

# 124 32850 GEORGE FERGUSON WY, V2S 7K1

Active



List Price: **\$89,500** Previous Price: **\$99,800**  
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 Req: **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** R/I Plumbing:  
Rain Screen: Type of Roof: **Tar & Gravel** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: 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** R/I Fireplaces: 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'						

**Floor Area (SqFt):** Total # Rooms: **5** **Bathrooms**  
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.**

# 220 2962 TRETHEWEY ST, V2T 4M3

**Active**

List Price: **\$99,900** Previous Price: **\$119,900**  
Original Price: **\$119,900**

Subdiv/Complex:  
Frontage: **0.00** Approx Yr Blt: **1993** PID: **018-448-631**  
Depth/Size: **0** Type: **Apartment/Condo**  
Lot SqFt: **0** Age at List Date: **21** Zoning: **MF**  
Exposure: Bedrooms: **2** Taxes: **\$1,111 (2014)**  
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: **Inside Unit** Total Parking: **1** Covered Parking: **1**  
Construction: **Frame - Wood** Parking Access: **Rear**  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
Exterior: **Stucco**  
Rain Screen: R/I Plumbing:  
Type of Roof: **Other** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: Total Units in Strata:  
Flooring: Locker: **Yes**  
Water Supply: **City/Municipal** Possession:  
Heat/Fuel: **Electric** Title to Land: **Freehold NonStrata**  
No. of Fireplaces: **1** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**  
Fireplace Fuel: **Gas - Natural** Mortgage Info: **\$0**  
Outdoor Area: **Balcony(s)** Property Disclosure: **N - COURT ORDER**  
Mngmt Co: **C21** Bylaw Restrictions: **Rentals Not Allowed, Rentals Allowed w/Restrictions**  
Mngmt Ph: **604-853-3374** Maint Fee: **\$279.70**

Maint Charge Incl: **Gardening, Hot Water, Management**

Legal: **PL LMS837 LT 125 LD 36 SEC 20 TWP 16 TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I**  
Amenities: **In Suite Laundry**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6 X 11'						
Main F.	Dining	11'6 X 9'						
Main F.	Kitchen	11'10 X 7'						
Main F.	Master Bedroom	13'8 X 10'6						
Main F.	Bedroom	11'9 X 9'						
Main F.	Laundry	6' X 5'						

Floor Area (SqFt):		Total # Rooms:	<b>6</b>	Bathrooms	
Finished Floor Area Main:	<b>921</b>	Finished Levels:	<b>1</b>	1	<b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>	Bsmt Height:		3	
Finished Floor Area Bsmt:	<b>0</b>	Restricted Age:		4	
Total Finished Floor Area:	<b>921</b>	# Pets / Cats; Dogs:		5	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		6	
Grand Total Floor Area:	<b>921</b>			7	
				8	

Listing Broker(s): **(1) Park Georgia Realty Ltd.(Coq)**

**Court Order sale, 2 bedroom, 2 bath, located at rear of complex. Open floor plan, spacious kitchen, large balcony, maintenance fees include gas and hotwater. This suite needs total renovation. Showings 2 to 5pm only. 2nd parking stall canbe rented from the strata at \$65/year.**

# 206 31771 PEARDONVILLE RD, V2T 5S7

Active



List Price: **\$109,900** Previous Price:  
Original Price: **\$109,900**

Subdiv/Complex: **BRECKONRIDGE ESTATES**

Frontage: Approx Yr Blt: **1975** PID: **018-857-574**  
 Depth/Size: Type: **Apartment/Condo**  
 Lot SqFt: **0** Age at List Date: **39** Zoning: **RML**  
 Exposure: **SW** Bedrooms: **2** Taxes: **\$1,134 (2014)**  
 Stories in Bldg: **4** 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: **Inside Unit** Total Parking: **1** Covered Parking: **1**  
 Construction: **Frame - Wood** Parking Access: **Front**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Single, Garage; Underground**  
 Exterior: **Mixed**  
 Rain Screen: R/I Plumbing:  
 Type of Roof: **Asphalt** Dist to Public Trans: Dist to School/Bus:  
 Renovations: Reno Year: Units in Development: Total Units in Strata:  
 Flooring: **Wall/Wall/Mixed** Locker:  
 Water Supply: **City/Municipal** Possession:  
 Heat/Fuel: **Baseboard** 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 - FORECLOSURE**  
 Mngmt Co: Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
 Mngmt Ph: Maint Fee: **\$251.50**

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

Legal: **PL LMS1483 LT 18 LD 36 SEC 19 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
 Amenities: **Elevator, In Suite Laundry**

Features Incl:

Site Influences: **Central Location, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 12'						
Main F.	Dining	12' X 9'						
Main F.	Kitchen	14' X 8'						
Main F.	Master Bedroom	13' X 10'						
Main F.	Bedroom	12' X 8'						
Main F.	Laundry	8' X 5'						

**Floor Area (SqFt):** Total # Rooms: **6** **Bathrooms**  
 Finished Floor Area Main: **912** Finished Levels: **2** 1 **4 Piece; Ensuite: N; Level: Main F.**  
 Finished Floor Area Up: **0** Basement Area: **None** 2 **3 Piece; Ensuite: Y; Level: Main F.**  
 Finished Floor Area Down: **0** 3  
 Finished Floor Area Bsmt: **0** Bsmt Height: 4  
 Total Finished Floor Area: **912** Restricted Age: 5  
 Unfinished Floor Area: **0** # Pets / Cats; Dogs: 6  
 Grand Total Floor Area: **912** # or % Rentals: 7  
 8

