqFt: 927

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 1,981

Unfinished Floor: 0

Grand Total Floor Area: 1,981

Total # Rooms: 10

Kitchens: 2

Finished Levels: 2

Crawl/Bsmt Height:

Basement Area: Fully Finished

Suite: None

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.

2 4 Piece; Ensuite: N; Level: Below

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Listing Broker(s): Macdonald Realty Ltd.(MpiRd)

Handyman's Special! This could be a beautiful home, needs a lot of TLC and care, cleaning and updates. Situated on a corner lot in desirable Lincoln Park area close to schools, buses and shopping. Great family neighbourhood and area to raise your family. 2 storey home with 3 bdrms up and 1 bdrm down. Large kitchen and dining room. Basement also has a kitchen so it could be suited but laundry would have to be moved. Full washroom down and slider leading to the backyard. This home features a fully finished basement along with a nice enclosed backyard. Corner lot, single garage, lots of parking in the front.

130 DOGWOOD DR, V3H 5G1

Active



List Price: \$1,500,000

Complex/Subdiv:

Frontage: Bedrooms: 7 PID: 025-759-272
 Depth/Size: Bathrooms: 5 Type: House/Single Family
 Lot Area SqFt: 21867.00 Full Baths: 5 Approx Yr Blt: 2004
 Rear Yard Exp: Half Baths: 0 Age at List Date: 10
 Meas Type: Feet If New GST/HST Incl: Taxes: \$5,687 (2014)
 Flood Plain: Zoning: RS1
 View: N
 Serv. Connected: Electricity, Natural Gas, Septic, Water

Style of Home: 2 Storey w/Bsmt. Total Parking: 5 Covered Parking: 3
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Triple
 Exterior: Stone, Wood
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Reno Year: Title to Land: Freehold NonStrata
 Flooring: Hardwood, Tile, 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: 2 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 BCP7274 LT 1 SEC 16 TWP 39 NWD

Amenities:

Site Influences: Cul-de-Sac, Private Setting, Treed

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'	Above	Bedroom	11' X 11'			X
Main F.	Dining	14' X 3'1	Above	Bedroom	12' X 10'4			X
Main F.	Kitchen	16' X 14'	Above	Family Room	21' X 11'8			X
Main F.	Eating Area	10' X 9'	Bsmt	Recreation Room	27' X 14'8			X
Main F.	Family Room	17' X 14'	Bsmt	Media Room	13' X 12'			X
Main F.	Bedroom	13' X 11'	Bsmt	Bedroom	13' X 11'8			X
Main F.	Foyer	9' X 9'	Bsmt	Bedroom	13' X 11'8			X
Main F.	Mud Room	6' X 6'	Bsmt	Bedroom	12' X 12'			X
Main F.	Laundry	8' X 6'	Bsmt	Storage	10'4 X 6'			
Above	Master Bedroom	16' X 14'8			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,597
 Finished Floor Up SqFt: 1,747
 Finished Floor Down: 0
 Finished Floor Bsmt SqFt: 1,747
 Total Finished Floor SqFt: 5,091

Total # Rooms: 19
 # Kitchens: 1
 Finished Levels: 3
 Crawl/Bsmt Height:
 Basement Area: Fully Finished

Bathrooms

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

Unfinished Floor: 0

Grand Total Floor Area: 5,091

Listing Broker(s): Royal LePage West R.E.S.

Beautiful Anmore home built by Cordovado Homes! Nestled on a private 1/2 acre this lovely 6 bedroom estate offers over 5,000 sqft designer living in a prestigious neighbourhood on a private cul-de-sac of only 12 architecturally designed homes! The main boasts a formal living & dining room, a large gourmet kitchen open to the bright vaulted family room & an entertaining private patio. Upstairs you will find a master bedroom with a view, a divine ensuite with heated floors & a huge walk in closet/dressing room, along with 2 great bedrooms & games room. The many features include crown moldings, vaulted ceilings, designer light fixtures, wide plank walnut floors, built in speakers, granite & more. Triple car garage. A must See !!