



List Price: **\$36,000** Previous Price: **\$39,000**
Original Price: **\$39,000**

Complex/Subdiv: **GRANTS LANDING**

Frontage: **0.00 ft** Bedrooms: **1** PID: **900-572-602**
Depth/Size: Bathrooms: **2** Type: **House/Single Family**
Lot Area SqFt: **0** Full Baths: **1** Approx Yr Blt: **1980**
Rear Yard Exp: Half Baths: **1** Age at List Date: **34**
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$700 (2013)**
Flood Plain: Zoning: **FH-1**

View: **Y - MOUNTAINS/RIVER**
Serv. Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Floating Home** Total Parking: **1** Covered Parking:
Construction: **Frame - Wood** Parking Access: **Front**
Foundation: **Other** Parking Facilities: **Open**
Exterior: **Wood**
Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: **Wood** Possession:
Renovations: Reno Year: Title to Land: **Leasehold not prepaid-NonStrata**
Flooring: **Hardwood** Seller's Interest: **Court Ordered Sale**
Water Supply: **Well - Drilled** Mortgage Info: **\$0**
Heat/Fuel: **Baseboard, Electric**
No. of Fireplaces: **1** R/I Fireplaces: Property Disclosure: **N - AS IS WHERE IS**
Fireplace Fuel: **Pellet** Out Buildings:
Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**
Pad Rental:
Fixtures Leas: **N**
Fixt Removed: **N**

Legal: **PCL A PL 4283 DL LT 53 NWD DIST EXP PL 29336 HSE PCL 8 PLAN 4283 LT 3 DL 53 PL 4283 FLOAT HOME ONLY**

Amenities:
Site Influences: **Adult Oriented, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 15'			X			X
Main F.	Kitchen	8' X 10'			X			X
Main F.	Nook	7' X 8'			X			X
Above	Master Bedroom	11'6 X 11'			X			X
Above	Den	11' X 11'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):

Main Floor Area SqFt:	700	Total # Rooms:	5	Bathrooms	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	400	# Kitchens:	1		2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Finished Levels:	2		3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:			4
Total Finished Floor SqFt:	1,100	Basement Area:	None		5
					6
Unfinished Floor:	0	Suite:			7
Grand Total Floor Area:	1,100				8

Listing Broker(s): **Sutton Group - Seafair Realty**

This could be a fantastic opportunity for someone looking for a FIXER UPPER. The structure requires someone with an understanding of flotation. Moorage is \$825 per month. Once associated to Richard Dean Anderson when he portrayed MacGyver. It was moored in Coal Harbour back then. It could really be something special for the right buyer.



List Price: \$351,300 Previous Price: **\$371,700**
 Original Price: **\$371,700**

Complex/Subdiv:
 Frontage: **24.40 ft** Bedrooms: **3** PID: **004-039-581**
 Depth/Size: **IRREG** Bathrooms: **1** Type: **House/Single Family**
 Lot Area SqFt: **6,098** Full Baths: **1** Approx Yr Blt: **1977**
 Rear Yard Exp: Half Baths: **0** Age at List Date: **37**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **(2013)**
 Flood Plain: Zoning: **SFD**

View:
 Serv. Connected: **Community, Electricity, Natural Gas**

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 3	Covered Parking: 0
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:	Title to Land: Freehold NonStrata	
Water Supply: City/Municipal	Seller's Interest: Court Ordered Sale	
Heat/Fuel: Forced Air, Natural Gas	Mortgage Info: \$0	
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL NWP50423 LT 434 DL 305 LD 36 GROUP 2.**
 Amenities: **None**
 Site Influences: **Cul-de-Sac, Recreation Nearby**
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'2 X 13'8			X			X
Main F.	Kitchen	10' X 16'			X			X
Main F.	Master Bedroom	12'7 X 9'11			X			X
Main F.	Bedroom	10'7 X 8'			X			X
Main F.	Bedroom	9'2 X 7'8			X			X
Main F.	Den	9'2 X 6'2			X			X
Main F.	Laundry	9'2 X 5'6			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):				Bathrooms	
Main Floor Area SqFt:	1,077	Total # Rooms:	7	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt:	0	# Kitchens:	1		
Finished Floor Down:	0	Finished Levels:	1		
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:			
Total Finished Floor SqFt:	1,077	Basement Area:	Crawl		
Unfinished Floor:	0	Suite:	None		
Grand Total Floor Area:	1,077				

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

Rancher at the end of a quiet cul-de-sac. 3 bedrooms plus den/storage off the kitchen, nice open concept, gas fireplace. Newer windows, over 6000 sqft lot with separate 12x16 workshop in the very spacious wide backyard. Great home to start a family or someone looking to downsize. Live Beautifully.....