Listing Broker(s): **(1) HomeLife Glenayre Rlty.Co.Ltd., (2) HomeLife Glenayre Rlty.Co.Ltd.**

**Quiet and private side of building, 2 bathrooms and 2 bedrooms. Good sized deck, pets allowed with restrictions. Affordable living in a well run complex. Call to view. Needs updating and allow some time for showings.**

# 204A 21000 ENZIAN WY, VOM 1A1

Active



List Price: **\$119,000** Previous Price: **\$149,000**  
Original Price: **\$149,000**

Subdiv/Complex:  
Frontage: Approx Yr Blt: **1985** PID: **001-733-699**  
Depth/Size: Type: **Apartment/Condo**  
Lot SqFt: **0** Age at List Date: **29** Zoning: **RST-5**  
Exposure: Bedrooms: **2** Taxes: **\$1,334 (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: **Y - RESORT VIEW**

Style of Home: **Upper Unit** Total Parking: **1** Covered Parking: **1**  
Construction: **Concrete** Parking Access:  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
Exterior: **Mixed** R/I Plumbing:  
Rain Screen: Type of Roof: **Other** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: Total Units in Strata:  
Flooring: **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: **Wood** Mortgage Info: **\$0**  
Outdoor Area: **Balcony(s)** Property Disclosure: **N - COURT ORDERED SALE. SOLD AS IS**  
Mngmt Co: Bylaw Restrictions: **Rentals Allowed w/Restrictions**  
Mngmt Ph: Maint Fee: **\$399.03**

Maint Charge Incl: **Caretaker, Management, Recreation Facility**

Legal: **PL NWS1282 LT 10 DL 3606 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Storage, Swirlpool/Hot Tub**

Features Incl:

Site Influences: **Ski Hill Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	12' X 9'						
Main F.	Kitchen	10' X 8'						
Main F.	Living Room	11' X 11'						
Above	Master Bedroom	15' X 9'						
Main F.	Loft	8' X 8'						

Floor Area (SqFt):		Total # Rooms:	<b>5</b>	Bathrooms	
Finished Floor Area Main:	<b>520</b>	Finished Levels:	<b>1</b>	1	<b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>315</b>	Basement Area:	<b>None</b>	2	<b>3 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Down:	<b>0</b>	Bsmt Height:		3	
Finished Floor Area Bsmt:	<b>0</b>	Restricted Age:		4	
Total Finished Floor Area:	<b>835</b>	# Pets / Cats; Dogs:		5	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		6	
Grand Total Floor Area:	<b>835</b>			7	
				8	

Listing Broker(s): **(1) Coldwell Banker Vantage Realty**

**Unique 2 level ski-in/ski-out location at Hemlock. Spacious 2 bedroom/ 2 bath/ loft unit. Your year round getaway. Court ordered sale.**

# 302 33150 4TH AV, V2V 7A3

**Active**

List Price: **\$119,900** Previous Price: **\$129,900**  
Original Price: **\$129,900**

Subdiv/Complex: **KATHLEEN COURT**

Frontage: Approx Yr Blt: **1997** PID: **023-413-794**  
Depth/Size: Type: **Apartment/Condo**  
Lot SqFt: **0** Age at List Date: **17** Zoning: **RM4**  
Exposure: Bedrooms: **1** Taxes: **\$1,800 (2013)**  
Stories in Bldg: **3** 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:

Style of Home: **Penthouse** Total Parking: **1** Covered Parking: **1**  
Construction: **Frame - Wood** Parking Access:  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
Exterior: **Mixed** R/I Plumbing:  
Rain Screen: Type of Roof: **Asphalt** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: Total Units in Strata: **46**  
Flooring: **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: **Balcony(s)** Property Disclosure: **N - FORECLOSURE**  
Mngmt Co: **TEAMWORK** Bylaw Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed / Age: 19+**  
Mngmt Ph: **604-854-1734** Maint Fee: **\$233.00**

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Heat, Management**Legal: **PL LMS2382 LT 36 DL 411 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.**Amenities: **None**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	11' X 12'						
Main F.	Kitchen	9' X 12'						
Main F.	Dining	8' X 12'						
Main F.	Living Room	12' X 14'						
Main F.	Den	12' X 8'						
Main F.	Laundry	5' X 4'						

**Floor Area (SqFt):** Total # Rooms: **6** **Bathrooms**  
Finished Floor Area Main: **816** 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: **816** Restricted Age: **19+** 5  
# Pets / Cats; Dogs: 6  
Unfinished Floor Area: **0** # or % Rentals: 7  
Grand Total Floor Area: **816** 8

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

**Needs a little TLC but nice top floor 1 bedroom + den unit with vaulted ceilings, nice kitchen with eating area, insuite laundry, walk-in closet in bedroom. Nice floors. Call to view.**

# 404 2958 TRETHEWEY ST, V2T 6P6

Active



List Price: **\$127,900** Previous Price: **\$132,900**  
Original Price: **\$142,900**

