



List Price: \$199,900 Previous Price:  
Original Price: \$199,900

Subdiv/Complex: ALDERGROVE

Frontage: Approx Yr Blt: 1984 PID: 000-864-501  
 Depth/Size: Type: Townhouse  
 Lot SqFt: 0 Age at List Date: 30 Zoning: RM1  
 Exposure: SE Bedrooms: 3 Taxes: \$1,913 (2013)  
 Stories in Bldg: 2 Bathrooms: 2 If New GST/HST Incl:  
 Flood Plain: Full Baths: 1 Tax Incl Utils: Yes  
 Meas. Type: Half Baths: 1 Apprvl Reqd:  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View:

Style of Home: 2 Storey Total Parking: 2 Covered Parking: 1  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Carport; Single  
 Exterior: Vinyl  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Asphalt Dist to Public Trans:  
 Renovations: Reno Year: Units in Development: Dist to School/Bus:  
 Flooring: Laminate, Wall/Wall/Mixed Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Electric Title to Land: Freehold Strata  
 No. of Fireplaces: 0 R/I Fireplaces: Seller's Interest: Registered Owner  
 Fireplace Fuel: Mortgage Info: \$0  
 Outdoor Area: Patio(s) Property Disclosure: Y  
 Mngmt Co: BAYWEST Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
 Mngmt Ph: 604-591-6060 Maint Fee: \$191.49 w/Restrictions

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL NWS1792 LT 74 LD 36 SEC 20 TWP 13 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: In Suite Laundry, Playground, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'						
Main F.	Kitchen	16' X 10'						
Main F.	Laundry	16' X 5'						
Above	Master Bedroom	12' X 11'						
Above	Bedroom	12' X 10'						
Above	Bedroom	9' X 9'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	6	<b>Bathrooms</b>
Finished Floor Area Main: 520	Finished Levels:	2	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 640	Basement Area:	None	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 1,160	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 1,160			8

Listing Broker(s): (1) Prudential Power Play Realty

Cedar Park, Family complex. Upgraded vinyl siding and gutters. New roof, new kitchen cabinets. House needs TLC.



List Price: \$99,800 Previous Price:  
Original Price: \$99,800

Subdiv/Complex: ABOTSFORD PLACE

Frontage:	Approx Yr Blt: 1975	PID:	017-791-782
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 39	Zoning:	MF
Exposure:	Bedrooms: 2	Taxes:	\$1,017 (2014)
Stories in Bldg:	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain: No	Full Baths: 1	Tax Incl Utils:	Yes
Meas. Type:	Half Baths: 0	Apprvl Reqd:	No
Fixtures Lsd: N			
Fixt Removed: N			
View:			

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0 / Treat as Clear Title		
Outdoor Area:	Patio(s)	Property Disclosure:	N - FORECLOSURE		
Mngmt Co:	STRATAS CHOICE	Bylaw Restrictions:	Pets Allowed w/Rest.		
Mngmt Ph:	604-864-6400	Maint Fee:	\$275.00		

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

Legal: PL LMS375 LT 47 LD 36 SEC 21 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: None

Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 16'						
Main F.	Dining	9' X 10'						
Main F.	Kitchen	8' X 10'						
Main F.	Bedroom	9' X 10'						
Main F.	Master Bedroom	11' X 14'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	925	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:	925	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	925			8	

Listing Broker(s): (1) HomeLife Glenayre Realty (Msn)

2 bedroom ground floor unit needs TLC. Units in complex mostly rentals, rental manager on site. Located close to Superstore, transportation and shopping.



List Price: \$209,900 Previous Price:  
Original Price: \$209,900

Subdiv/Complex: WHISPERING CEDARS

Frontage: Approx Yr Blt: 1975 PID: 001-533-789  
 Depth/Size: Type: Townhouse  
 Lot SqFt: 0 Age at List Date: 39 Zoning: RES  
 Exposure: Bedrooms: 3 Taxes: \$1,685 (2014)  
 Stories in Bldg: 2 Bathrooms: 2 If New GST/HST Incl:  
 Flood Plain: No Full Baths: 1 Tax Incl Utils: No  
 Meas. Type: Half Baths: 1 Apprvl Reqd:  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View: N