19572 62A AV, V3S 7L9

Active



List Price: \$407,900 Previous Price: **\$419,900**
Original Price: **\$469,900**

Complex/Subdiv:

Frontage: **45.00 ft** Bedrooms: **4** PID: **005-469-279**
Depth/Size: **IRREG** Bathrooms: **3** Type: **House/Single Family**
Lot Area SqFt: **10,845** Full Baths: **2** Approx Yr Blt: **1980**
Rear Yard Exp: Half Baths: **1** Age at List Date: **34**
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$2,845 (2014)**
Flood Plain: **No** Zoning: **SF**

View:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Foundation: **Concrete Perimeter**
Exterior: **Stucco, Wood**
Rainscreen:
Type of Roof: **Fibreglass**
Renovations:
Flooring: **Mixed**
Water Supply: **City/Municipal**
Heat/Fuel: **Forced Air, Natural Gas**
No. of Fireplaces: **1**
Fireplace Fuel: **Wood**
Outdoor Area: **Patio(s)**
Pad Rental:
Fixtures Leas: **N**
Fixt Removed: **N**

Total Parking: **4** Covered Parking: **1**
Parking Access: **Front**
Parking Facilities: **Garage; Single**
R/I Plumbing:
Dist to Public Trans: **CLOSE** Dist to School Bus: **CLOSE**
Possession:
Reno Year:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Mortgage Info: **\$0**
R/I Fireplaces:
Property Disclosure: **N - COURT ORDERED SALE**
Out Buildings:

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

Amenities:

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

Features Incl:

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

Floor Area (SqFt):

Main Floor Area SqFt: **1,190**
Finished Floor Up SqFt: **875**
Finished Floor Down: **0**
Finished Floor Bsmt SqFt: **0**
Total Finished Floor SqFt: **2,065**

Unfinished Floor: **1,000**
Grand Total Floor Area: **3,065**

Total # Rooms: **13**
Kitchens: **1**
Finished Levels: **3**
Crawl/Bsmt Height:
Basement Area: **Unfinished**

Suite: **None**

Bathrooms

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

Listing Broker(s): **RE/MAX Crest Realty**

Located in a great family neighborhood close to Willowbrook Mall, Superstore, Safeway, White Spot, Kwantlen University, banking, restaurants and more. 4 bedrooms up and 2.5 bathrooms as well as a family room off the kitchen. Extra large lot of 10,845 sqft for the kids to play in. All this and an unfinished basement to do more.... Lots of potential to renovate to make this a great family home.

3265 264A ST, V4W 3E9

Active



List Price: \$409,000 Previous Price:
Original Price: **\$409,000**

Complex/Subdiv: **Birkside**
 Frontage: **50.00 ft** Bedrooms: **4** PID: **017-032-997**
 Depth/Size: **147** Bathrooms: **3** Type: **House/Single Family**
 Lot Area SqFt: **7,387** Full Baths: **3** Approx Yr Blt: **1991**
 Rear Yard Exp: **W** Half Baths: **0** Age at List Date: **23**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,467 (2013)**
 Flood Plain: **No** Zoning: **RES**
 View: **N**
 Serv. Connected: **Water, Natural Gas, Storm Sewer**

Style of Home: **Basement Entry** Total Parking: **6** Covered Parking: **2**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Perimeter** Parking Facilities: **Carport; Multiple**
 Exterior: **Vinyl**
 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 - Foreclosure**
 Fireplace Fuel: **Gas - Natural** Out Buildings:
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s), Fenced Yard**
 Pad Rental:
 Fixtures Leas: **N**
 Fixt Removed: **N**

Legal: **PL NWP87766 LT 3 LD 36 SEC 30 TWP 13**
 Amenities:
 Site Influences: **Recreation Nearby, Shopping Nearby, Central Location**
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'	Bsmt	Bedroom	12'6 X 12'6			X
Main F.	Dining	10' X 11'6			X			X
Main F.	Kitchen	10' X 11'6			X			X
Main F.	Master Bedroom	15' X 11'6			X			X
Main F.	Bedroom	10'6 X 10'			X			X
Main F.	Bedroom	10'6 X 9'6			X			X
Bsmt	Den	11' X 9'			X			X
Bsmt	Laundry	7' X 7'			X			X
Bsmt	Living Room	17'6 X 10'6			X			
Bsmt	Kitchen	11' X 8'6			X			