Subdiv/Complex: **CASCADE GREEN**

Frontage: Approx Yr Bld: **1995** PID: **019-033-524**  
Depth/Size: Type: **Apartment/Condo**  
Lot SqFt: **0** Age at List Date: **19** Zoning: **RML**  
Exposure: Bedrooms: **2** Taxes: **\$1,165 (2014)**  
Stories in Bldg: **4** 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: **Upper Unit** Total Parking: **1** Covered Parking: **1**  
Construction: **Frame - Wood** Parking Access: **Side**  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage Underbuilding**  
Exterior: **Stucco**  
Rain Screen: R/I Plumbing:  
Type of Roof: **Tar & Gravel** Dist to Public Trans: **CLOSE** Dist to School/Bus: **CLOSE**  
Renovations: Reno Year: Units in Development: **284** Total Units in Strata: **284**  
Flooring: **Mixed** Locker: **Yes**  
Water Supply: **City/Municipal** Possession:  
Heat/Fuel: **Baseboard, Electric, 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 / Treat as Clear Title**  
Outdoor Area: **Balcony(s)** Property Disclosure: **N - COURT ORDERED SALE**  
Mngmt Co: **REMAX PROPERTY MGMT** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
Mngmt Ph: **604-821-2999** Maint Fee: **\$297.00**

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

Legal: **PL LMS837 LT 249 LD 36 SEC 20 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
Amenities: **Club House, Elevator, In Suite Laundry**  
Features Incl: **Intercom, Smoke Alarm, Sprinkler - Fire**

Site Influences: **Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 11'						
Main F.	Dining	8' X 7'						
Main F.	Kitchen	10' X 8'						
Main F.	Master Bedroom	13'6 X 10'6						
Main F.	Bedroom	11'3 X 8'6						
Main F.	Laundry	8' X 6'						

Floor Area (SqFt):		Total # Rooms:	<b>6</b>	Bathrooms	
Finished Floor Area Main:	<b>921</b>	Finished Levels:	<b>1</b>	1	<b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>921</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>921</b>			8	

Listing Broker(s): **(1) RE/MAX Crest Realty, (2) RE/MAX Little Oak Realty**

**Cascade Green - Top floor unit with 2 bedrooms, 2 baths and a great location within the complex. Gas fireplace, open kitchen and located on the private side of the building. Insuite laundry and 1 parking stall - Sorry no rentals but pets allowed with restrictions. Great location close to schools, art gallery, library, recreation and trails. Bonus - Maintenance fee includes gas and hotwater. Attention all Buyers - Take advantage of the Sellers VTB program. Call for details.**



# 301 33150 4TH AV, V2V 7A3

**Active**

List Price: **\$139,000** Previous Price: **\$149,000**  
Original Price: **\$154,900**

Subdiv/Complex: **KATHLEEN COURT**

Frontage: Approx Yr Blt: **1996** PID: **023-413-786**  
Depth/Size: Type: **Apartment/Condo**  
Lot SqFt: **0** Age at List Date: **18** Zoning: **RM4**  
Exposure: **N** Bedrooms: **2** Taxes: **\$2,021 (2013)**  
Stories in Bldg: **3** Bathrooms: **2** If New GST/HST Incl: **No**  
Flood Plain: **No** Full Baths: **2** Tax Incl Utils: **Yes**  
Meas. Type: Half Baths: **0** Apprvl Req: **No**  
Fixtures Lsd: **N**  
Fixt Removed: **N**  
View:

Style of Home: **Upper Unit** Total Parking: **1** Covered Parking: **1**  
Construction: **Frame - Wood** Parking Access: **Rear**  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
Exterior: **Brick, Stucco**  
Rain Screen: R/I Plumbing:  
Type of Roof: **Asphalt** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: **46** Total Units in Strata: **46**  
Flooring: **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: **Balcony(s); Patio(s) or Deck(s)** Property Disclosure: **N - COURT ORDERED**  
Mngmt Co: **TEAMWORK** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
Mngmt Ph: **604-854-1734** Maint Fee: **\$300.80**

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Hot Water, Management, Snow removal**Legal: **PL LMS2382 LT 35 DL 411 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage**

Features Incl:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'2 X 12'7						
Main F.	Dining	8'10 X 8'						
Main F.	Kitchen	12'1 X 10'6						
Main F.	Master Bedroom	13'11 X 11'10						
Main F.	Bedroom	11'1 X 9'6						
Main F.	Laundry	8'2 X 5'7						

**Floor Area (SqFt):** Total # Rooms: **6** **Bathrooms**  
Finished Floor Area Main: **1,038** Finished Levels: **1** 1 **4 Piece; Ensuite: N; Level: Main F.**  
Finished Floor Area Up: **0** Basement Area: **None** 2 **4 Piece; Ensuite: Y; Level: Main F.**  
Finished Floor Area Down: **0** 3  
Finished Floor Area Bsmt: **0** Bsmt Height: 4  
Total Finished Floor Area: **1,038** Restricted Age: 5  
# Pets / Cats; Dogs: 6  
Unfinished Floor Area: **0** # or % Rentals: 7  
Grand Total Floor Area: **1,038** 8

Listing Broker(s): **(1) RE/MAX LifeStyles Realty, (2) RE/MAX LifeStyles Realty****Kathleen Court Top floor. Spacious 1038 sqft unit with 2 bdrms, 2 bathrms, vaulted ceiling in lvg rm, gas F/P & large deck. Near shopping, recreation, school, bus & WCE. Measurements should be verified by the buyer if important to them.**