Style of Home: 2 Storey Total Parking: 1 Covered Parking: 1  
 Construction: Frame - Wood Parking Access:  
 Foundation: Concrete Slab Parking Facilities: Add. Parking Avail., Carport; Single, Visitor Parking  
 Exterior: Vinyl R/I Plumbing: No  
 Rain Screen: Type of Roof: Asphalt Dist to Public Trans:  
 Renovations: Reno Year: Units in Development: Dist to School/Bus:  
 Flooring: Mixed Locker: Total Units in Strata: 47  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Baseboard, Electric Title to Land: Freehold Strata  
 No. of Fireplaces: 0 R/I Fireplaces: Seller's Interest: Registered Owner  
 Fireplace Fuel: Mortgage Info: \$0  
 Outdoor Area: Balcony(s), Fenced Yard, Patio(s) Property Disclosure: Y - OCT 17, 2014  
 Mngmt Co: BAYWEST Bylaw Restrictions: Pets Allowed w/Rest.  
 Mngmt Ph: Maint Fee: \$218.05

Maint Charge Incl: Gardening, Management, Snow removal

Legal: PL NWS833 LT 42 LD 36 SEC 31 TWP 2 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: Playground

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

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 12'						
Main F.	Dining	9' X 8'						
Main F.	Kitchen	9' X 8'						
Main F.	Laundry	6' X 5'						
Main F.	Utility	7' X 5'						
Above	Master Bedroom	12'6" X 10'						
Above	Bedroom	11' X 9'						
Above	Bedroom	12' X 9'						
Above	Storage	7' X 3'						

<b>Floor Area (SqFt):</b>	Total # Rooms: 9	<b>Bathrooms</b>
Finished Floor Area Main: 650	Finished Levels: 2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 600	Basement Area: None	2 3 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,250	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,250		8

Listing Broker(s): (1) Macdonald Realty Ltd (Coq), (2) Royal LePage - Brookside Rlty.

OPPORTUNITY KNOCKS! 3 bed, 2 bath townhome PRICED \$40,000 BELOW ASSESSMENT! Attn. Investors/Flippers/First Time Home Buyers: This is your chance to build some QUICK SWEAT EQUITY and REAP THE REWARDS! Unit features a LARGE LIVING/DINING ROOM with NEW SLIDING DOOR opening to your HUGE, PRIVATE, FENCED IN BACKYARD PATIO. Natural light pours in with the addition of the 2 NEW WINDOWS in the living room not found in any other units in complex. This unit has a GREAT LAYOUT with TONS OF STORAGE, LARGE BEDROOMS and Master with sliding doors to a LARGE BALCONY. WELL RUN COMPLEX! CENTRAL LOCATION! OPEN HOUSE SAT/SUN OCT 25/26 2-4PM



List Price: \$288,000 Previous Price:  
Original Price: \$288,000

Subdiv/Complex: Access Phase 3

Frontage:	Approx Yr Blt:	2005	PID:	026-177-978
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	9	Zoning:	STRATA
Exposure:	Bedrooms:	3	Taxes:	\$1,655 (2014)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utils:	Yes
Meas. Type:	Half Baths:	0	Apprvl Req:	No
Fixtures Lsd:				
Fixt Removed:				
View:				

Style of Home:	Penthouse, 2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Vinyl, Wood, Brick				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Tar & Gravel, Torch-On	Dist to Public Trans:	1/2	Dist to School/Bus:	1
Renovations:	Partly	Reno Year:		Units in Development:	253
Flooring:	Wall/Wall/Mixed	Locker:	Yes	Total Units in Strata:	253
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Rooftop Deck	Property Disclosure:	Y		
Mngmt Co:	The Wynford Group	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-261-0285	Maint Fee:	\$427.00		

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

Legal: PL LMS4634 LT 136 LD 36 SEC 15 RNG 2W  
 Amenities: Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Club House  
 Features Incl: Smoke Alarm, Sprinkler - Fire, Windows - Thermo, Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Recreation Nearby, Shopping Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Dining	10' X 9'						
Main F.	Kitchen	11' X 11'						
Main F.	Master Bedroom	20' X 9'						
Main F.	Bedroom	16' X 11'						
Main F.	Other	10' X 5'						
Above	Bedroom	22' X 12'						
Above	Porch (enclosed)	17' X 9'						

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

Listing Broker(s): (1) Sutton Group-Medallion Realty

Penthouse 18 ft high ceiling Yaletown Loft style open concept with 3 bedrooms & 2 full bath; \$24K below assessment; 3 mins walk to Gateway skytrain Station. Style, Value & Convenience. Ensuite master BR, 2nd BR and Balcony on main plus extra large covered wood deck offering extension & retreat to huge 3rd bedroom at loft. This suite features a modern kitchen with fireplace at sitting room and sliding door to balcony. 18 ft high ceiling letting in lots of sunlight making the suite a perfect place for living and entertaining in style. Fantastic amenities like clubhouse, sauna/hot-tub and fully equipped gym. No rental restrictions. Close to skytrain, shopping, SFU Surrey campus, transit and parks. Great for commuters and investors!