Floor Area (SqFt):
 Main Floor Area SqFt: **1,200** Total # Rooms: **11** **Bathrooms**
 Finished Floor Up SqFt: **0** # Kitchens: **2** **1 4 Piece; Ensuite: N; Level: Main F.**
 Finished Floor Down: **0** Finished Levels: **2** **2 4 Piece; Ensuite: N; Level: Main F.**
 Finished Floor Bsmt SqFt: **969** Crawl/Bsmt Height: **4** **3 4 Piece; Ensuite: N; Level: Bsmt**
 Total Finished Floor SqFt: **2,169** Basement Area: **Full, Fully Finished, Separate Entry**
 Unfinished Floor: **0** Suite: **Unauthorized Suite** **6**
 Grand Total Floor Area: **2,169** **7**
8

Listing Broker(s): **HomeLife Benchmark Rlty (Clv)**

Excellent Value! This lovely home is situated in a great Aldergrove neighborhood. Walking distance to schools, shopping & transit. Well maintained basement home with oversized yard, room for extra parking. Call for your private viewing.



List Price:	\$460,000	Previous Price:	
		Original Price:	\$460,000
Complex/Subdiv:			
Frontage:	84.94 ft	Bedrooms:	4
Depth/Size:	141.83	Bathrooms:	2
Lot Area SqFt:	12,055	Full Baths:	2
Rear Yard Exp:	W	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	SFD
View:	Y - LARGE TREED AND GARDEN IN BACK		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home:	Basement Entry	Total Parking:	8	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Multiple, Open, RV Parking Avail.		
Exterior:	Mixed, Wood				
Rainscreen:	No	R/I Plumbing:	Yes	Dist to Public Trans:	1
Type of Roof:	Asphalt			Dist to School Bus:	1
Renovations:	Partly, Other	Reno Year:		Possession:	
Flooring:	Hardwood, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - SOLD AS IS WHERE IS
Fireplace Fuel:	Electric, Wood			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N - SOLD AS IS WHERE IS				
Fixt Removed:	N - SOLD AS IS WHERE IS				

Legal: **PL NWP28249 LT 49 LD 36 SEC 36 TWP 7**

Amenities:

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 15'6"	Below	Recreation Room	17' X 14'6"			X
Main F.	Dining	10'3" X 9'3"	Below	Bar Room	7' X 7'			X
Main F.	Kitchen	12' X 10'						X
Main F.	Master Bedroom	12' X 10'						X
Main F.	Bedroom	11' X 10'3"						X
Main F.	Bedroom	9'8" X 9'						X
Below	Foyer	10' X 9'						X
Below	Bedroom	15' X 12'						X
Below	Office	12' X 10'						X
Below	Laundry	8' X 6'						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,134	Total # Rooms:	12
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,134	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,268	Basement Area:	Full
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,268		7
			8

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

Wow!! What a great opportunity to own a large family home on a huge lot. You must come see the huge fenced in backyard with large trees to add to the privacy, a great garden area for growing your own vegetables, and 2 large decks for summer bbqs. The parking is more than ample, with space for a large RV, boat or ??? The layout is perfect for the growing family, or as an investment/rental. The home has had some updating in the past but does need some small repairs and finishing. The bonus is the original hardwood floors on the main floor. The basement has a great recroom for parties or a place for the kids to play. Hurry homes with yards like this do not come for sale often.

6231 171A ST, V3S 5S3

Active



List Price: \$499,000 Previous Price:
Original Price: **\$499,000**

Complex/Subdiv:

Frontage: **60.00 ft** Bedrooms: **3** PID: **005-218-802**
 Depth/Size: **125** Bathrooms: **3** Type: **House/Single Family**
 Lot Area SqFt: **7,586** Full Baths: **1** Approx Yr Blt: **1979**
 Rear Yard Exp: Half Baths: **2** Age at List Date: **35**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$2,605 (2014)**
 Flood Plain: **Exempt** Zoning: **RES**

View: **Y - Mountains**Serv. Connected: **Water, Electricity, Natural Gas, Sanitary Sewer**