# 110 33728 KING RD, V2S 8J4

**Active**

List Price: **\$166,500** Previous Price:  
Original Price: **\$166,500**

Subdiv/Complex:  
Frontage: Approx Yr Blt: **1998** PID: **024-266-060**  
Depth/Size: Type: **Apartment/Condo**  
Lot SqFt: **0** Age at List Date: **16** Zoning: **RML**  
Exposure: Bedrooms: **2** Taxes: **\$1,322 (2014)**  
Stories in Bldg: Bathrooms: **2** If New GST/HST Incl:  
Flood Plain: Full Baths: **2** Tax Incl Utils:  
Meas. Type: Half Baths: **0** Apprvl Req: **No**  
Fixtures Lsd:  
Fixt Removed:  
View:

Style of Home: **Corner Unit, End Unit** Total Parking: Covered Parking:  
Construction: **Frame - Wood** Parking Access: **Side**  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
Exterior: **Mixed, Stone** R/I Plumbing:  
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: **107** Total Units in Strata:  
Flooring: **Laminate, Wall/Wall/Mixed** Locker: **Yes**  
Water Supply: **City/Municipal** Possession:  
Heat/Fuel: **Electric, 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); Patio(s) or Deck(s)** Property Disclosure: **N - COURT SALE**  
Mngmt Co: **TEAMWORK** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
Mngmt Ph: **604-854-1734** Maint Fee:

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Hot Water, Snow removal**

Legal: **PL LMS2704 LT 66 LD 36 SEC 10 TWP 16 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**  
Amenities: **Club House, Guest Suite, In Suite Laundry, Storage**  
Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 16'						
Main F.	Kitchen	14' X 11'4"						
Main F.	Dining	16' X 10'						
Main F.	Master Bedroom	14' X 11'						
Main F.	Bedroom	10' X 9'						
Main F.	Laundry	6' X 5'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	<b>1,097</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,097</b>	Restricted Age:		5	
		# Pets / Cats; Dogs: <b>1 / Cats: Yes; Dogs: Yes</b>		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,097</b>			8	

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

**Large Southwest corner unit with almost 300 sqft of patio space set back from King Road making this building very quiet. The large open floor plan has a very spacious kitchen and massive space for a living room. Come make this your new home.**



# 206 2943 NELSON PL, V2S 0C8

**Active**

List Price: **\$209,800** Previous Price:  
Original Price: **\$209,800**

Subdiv/Complex: **EDGEBROOK**  
 Frontage: Approx Yr Blt: **2009** PID: **028-040-791**  
 Depth/Size: Type: **Apartment/Condo**  
 Lot SqFt: **0** Age at List Date: **5** Zoning: **RML**  
 Exposure: Bedrooms: **3** Taxes: **\$1,940 (2014)**  
 Stories in Bldg: **4** 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: **Corner Unit** Total Parking: **2** Covered Parking: **2**  
 Construction: **Frame - Wood** Parking Access:  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
 Exterior: **Mixed** R/I Plumbing:  
 Rain Screen: Type of Roof: **Asphalt** Dist to Public Trans: Dist to School/Bus:  
 Renovations: Reno Year: Units in Development: Total Units in Strata:  
 Flooring: 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: **None** Mortgage Info: **\$0**  
 Outdoor Area: **Balcony(s)** Property Disclosure: **N - OWNER HAS NEVER LIVED THERE**  
 Mngmt Co: **CAMPBELL STRATA MGMT** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
 Mngmt Ph: **604-864-0380** Maint Fee: **\$292.00**

Maint Charge Incl: **Management, Snow removal**

Legal: **PL BCS3593 LT 25 LD 36 SEC 21 TWP 16 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**  
 Amenities: **Elevator, In Suite Laundry**  
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 14'						
Main F.	Kitchen	9' X 9'						
Main F.	Bedroom	10' X 10'						
Main F.	Bedroom	9' X 9'						
Main F.	Master Bedroom	13' X 15'						
Main F.	Laundry	5' X 6'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>6</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>1,198</b>	Finished Levels:	<b>1</b>	1	<b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>	Bsmt Height:		3	
Finished Floor Area Bsmt:	<b>0</b>	Restricted Age:		4	
Total Finished Floor Area:	<b>1,198</b>	# Pets / Cats; Dogs:		5	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		6	
Grand Total Floor Area:	<b>1,198</b>			7	
				8	

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

**Edgebrook - Rare 3 bedroom 'corner' suite with 9' ceilings. Gorgeous suite with plank wood floors, granite countertops, stainless steel appliances. Living and dining rooms. Laundry. Big sundeck. 2 full baths. Close to everything. 'Bonus' 2 full baths. Close to everything. 'Bonus' 2 parking secured spaces.**