List Price: \$188,900 Previous Price:  
Original Price: \$188,900

Subdiv/Complex: LINCOLNS GATE

Frontage: Approx Yr Bldt: 1980 PID: 001-823-001  
 Depth/Size: Zoning: Townhouse  
 Lot SqFt: 0 Age at List Date: 34 Zoning: RHSO  
 Exposure: Bedrooms: 2 Taxes: \$1,124 (2014)  
 Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:  
 Flood Plain: Full Baths: 1 Tax Incl Utils: No  
 Meas. Type: Half Baths: 1 Apprvl Req'd: No  
 Fixtures Lsd:  
 Fixt Removed:  
 View:

Style of Home: End Unit, Upper Unit Total Parking: 1 Covered Parking:  
 Construction: Frame - Wood Parking Access:  
 Foundation: Concrete Slab Parking Facilities: Open, Visitor Parking  
 Exterior: Wood  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Asphalt Dist to Public Trans: Dist to School/Bus:  
 Renovations: Reno Year: Units in Development: 56 Total Units in Strata:  
 Flooring: Laminate, Wall/Wall/Mixed Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Baseboard, Electric, Wood Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Registered Owner  
 Fireplace Fuel: Wood Mortgage Info: \$0  
 Outdoor Area: Balcony(s) Property Disclosure: N - OWNER NEVER OCCUPIED - RENTAL  
 Mngmt Co: DAVIN MGMT Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
 Mngmt Ph: 604-594-5643 Maint Fee: \$236.19 w/Restrictions

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

Legal: PL NWS1505 LT 34 LD 36 SEC 20 RNG 1 STRATA LOT AS SHOWN ON FORM 1.  
 Amenities: Club House, In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 13'						
Main F.	Dining	10' X 8'						
Main F.	Kitchen	8' X 8'						
Main F.	Master Bedroom	14' X 11'						
Main F.	Bedroom	14' X 10'						
Main F.	Laundry	5' X 3'						
Main F.	Storage	7' X 5'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	1,013	Finished Levels:	1	1	2 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:	1,013	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,013			8	

Listing Broker(s): (1) HomeLife Benchmark Titus Rlty

Urban Lifestyle with a suburban feel. Nestled in amongst mature trees, well maintained landscaping and resort style amenities, sits this beautifully renovated upper level end unit Urban Townhome. This home has been TLC'd throughout. Gorgeous wide plank designer laminate flooring, new blinds, paint, bdrm carpeting, lighting, not to mention a totally updated galley kitchen. Boasting 1013 sqft 2 bdrm/2 bath as well as balcony for all your entertaining/bbqs. Amazing location, close to shopping, restaurants, cinemas, park, schools and a commuters dream. Call quick before its gone!!



List Price: \$224,900 Previous Price:  
Original Price: \$224,900

Subdiv/Complex: HATHAWAY VILLAGE

Frontage: 0.00 Approx Yr Blt: 1999 PID: 024-605-271  
 Depth/Size: Type: Townhouse  
 Lot SqFt: 0 Age at List Date: 15 Zoning: RM30  
 Exposure: Bedrooms: 2 Taxes: \$1,754 (2014)  
 Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:  
 Flood Plain: Full Baths: 2 Tax Incl Utils: No  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View: N

Style of Home: 3 Storey Total Parking: 2 Covered Parking: 2  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Grge/Double Tandem  
 Exterior: Vinyl, Stucco  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Asphalt Dist to Public Trans: Dist to School/Bus:  
 Renovations: Reno Year: Units in Development: 98 Total Units in Strata: 98  
 Flooring: Locker: No  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Forced Air, Natural Gas 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: Balcony(s), Fenced Yard Property Disclosure: N - Court Order Sale - As is Where is  
 Mngmt Co: Baywest Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
 Mngmt Ph: 604-591-6060 Maint Fee: \$226.26 w/Restrictions

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

Legal: SL83 SEC18 TWP2 NWDSP LMS3812  
 Amenities: Playground, Club House  
 Features Incl:

Site Influences: Shopping Nearby

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

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	565	Finished Levels:	3	1	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	565	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,130	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,130			8	

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

Foreclosure townhome in Hathway Village. With some tlc and elbow grease, this can be a great opportunity for a buyer to own a 2 bedroom/2 bathroom townhome in a very central location. Close walking distance to all levels of schools and transportation. This is an inside unit backing onto a green space that is private. The backyard is fenced and there is plenty of visitor parking out front with a nice playground/courtyard. Please allow time for viewings.



