



List Price:	\$269,000	Previous Price:	
		Original Price:	\$269,000
Subdiv/Complex: <b>TIMBERLEA, THE OAK</b>			
Frontage:		Approx Yr Blt:	1977
Depth/Size:		PID:	001-393-723
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	STRATA
Stories in Bldg:	25	Taxes:	\$1,676 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req'd:	No
Fixt Removed:	Y - FRIDGE, STOVE, DISHWASHER,		
View:	Y - PANORAMIC CITY AND MOUNTAIN		

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete Block	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:	Completely	Units in Development:	144	Total Units in Strata:	144
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
		Property Disclosure:	N - NEVER LIVED IN		
Mngmt Co:	COLYVAN	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:	604-599-1650	Maint Fee:	\$393.96		

Maint Charge Incl:	Electricity, Gardening, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal				
Legal:	PL NWS475 LT 118 DL 4 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.				
Amenities:	Elevator, Garden, Pool; Indoor, Recreation Center, Sauna/Steam Room, Shared Laundry				
Features Incl:	Garage Door Opener				
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby				

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'3 X 11'10						
Main F.	Kitchen	10'2 X 6'5						
Main F.	Dining	13'4 X 7'						
Main F.	Master Bedroom	17'3 X 11'						
Main F.	Bedroom	9'7 X 9'4						

<b>Floor Area (SqFt):</b>		Total # Rooms:	5	<b>Bathrooms</b>	
Finished Floor Area Main:	928	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	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:	928	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	928			8	

Listing Broker(s): (1) Royal Pacific Realty Corp.

**SOLD FIRM @ \$240K. CIBC Mortgage Inc. (22nd floor, Concrete High Rise) Located close to transportation, shopping & schools. Panoramic views from Mt Baker to Metrotown. Building feats indoor pool, fob entry, located next to Lougheed Mall for easy access to Safeway, shops & services, Skytrain & parks. Great value in owner-occupied building. No Electricity bills. It is included in the Maintenance fee with Heat, Hot water, and Great Rec facilities.**



List Price:	\$277,000	Previous Price:	\$287,000
		Original Price:	\$314,000
Subdiv/Complex:		Approx Yr Blt:	1993
Frontage:		PID:	018-221-289
Depth/Size:		Type:	Townhouse
Lot SqFt:	0	Zoning:	CD-HSP
Exposure:		Taxes:	\$2,073 (2013)
Stories in Bldg:		If New GST/HST Incl:	
Flood Plain:		Tax Incl Utils:	No
Meas. Type:		Apprvl Req'd:	
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Rooftop Deck				
		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Co:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:		Maint Fee:	\$220.00		

Maint Charge Incl:	Gardening, Management
Legal:	PL LMS832 LT 8 DL 116 LD 36 ENTITLEMENT OF 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.	Living Room	15'7 X 13'9						
Main F.	Dining	9'9 X 8'11						
Main F.	Kitchen	8' X 8'						
Above	Master Bedroom	11' X 10'4						
Above	Bedroom	10'3 X 8'9						
Above	Laundry	4'4 X 3'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	469	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	456	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
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) Sutton Group - Seafair Realty

Large private roof deck with a stunning unobstructed view. This 2-storey, South facing 2 bdrm townhome has 2 full baths, 1 parking & gas F/P. Great price, central location. Walking distance to transit & shopping. Property sold "as is, where is". Must see to appreciate the value!