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

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

Amenities:

Site Influences: **Private Setting, Recreation Nearby, Shopping Nearby, Central Location, Cul-de-Sac**Features Incl: **Other - See Remarks**

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

Floor Area (SqFt):

Main Floor Area SqFt: **1,347**
 Finished Floor Up SqFt: **0**
 Finished Floor Down: **0**
 Finished Floor Bsmt SqFt: **600**
 Total Finished Floor SqFt: **1,947**

Total # Rooms: **8**
 # Kitchens: **1**
 Finished Levels: **2**
 Crawl/Bsmt Height: **4**
 Basement Area: **Full, Partly Finished**

Bathrooms

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

Unfinished Floor: **0**Suite: **None**Grand Total Floor Area: **1,947**Listing Broker(s): **Century 21 Coastal Realty Ltd.**

Foreclosure Property. Great for investors or first time buyers. Huge 7500 plus sq ft lot. 3 bdrms and 1 1/2 baths upstairs and rec room and 2 piece washroom downstairs. Private backyard with deck, patio and a hot tub in a gazebo. House is in a quiet cul-de-sac. Quite open and spacious. Kitchen in good condition. Double garage. Bsmt is partially finished, bring your ideas to complete it. Some TLC required. Close to amenities, school and park. Call today to view.

7284 196B ST, V2Y 3E6

Active



List Price: \$559,000 Previous Price: **\$580,000**
Original Price: **\$599,000**

Complex/Subdiv: **Mountainview Estates**

Frontage: **45.48 ft** Bedrooms: **4** PID: **025-865-978**
Depth/Size: **77.1** Bathrooms: **3** Type: **House/Single Family**
Lot Area SqFt: **3,500** Full Baths: **2** Approx Yr Blt: **2005**
Rear Yard Exp: **SW** Half Baths: **1** Age at List Date: **9**
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$4,213 (2013)**
Flood Plain: **No** Zoning: **RC-L**
View: **N**
Serv. Connected: **Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **4** Covered Parking: **2**
Construction: **Frame - Wood** Parking Access: **Front**
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double**
Exterior: **Vinyl** R/I Plumbing: **Yes** Dist to Public Trans: **1 Block** Dist to School Bus: **2 Blocks**
Rainscreen: 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: **Electric, Forced Air, Natural Gas** Property Disclosure: **N - Sold as is where is**
No. of Fireplaces: **2** R/I Fireplaces: Out Buildings: **/Garage Sz: 20 x 19**
Fireplace Fuel: **Gas - Natural**
Outdoor Area: **Fenced Yard, Patio(s), Patio(s) & Deck(s)**
Pad Rental:
Fixtures Leas: **N**
Fixt Removed: **N**

Legal: **PL BCP 9582 LT65 LD 36 SEC22 TWP 8 NEW WESTMINSTER DISTRICT**Amenities: **Garden, Playground, Storage**Site Influences: **Paved Road, Private Yard, Recreation Nearby, Shopping Nearby, Central Location, Greenbelt**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'5 X 12'			X			X
Main F.	Dining	12' X 10'			X			X
Main F.	Kitchen	11'5 X 16'			X			X
Main F.	Family Room	14' X 14'			X			X
Above	Master Bedroom	16'5 X 12'			X			X
Above	Bedroom	11'6 X 10'			X			X
Above	Bedroom	11'6 X 9'5			X			X
Above	Bedroom	11'6 X 9'6			X			X
Bsmt	Recreation Room	14' X 12'			X			X
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt: **1,103**
Finished Floor Up SqFt: **970**
Finished Floor Down: **0**
Finished Floor Bsmt SqFt: **168**
Total Finished Floor SqFt: **2,241**

Total # Rooms: **9**
Kitchens: **1**
Finished Levels: **3**
Crawl/Bsmt Height:
Basement Area: **Partly Finished**

Bathrooms

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

Unfinished Floor: **935**Grand Total Floor Area: **3,176**Suite: **None**Listing Broker(s): **Royal LePage - Wolstencroft**

Court ordered sale. Home was constructed by Clay construction with quality finishes throughout including hardwood floors on main, box beamed 9' ceilings . Maple cabinets in kitchen with nice large center island , gas fireplaces in living room and family room. Still lots of room in basement for further development. Some cosmetics required in upper hallway carpets. Large extended wood decking in backyard and home is located across from kid friendly park. This would make a great family home! Serenity now!