# 67 32339 7TH AV, V2V 6T7

Active

No Photo Available

List Price: **\$215,000** Previous Price:  
Original Price: **\$215,000**

Subdiv/Complex: **Cedar Brook**  
 Frontage: **0.00** Approx Yr Blt: **1993** PID: **018-207-006**  
 Depth/Size: **0** Type: **Townhouse**  
 Lot SqFt: **0** Age at List Date: **21** Zoning: **MF**  
 Exposure: **0** Bedrooms: **3** Taxes: **\$2,823 (2013)**  
 Stories in Bldg: **3** Bathrooms: **3** If New GST/HST Incl: **Yes**  
 Flood Plain: **2** Full Baths: **2** Tax Incl Utils: **Yes**  
 Meas. Type: **1** Half Baths: **1** Apprvl Req: **No**  
 Fixtures Lsd:  
 Fixt Removed:  
 View: **N**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **1** Covered Parking: **1**  
 Construction: **Frame - Wood** Parking Access: **Front**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Single**  
 Exterior: **Mixed**  
 Rain Screen:  
 Type of Roof: **Asphalt** R/I Plumbing:  
 Renovations: Reno Year: Dist to Public Trans: Dist to School/Bus:  
 Flooring: Units in Development: **67** Total Units in Strata: **67**  
 Water Supply: **City/Municipal** Locker: **No**  
 Heat/Fuel: **Forced Air, Natural Gas** Possession:  
 No. of Fireplaces: **1** R/I Fireplaces: Title to Land: **Freehold Strata**  
 Fireplace Fuel: **Gas - Natural** Seller's Interest: **Court Ordered Sale**  
 Outdoor Area: **Patio(s) & Deck(s)** Mortgage Info: **\$0**  
 Mngmt Co: **Teamwork** Property Disclosure: **N - not lived in**  
 Mngmt Ph: Maint Fee: **\$190.00** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**

Maint Charge Incl: **Garbage Pickup, Management**Legal: **PL LMS311 LT 25 LD 36 SEC 20 TWP 17 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**Amenities: **In Suite Laundry**

Features Incl:

Site Influences: **Recreation Nearby, Shopping Nearby, Central Location**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'4						
Main F.	Dining	12' X 10'						
Main F.	Nook	10'7 X 10'						
Main F.	Kitchen	10' X 9'						
Above	Master Bedroom	13' X 13'						
Above	Bedroom	11'5 X 10'						
Above	Bedroom	11' X 11'						
Below	Family Room	16' X 11'6						
Below	Laundry	11' X 8'						

**Floor Area (SqFt):** Total # Rooms: **9** **Bathrooms**  
 Finished Floor Area Main: **822** Finished Levels: **3** 1 **2 Piece; Ensuite: N; Level: Below**  
 Finished Floor Area Up: **0** Basement Area: **Part** 2 **3 Piece; Ensuite: N; Level: Above**  
 Finished Floor Area Down: **822** 3 **3 Piece; Ensuite: Y; Level: Above**  
 Finished Floor Area Bsmt: **318** Bsmt Height: 4  
 Total Finished Floor Area: **1,962** Restricted Age: 5  
 Unfinished Floor Area: **0** # Pets / Cats; Dogs: / **Cats: Yes; Dogs: Yes** 6  
 Grand Total Floor Area: **1,962** # or % Rentals: 7  
 8

Listing Broker(s): **(1) HomeLife Glenayre Rlty.Co.Ltd.**

**Handyman needed. This unit needs work but is in a great location and a great complex. 3 bedrooms 3 bathrooms, large master bedroom and a large recroom downstairs. This complex has a new roof in the last year and is well maintained. great strata fees and pets allowed with restrictions, make this a great place to call home. Bring your elbow grease and ideas and build some great sweat equity into your new home.**

# 4 33293 E BOURQUIN CR, V2S 1Y2

Active



List Price: **\$229,500** Previous Price:  
Original Price: **\$229,500**

Subdiv/Complex:  
Frontage: Approx Yr Bld: **1977** PID: **001-228-153**  
Depth/Size: Type: **Townhouse**  
Lot SqFt: **0** Age at List Date: **37** Zoning: **RML**  
Exposure: Bedrooms: **3** Taxes: **\$1,723 (2014)**  
Stories in Bldg: Bathrooms: **3** If New GST/HST Incl:  
Flood Plain: Full Baths: **1** Tax Incl Utils: **No**  
Meas. Type: **Feet** Half Baths: **2** Apprvl Reqd:  
Fixtures Lsd: **N**  
Fixt Removed: **N**  
View:

Style of Home: **4 Level Split** Total Parking: **1** Covered Parking: **1**  
Construction: **Frame - Wood** Parking Access:  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
Exterior: **Mixed, Vinyl** R/I Plumbing:  
Rain Screen: Type of Roof: **Torch-On, Other** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: Total Units in Strata:  
Flooring: Locker:  
Water Supply: **City/Municipal** Possession:  
Heat/Fuel: **Baseboard, Hot Water** Title to Land: **Freehold Strata**  
No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**  
Fireplace Fuel: **None** Mortgage Info: **\$0**  
Outdoor Area: **Balcony(s)** Property Disclosure: **N - COURT ORDERED SALE**  
Mngmt Co: Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
Mngmt Ph: Maint Fee: **\$406.00**

Maint Charge Incl: **Hot Water, Management, Other**

Legal: **PL NWS249 LT 4 LD 36 SEC 21 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**  
Amenities: **In Suite Laundry**  
Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'5 X 16'5						
Main F.	Kitchen	11' X 9'						
Main F.	Eating Area	10' X 9'						
Above	Master Bedroom	16' X 14'10						
Above	Bedroom	11'4 X 8'6						
Above	Bedroom	12'8 X 9'6						
Below	Family Room	15'7 X 15'						
Below	Laundry	10' X 6'						
Below	Hobby Room	20'6 X 15'2						

Floor Area (SqFt):		Total # Rooms:	<b>9</b>	Bathrooms	
Finished Floor Area Main:	<b>574</b>	Finished Levels:	<b>4</b>	1	<b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>634</b>	Basement Area:	<b>Full</b>	2	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Down:	<b>0</b>			3	<b>2 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Bsmt:	<b>392</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,600</b>	Restricted Age:		5	
Unfinished Floor Area:	<b>300</b>	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	<b>1,900</b>	# or % Rentals:		7	
				8	