List Price: \$128,900 Previous Price:  
Original Price: \$128,900

Subdiv/Complex: STATION 54  
 Frontage: Approx Yr Blt: 2004 PID: 026-003-261  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 10 Zoning: MFD  
 Exposure: Bedrooms: 1 Taxes: \$964 (2013)  
 Stories in Bldg: 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: N  
 Fixt Removed: N  
 View: N

Style of Home: Inside Unit Total Parking: 1 Covered Parking: 1  
 Construction: Frame - Wood Parking Access:  
 Foundation: Concrete Perimeter Parking Facilities: Garage Underbuilding  
 Exterior: Other  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Other Dist to Public Trans:  
 Renovations: Reno Year: Units in Development: Dist to School/Bus:  
 Flooring: Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Baseboard, Electric Title to Land: Freehold Strata  
 No. of Fireplaces: 0 R/I Fireplaces: 0 Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: None Mortgage Info: \$0  
 Outdoor Area: Patio(s) Property Disclosure: N - COURT ORDERED SALE  
 Mngmt Co: NAI Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
 Mngmt Ph: Maint Fee: \$190.00 w/Restrictions

Maint Charge Incl: Management

Legal: PL BCS917 LT 35 DL 305 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: None

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8' X 8'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Living Room	13' X 11'						
Main F.	Dining	9' X 9'						
Main F.	Den	8' X 8'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	5	<b>Bathrooms</b>
Finished Floor Area Main: 700	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: 700	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 700			8

Listing Broker(s): (1) RE/MAX Little Oak Realty (Sur)

Court Ordered Sale. Station 54. Great location in the heart of Langley close to all shopping and transit. This home needs TLC and price accordingly.



List Price: \$197,900 Previous Price: Original Price: \$197,900

Subdiv/Complex: Frontage: Approx Yr Bld: 2009 PID: 027-758-427  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 5 Zoning: RES  
 Exposure: N Bedrooms: 0 Taxes: \$1,782 (2013)  
 Stories in Bldg: Bathrooms: 1 If New GST/HST Incl:  
 Flood Plain: Full Baths: 1 Tax Incl Utils:  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View: Y - NORTH SHORE MOUNTAINS, CITY

Style of Home: 1 Storey, Upper Unit Total Parking: 1 Covered Parking: 1  
 Construction: Concrete Parking Access:  
 Foundation: Concrete Perimeter Parking Facilities: Garage; Underground  
 Exterior: Concrete, Glass  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Tar & Gravel Dist to Public Trans: 1 BLK Dist to School/Bus: 2 BLKS  
 Renovations: Reno Year: Units in Development: 129 Total Units in Strata: 129  
 Flooring: Mixed, Tile Locker: Yes  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Heat Pump 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: None Property Disclosure: N - VACANT  
 Mngmt Co: LEONIS Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed  
 Mngmt Ph: 604-575-5474 Maint Fee: \$157.00

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

Legal: PL BCS3236 LT 86 LD 36 SEC 10 TWP 1 STRATA LOT AS SHOWN ON FORM V.  
 Amenities: Air Cond./Central  
 Features Incl:

Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'5 X 10'						
Main F.	Kitchen	12'5 X 10'						
Main F.	Dining	9'6 X 7'1						
Main F.	Laundry	6' X 4'5						
Main F.	Foyer	13' X 9'6						

<b>Floor Area (SqFt):</b>	Total # Rooms: 5	<b>Bathrooms</b>
Finished Floor Area Main: 508	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: 508	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 508		8

Listing Broker(s): (1) RE/MAX Colonial Pacific Realty

Must Sell!!!! Priced much below the assessed value for a quick sale. Unit is vacant and priced for immediate occupancy. Welcome to the Miramar Village luxury executive bachelor suite built by the Bosa Properties heated floors, A/C, full size, lots of storage, high end finishing thru-out plus breathtaking North Shore Mountain, City and Golden Ears Views. Convenient urban village location with all the amenities including transportation, restaurants, and shopping right outside your front door. At this unbelievable price it won't last long!