List Price:	<b>\$314,900</b>	Previous Price:	<b>\$324,900</b>
		Original Price:	<b>\$372,900</b>
Subdiv/Complex:			
Frontage:	Approx Yr Blt:	<b>1993</b>	PID: <b>018-221-297</b>
Depth/Size:			Type: <b>Townhouse</b>
Lot SqFt: <b>0</b>	Age at List Date:	<b>21</b>	Zoning: <b>APT</b>
Exposure: <b>S</b>	Bedrooms:	<b>2</b>	Taxes: <b>\$2,193 (2013)</b>
Stories in Bldg:	Bathrooms:	<b>2</b>	If New GST/HST Incl:
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Tax Incl Utils: <b>No</b>
Meas. Type:	Half Baths:	<b>0</b>	Apprvl Req:
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home:	2 Storey, 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:	No	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:			Locker:	No		
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 - foreclosure		
Mngmt Co:	Ocean Bay Mgmt		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	778-578-6858	Maint Fee:	\$285.42			

Maint Charge Incl:	Gardening
Legal:	PL LMS832 LT 9 DL 116 LD 36 ENTITLEMENT OF 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.	Living Room	14' X 14'						
Main F.	Kitchen	8' X 9'						
Main F.	Dining	12' X 9'						
Above	Master Bedroom	15' X 11'						
Above	Bedroom	13' X 9'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	500	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	525	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,025	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,025			8	

Listing Broker(s):	(1) Sutton Grp-West Coast Realty
Bright south facing 2 Bedroom 2 Bathroom Townhouse.Laminate flooring throughout the main floor. Private rooftop deck that gets lots of sun, and a large front balcony.Close to SkyTrain, Transit, reataurants, shops, and recreation. Underground parking. Plenty of storage.	

No Photo Available	List Price: <b>\$439,000</b>		Previous Price:	
			Original Price: <b>\$439,000</b>	
	Subdiv/Complex: <b>MONARCH</b>			
	Frontage:		Approx Yr Blt:	<b>1999</b>
	Depth/Size:		PID: <b>024-334-898</b>	
	Lot SqFt: <b>0</b>		Type: <b>Apartment/Condo</b>	
	Exposure:		Age at List Date:	<b>15</b>
	Stories in Bldg:		Bedrooms:	<b>2</b>
	Flood Plain:		Bathrooms:	<b>2</b>
	Meas. Type:		Full Baths:	<b>2</b>
	Fixtures Lsd:		Half Baths:	<b>0</b>
	Fixt Removed:		Tax Incl Utils: <b>No</b>	
	View: <b>Y - MOUNTAINS &amp; SUNSETS</b>		Apprvl Req'd:	

Style of Home:	<b>Corner Unit, Upper Unit</b>		Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Concrete</b>		Parking Access:			
Foundation:	<b>Concrete Perimeter</b>		Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Concrete, Mixed</b>					
Rain Screen:		R/I Plumbing:				
Type of Roof:	<b>Tar &amp; Gravel</b>		Dist to Public Trans:	<b>1 BLOCK</b>	Dist to School/Bus:	<b>4 BLOCKS</b>
Renovations:		Reno Year:	Units in Development:			
Flooring:	<b>Laminate, Mixed, Tile</b>		Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>		Possession:			
Heat/Fuel:	<b>Electric</b>		Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	R/I Fireplaces:	Seller's Interest:	<b>Court Ordered Sale</b>		
Fireplace Fuel:	<b>Gas - Natural</b>		Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>					
			Property Disclosure:	<b>N - FORECLOSURE</b>		
Mngmt Co:	<b>FSR</b>		Bylaw Restrictions:	<b>Pets Not Allowed, Rentals Allowed w/Restrictions</b>		
Mngmt Ph:	<b>604-683-8900</b>	Maint Fee:	<b>\$340.00</b>			

Maint Charge Incl:	<b>Caretaker, Gardening, Garbage Pickup, Gas, Management, Recreation Facility</b>				
Legal:	<b>PL LMS3753 LT 52 DL 153 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS</b>				
Amenities:	<b>Elevator, Garden, In Suite Laundry, Recreation Center, Storage</b>				
Features Incl:					
Site Influences:	<b>Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby</b>				

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	14' X 13'						
Main F.	Kitchen	8' X 7'6						
Main F.	Dining	13' X 12'						
Main F.	Master Bedroom	13' X 11'7						
Main F.	Bedroom	11' X 9'						