Listing Broker(s): **(1) Macdonald Realty**

**BRIGHTON COURT. Updated townhouse in central location close to schools, shopping and parks. Features new cabinets, flooring, paint, windows and light fixtures. Basement flooring is incomplete, deck and yard needs extensive work. This multi-level unit has lots of sqft and a great family home. Hotwater heating is included in monthly strata. Buyer or buyers agent to verify measurements if important.**

# 90 4401 BLAUSON BV, V3G 0A4

Active



List Price: **\$239,900** Previous Price: **\$250,000**  
Original Price: **\$259,000**

Subdiv/Complex: **Sage at Auguston**

Frontage: **0.00** Approx Yr Bld: **2007** PID: **027-228-355**  
Depth/Size: **0** Type: **Townhouse**  
Lot SqFt: **0** Age at List Date: **7** Zoning: **RM45**  
Exposure: **SE** Bedrooms: **3** Taxes: **\$2,222 (2014)**  
Stories in Bldg: Bathrooms: **2** If New GST/HST Incl: **No**  
Flood Plain: Full Baths: **2** Tax Incl Utils: **No**  
Meas. Type: Half Baths: **0** Apprvl Req: **No**  
Fixtures Lsd: **N**  
Fixt Removed: **N**  
View: **N**

Style of Home: **2 Storey w/Bsmt., End Unit** Total Parking: **3** Covered Parking: **2**  
Construction: **Frame - Wood** Parking Access: **Rear**  
Foundation: **Concrete Perimeter** Parking Facilities: **Grge/Double Tandem**  
Exterior: **Vinyl, Wood**  
Rain Screen: R/I Plumbing:  
Type of Roof: **Asphalt** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: **120** Total Units in Strata: **120**  
Flooring: **Wall/Wall/Mixed** 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: **Court Ordered Sale**  
Fireplace Fuel: **None** Mortgage Info: **\$0**  
Outdoor Area: **Balcony(s), Fenced Yard** Property Disclosure: **N - Court Ordered Sale**  
Mngmt Co: **Campbell Strata** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**  
Mngmt Ph: Maint Fee: **\$217.00**

Maint Charge Incl: **Snow removal, Gardening, Garbage Pickup, Management**Legal: **PL BCS2034 LT 90 LD 36 SEC 31 TWP 19 STRATA LOT AS SHOWN ON FORM V.**Amenities: **In Suite Laundry, Playground**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	14'3 X 13'6						
Main F.	Living Room	10'1 X 15'4						
Main F.	Dining	10'1 X 11'						
Main F.	Foyer	8'8 X 3'5						
Above	Master Bedroom	11'1 X 10'8						
Above	Bedroom	8'7 X 10'9						
Above	Bedroom	9' X 8'5						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	660	Finished Levels:	2	1	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	660	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,320	Restricted Age:		5	
		# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:	6	7	
Grand Total Floor Area:	1,320			8	

Listing Broker(s): **(1) Vybe Realty**

**Sage at Auguston. Family friendly three bedroom and two bathroom townhome. Bright End Unit with insuite laundry, sunny balcony, fenced front yard area facing common playground and lots of visitor parking close by. Bring your 2 cats or 2 small dogs or just one large dog. Double tandem garage plus 3rd stall outside. Definitely worth a look! Steps to Auguston Traditional School.**

# 25 36060 OLD YALE RD, V3G 2E9

Active



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

Subdiv/Complex:  
Frontage: Approx Yr Blt: **1991** PID: **017-385-881**  
Depth/Size: Type: **Townhouse**  
Lot SqFt: **0** Age at List Date: **23** Zoning: **RM30**  
Exposure: **E** Bedrooms: **3** Taxes: **\$2,078 (2014)**  
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, End Unit** Total Parking: **2** Covered Parking: **2**  
Construction: **Frame - Wood** Parking Access: **Front**  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double, Visitor Parking**  
Exterior: **Mixed, Vinyl, Brick**  
Rain Screen: R/I Plumbing:  
Type of Roof: **Asphalt** Dist to Public Trans: **2 BLK** Dist to School/Bus:  
Renovations: **Partly** Reno Year: Units in Development: **116** Total Units in Strata: **116**  
Flooring: **Mixed** Locker:  
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: **Patio(s)** Property Disclosure: **N - SELLER HAS NOT LIVED ON PREMISES**  
Mngmt Co: **RANCHO** Bylaw Restrictions: **Pets Allowed, Rentals Allowed**  
Mngmt Ph: **604-855-0010** Maint Fee: **\$235.00**

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

Legal: **PL LMS67 LT 25 DL 246A LD 36 SEC 18 TWP 19 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYI**  
Amenities: **Club House, In Suite Laundry, Playground, Pool; Outdoor**  
Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'						
Main F.	Kitchen	12' X 11'						
Main F.	Dining	10' X 9'						
Main F.	Family Room	9' X 8'						
Main F.	Laundry	8' X 8'						
Above	Master Bedroom	12' X 12'						
Above	Bedroom	11' X 10'						
Above	Bedroom	11' X 10'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	<b>780</b>	Finished Levels:	<b>2</b>	1	<b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>651</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Down:	<b>0</b>	Bsmt Height:		3	<b>3 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Bsmt:	<b>0</b>	Restricted Age:		4	
Total Finished Floor Area:	<b>1,431</b>	# Pets / Cats; Dogs: /	<b>Cats: Yes; Dogs: Yes</b>	5	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		6	
Grand Total Floor Area:	<b>1,431</b>			7	
				8	