No Photo Available

List Price: \$348,800 Previous Price:  
Original Price: \$348,800

Subdiv/Complex: CRAFTON HILL

Frontage:	Approx Yr Blt: 2013	PID:	028-710-517
Depth/Size:		Type:	Townhouse
Lot SqFt: 0	Age at List Date: 1	Zoning:	CD
Exposure:	Bedrooms: 3	Taxes:	\$1,470 (2014)
Stories in Bldg: 3	Bathrooms: 3	If New GST/HST Incl:	
Flood Plain: No	Full Baths: 2	Tax Incl Utils:	No
Meas. Type:	Half Baths: 1	Apprvl Reqd:	Yes
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home:	3 Storey, Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood, Other	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Grge/Double Tandem, Tandem, Visitor Parking		
Exterior:	Glass				
Rain Screen:	Full	R/I Plumbing:	Yes		
Type of Roof:	Asphalt	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	2 BLKS
Renovations:		Units in Development:	22	Total Units in Strata:	22
Flooring:	Laminate, Mixed, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Fenced Yard	Property Disclosure:	Y		
Mngmt Co:	Bradshaw Mgmt	Bylaw Restrictions:	Pets Allowed, Rentals Allowed, No Restrictions		
Mngmt Ph:	604-576-2424	Maint Fee:	\$229.25		

Maint Charge Incl: Gardening, Garbage Pickup, Snow removal

Legal: PL BCS4273 LT 5 LD 36 SEC 17 TWP 2 STRATA LOT AS SHOWN ON FORM V.

Amenities: Garden, In Suite Laundry, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Range, Pantry, Windows - Thermo

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 12'						
Main F.	Kitchen	11' X 12'						
Main F.	Dining	7' X 12'						
Above	Master Bedroom	15' X 13'						
Above	Bedroom	15' X 9'						
Above	Bedroom	14' X 9'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>
Finished Floor Area Main:	677	Finished Levels:	3	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	677	Basement Area:	Full	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	77			3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	0	Bsmt Height:	4	
Total Finished Floor Area:	1,431	Restricted Age:	5	
		# Pets / Cats; Dogs:	6	
Unfinished Floor Area:	0	# or % Rentals:	7	
Grand Total Floor Area:	1,431		8	

Listing Broker(s): (1) Amex - Fraseridge Realty

CROFTON HILL. A Charming community of 22, quality built townhouses welcomes you this 3 bdrm with 2.5 bathroom is made for a growing family close to all amenities. Seeking is belving motivated seller, Easy to show.

10579 HOLLY PARK LN, V3R 6X8

Active



List Price: \$149,888 Previous Price:  
Original Price: \$149,888

Subdiv/Complex: holly park

Frontage:	Approx Yr Blt: 1978	PID:	000-468-274
Depth/Size:		Type:	Townhouse
Lot SqFt: 0	Age at List Date: 36	Zoning:	MR15
Exposure:	Bedrooms: 2	Taxes:	\$983 (2014)
Stories in Bldg: 3	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain: No	Full Baths: 1	Tax Incl Utils:	No
Meas. Type: Feet	Half Baths: 0	Apprvl Reqd:	No
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home:	Corner Unit, 1 Storey	Total Parking:	1	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Mixed				
Rain Screen:	No	R/I Plumbing:	No		
Type of Roof:	Asphalt	Dist to Public Trans:	1 blk	Dist to School/Bus:	1 blk
Renovations:		Units in Development:	186	Total Units in Strata:	186
Flooring:		Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)	Property Disclosure:	Y		
Mngmt Co:	premier strata	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-576-7725	Maint Fee:	\$162.50		

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

Legal: LT.43,SEC.19 &amp; 20, LD.36,RNGE1,PL NW \*1018

Amenities: In Suite Laundry, Playground

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

Site Influences: Recreation Nearby, Shopping Nearby, Treed, Central Location, Greenbelt

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Dining	11' X 10'						
Main F.	Kitchen	11' X 7'						
Main F.	Master Bedroom	13' X 10'						
Main F.	Bedroom	11' X 9'						
Main F.	Laundry	5' X 5'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	6	<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: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	850			8	

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

Investors, first time buyers priced below assessment. 2 bd 1 bath town home 850 sq ft nice fenced east exposed yard great room sizes. Bring your design ideas. pets allowed with restrictions rentals allowed. Owner may wish to rent back. Close to all amenities - library & community centre, new swimming pool, Superstore, buses, Guildford Mall, T&T, theatre, restaurants, schools & parks.