Listing Broker(s): **(1) Lighthouse Realty Ltd., (2) Lighthouse Realty Ltd.**

**GREAT BUY!!! 3 bedroom, 2.5 bath corner unit at the end of the street in well designed family complex with playground, clubhouse, outdoor pool. Well kept remodeled around 2009. Features a spacious kitchen and family room. No Disappointments here! Large kitchen w/sitting area, dining rm, with large Patio doors to a great huge entertaining side and backyard. Laundry on main. 3 great bdrms. Upstairs Mbdrms w/3pc ensuite, large shower, walk-in closet. Double garage, new roof, Cozy living room. Close to schools, rec, shopping & easy commute to freeway. Rentals, Pets (no size rest) & kids welcome. Perfect place to call home and a great investment.**

# 21 31235 UPPER MACLURE RD, V2T 0B2

Active



List Price: **\$289,000** Previous Price: **\$299,000**  
Original Price: **\$299,000**

Subdiv/Complex: **KLAZINA ESTATES**

Frontage: Approx Yr Blt: **2008** PID: **027-578-062**  
Depth/Size: Type: **Townhouse**  
Lot SqFt: **0** Age at List Date: **6** Zoning: **RM45**  
Exposure: Bedrooms: **3** Taxes: **\$2,526 (2014)**  
Stories in Bldg: Bathrooms: **4** If New GST/HST Incl:  
Flood Plain: Full Baths: **3** 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: Covered Parking: **1**  
Construction: **Frame - Wood** Parking Access: **Front**  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Single**  
Exterior: **Stone, Vinyl**  
Rain Screen: R/I Plumbing:  
Type of Roof: **Asphalt** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: Total Units in Strata:  
Flooring: **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: **Electric** Mortgage Info: **\$0**  
Outdoor Area: **Balcony(s); Patio(s) or Deck(s), Sundeck(s)** Property Disclosure: **N - COURT ORDERED SALE**  
Mngmt Co: **TEAMWORK** Bylaw Restrictions: **Pets Allowed w/Rest.**  
Mngmt Ph: **604-854-1734** Maint Fee: **\$237.00**

Maint Charge Incl: **Gardening, Garbage Pickup, Management**

Legal: **PL BCS2663 LT 28 LD 36 SEC 30 TWP 16 STRATA LOT AS SHOWN ON FORM V.**  
Amenities: **Exercise Centre, Garden, Guest Suite, Pool; Outdoor**  
Features Incl:

Site Influences: **Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	12' X 17'						
Main F.	Kitchen	8'6 X 10'						
Main F.	Dining	9' X 10'						
Above	Master Bedroom	11'2 X 14'4						
Above	Bedroom	9'6 X 11'10						
Above	Bedroom	8'10 X 12'6						
Above	Other	5'6 X 8'10						
Below	Recreation Room	22'1 X 11'8						

Floor Area (SqFt):		Total # Rooms:	<b>8</b>	Bathrooms	
Finished Floor Area Main:	<b>600</b>	Finished Levels:	<b>3</b>	1	<b>4 Piece; Ensuite: N; Level: Bsmt</b>
Finished Floor Area Up:	<b>794</b>	Basement Area:	<b>None</b>	2	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Down:	<b>0</b>			3	<b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Bsmt:	<b>620</b>	Bsmt Height:		4	<b>4 Piece; Ensuite: N; Level: Bsmt</b>
Total Finished Floor Area:	<b>2,014</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>2,014</b>			8	

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

**KLAZINA ESTATES-2 storey with basement Town house. Great price for this unit! Large room sizes. 3 bedrooms with 2 full baths. Bright and spacious floor plan makes for perfect family home. Large recroom that can be turned into a media room. Bring your offers!**



# 3 2745 FULLER ST, V2S 3K2

**Active**

List Price: **\$340,000** Previous Price:  
Original Price: **\$340,000**

Subdiv/Complex:  
Frontage: Approx Yr Bldt: **2009** PID: **027-790-789**  
Depth/Size: Type: **Townhouse**  
Lot SqFt: **0** Age at List Date: **5** Zoning: **RM60**  
Exposure: Bedrooms: **4** Taxes: **\$2,843 (2014)**  
Stories in Bldg: Bathrooms: **3** If New GST/HST Incl:  
Flood Plain: Full Baths: **3** Tax Incl Utils: **No**  
Meas. Type: **Feet** Half Baths: **0** Apprvl Reqd:  
Fixtures Lsd: **N**  
Fixt Removed: **N**  
View: **N**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **2** Covered Parking: **1**  
Construction: **Frame - Wood** Parking Access: **Front**  
Foundation: **Concrete Perimeter** Parking Facilities: **Open, Garage; Single**  
Exterior: **Vinyl, Mixed**  
Rain Screen: R/I Plumbing:  
Type of Roof: **Asphalt** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: **0** Total Units in Strata: **4**  
Flooring: **Hardwood, Tile, 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) or Deck(s)** Property Disclosure: **Y**  
Mngmt Co: **Self Managed** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Mngmt Ph: Maint Fee: **\$134.00**

Maint Charge Incl: **Snow removal, Garbage Pickup**

Legal: **PL BCS3287 LT 2 DL 48 LD 36**  
Amenities: **None**  
Features Incl: **Garage Door Opener, Security System, Windows - Thermo, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**  
Site Influences: **Recreation Nearby, Shopping Nearby, Central Location**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'3 X 9'	Below	Bedroom	10' X 10'			
Main F.	Living Room	19' X 14'2	Below	Storage	12' X 12'			
Main F.	Eating Area	10' X 8'	Below	Storage	16' X 8'			
Main F.	Den	10'9 X 8'8						
Main F.	Master Bedroom	13'4 X 13'4						
Main F.	Bedroom	13'4 X 9'2						
Main F.	Foyer	8' X 6'						
Main F.	Laundry	8' X 6'						
Below	Family Room	25' X 16'						
Below	Bedroom	14' X 12'						

Floor Area (SqFt):		Total # Rooms:	13	Bathrooms	
Finished Floor Area Main:	<b>1,250</b>	Finished Levels:	<b>2</b>	1	<b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>Full, Fully Finished</b>	2	<b>5 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down:	<b>1,250</b>			3	<b>4 Piece; Ensuite: N; Level: Below</b>
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>2,500</b>	Restricted Age:		5	
Unfinished Floor Area:	<b>0</b>	# Pets / Cats; Dogs: / <b>Cats: Yes; Dogs: Yes</b>		6	
Grand Total Floor Area:	<b>2,500</b>	# or % Rentals:		7	
				8	

Listing Broker(s): **(1) RE/MAX Treeland Realty, (2) RE/MAX Treeland Realty**

**Come check out this 2500 sq.ft. townhome complete with 4 Bedroom, 3 bathroom, plus den CENTRALLY LOCATED in Abbotsford!!! Unit features a fenced and PRIVATE BACKYARD, QUALITY finishing, SPACIOUS floor plan, high ceilings, HARDWOOD flooring, SHOWER & SOAKER TUB in ensuite, and GRAND STORAGE SPACE. Don't miss out on this opportunity!!!**



List Price: **\$381,900** Previous Price: **\$389,000**  
Original Price: **\$425,000**

Subdiv/Complex: **ETON PLACE**

Frontage: Approx Yr Bld: **2000** PID: **024-869-929**  
Depth/Size: Type: **Townhouse**  
Lot SqFt: **0** Age at List Date: **14** Zoning: **N2**  
Exposure: Bedrooms: **3** Taxes: **\$3,782 (2013)**  
Stories in Bldg: Bathrooms: **3** If New GST/HST Incl:  
Flood Plain: **No** Full Baths: **3** Tax Incl Utils: **No**  
Meas. Type: Half Baths: **0** Apprvl Req:  
Fixtures Lsd: **N**  
Fixt Removed: **N**  
View: **Y - MT.BAKER SUMAS PRAIRIE**

Style of Home: **Rancher / Bungalow w/ Bsmt., End Unit** Total Parking: **2** Covered Parking: **2**  
Construction: **Frame - Wood** Parking Access: **Front**  
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double, Visitor Parking**  
Exterior: **Mixed, Stone, Vinyl**  
Rain Screen: R/I Plumbing:  
Type of Roof: **Wood** Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: **32** Total Units in Strata: **32**  
Flooring: **Mixed, Tile** Locker:  
Water Supply: **City/Municipal** Possession:  
Heat/Fuel: **Forced Air, Natural Gas** Title to Land: **Freehold Strata**  
No. of Fireplaces: **2** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**  
Fireplace Fuel: **Gas - Natural** Mortgage Info: **\$0**  
Outdoor Area: **Balcony(s); Patio(s) or Deck(s)** Property Disclosure: **N - SELLER HAS NOT LIVED THERE**  
Mngmt Co: **GC MGMT** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**  
Mngmt Ph: **604-850-5151** Maint Fee: **\$333.31**

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

Legal: **PL LMS3920 LT 19 LD 36 SEC 13 TWP 16 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**  
Amenities: **None**

Features Incl:

Site Influences: **Gated Complex**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	24'10 X 14'10						
Main F.	Kitchen	13' X 8'6						
Main F.	Dining	13'8 X 9'6						
Main F.	Master Bedroom	15'10 X 12'						
Main F.	Bedroom	12' X 10'						
Main F.	Laundry	9' X 6'						
Bsmt	Recreation Room	26' X 24'						
Bsmt	Games Room	16' X 12'						
Bsmt	Bedroom	15' X 12'						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>9</b>	<b>Bathrooms</b>
Finished Floor Area Main: <b>1,392</b>	Finished Levels: <b>2</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>Full</b>	2 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down: <b>0</b>		3 <b>4 Piece; Ensuite: N; Level: Bsmt</b>
Finished Floor Area Bsmt: <b>1,392</b>	Bsmt Height:	4
Total Finished Floor Area: <b>2,784</b>	Restricted Age:	5
Unfinished Floor Area: <b>0</b>	# Pets / Cats; Dogs:	6
Grand Total Floor Area: <b>2,784</b>	# or % Rentals:	7
		8

Listing Broker(s): **(1) Lighthouse Realty Ltd., (2) Lighthouse Realty Ltd.**

**Eton Place on Eagle Mountain. Rancher townhouse with full walkout daylight basement. Incredible view of Mt.Baker and Sumas Prairie. Bright end unit! Secure gated complex with no age restrictions. Small pets ok. One of the largest in complex. Double garage. Master on main with soaker tub. Central air conditioning. Huge open rec room, 3rd bedroom and games room down. Very well maintained & landscaped complex.**