24362 66TH AV, V2Y 2H2

Active



List Price: **\$559,900** Previous Price: **\$589,000**
Original Price: **\$589,000**

Complex/Subdiv:

Frontage: **166.60 ft** Bedrooms: **3** PID: **002-332-639**
Depth/Size: **299.12 (1.1)** Bathrooms: **2** Type: **House with Acreage**
Lot Area SqFt: **49,833** Full Baths: **2** Approx Yr Blt: **9999**
Rear Yard Exp: Half Baths: **0** Age at List Date: **999**
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,715 (2014)**
Flood Plain: Zoning: **SR1**

View: **N**
Serv. Connected: **Electricity, Natural Gas, Septic**

Style of Home: Rancher/Bungalow	Total Parking: 2	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Partly	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: Well - Drilled		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - court conduct of sale
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N - as is where is		

Legal: **PL NWP40367 LT 30 LD 36 SEC 15 TWP 11**Amenities: **None**

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'1 X 18'3			X			X
Main F.	Dining	9' X 8'3			X			X
Main F.	Kitchen	8'3 X 11'			X			X
Main F.	Family Room	16' X 14'			X			X
Main F.	Bedroom	9' X 12'			X			X
Main F.	Bedroom	9' X 11'			X			X
Main F.	Master Bedroom	13' X 15'			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):

Main Floor Area SqFt: 2,300	Total # Rooms: 7	Bathrooms
Finished Floor Up SqFt: 0	# Kitchens: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	3
Total Finished Floor SqFt: 2,300	Basement Area: Crawl	4
		5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,300		8

Listing Broker(s): **Prudential United Realty**

Foreclosure. This is a superb piece of real estate. Dead end street. Rectangular shaped lot ready for your building ideas. The property currently has an older rancher plus a couple of outbuildings, including a small barn. The home is in disrepair and requires lots of tlc. Close to Williams Park. All measurements approximate and to be verified by Buyer if important. Site size 1.145 Acres.

19795 69B AV, V2Y 3B1

Active



List Price: \$560,000 Previous Price: **\$579,900**
Original Price: **\$579,900**

Complex/Subdiv:

Frontage: **26.00 ft** Bedrooms: **6** PID: **025-890-077**
Depth/Size: **86x60** Bathrooms: **4** Type: **House/Single Family**
Lot Area SqFt: **3,477** Full Baths: **3** Approx Yr Blt: **2005**
Rear Yard Exp: **N** Half Baths: **1** Age at List Date: **9**
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$4,162 (2013)**
Flood Plain: Zoning: **SFD**

View:

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

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

Legal: **PL BCP10018 LT 28 LD 36 SEC 15 TWP 8 PART NW 1/4.**

Amenities:

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	17'5 X 13'	Bsmt	Bedroom	13'5 X 10'			X
Main F.	Dining	14'6 X 13'1			X			X
Main F.	Kitchen	14'6 X 11'7			X			X
Main F.	Bedroom	12' X 10'1			X			X
Above	Master Bedroom	16'1 X 14'6			X			X
Above	Bedroom	11'3 X 11'			X			X
Above	Bedroom	11'3 X 10'			X			X
Bsmt	Living Room	13'5 X 11'5			X			X
Bsmt	Kitchen	15' X 10'			X			
Bsmt	Bedroom	13'5 X 12'5			X			

Floor Area (SqFt):

Main Floor Area SqFt: **1,093**
Finished Floor Up SqFt: **867**
Finished Floor Down: **0**
Finished Floor Bsmt SqFt: **1,099**
Total Finished Floor SqFt: **3,059**

Unfinished Floor: **0**
Grand Total Floor Area: **3,059**

Total # Rooms: **11**
Kitchens: **2**
Finished Levels: **3**
Crawl/Bsmt Height:
Basement Area: **Full, Fully Finished**

Suite: **Unauthorized Suite**

Bathrooms

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

Listing Broker(s): **Sutton-Premier Realty**

9 years young Morning Star home in popular Willoughby Heights, Langley. Open concept plan features a great room w/vaulted high ceiling, dining room opens on the patio. Maple island, pantry, eating bar, creamy tone color cabinets and many lights in kitchen, 1 bedroom and powder room on main, double garage. 3 bedrooms and 2 full baths on top floor. Basement has bright spacious 2-bedroom un-auth suite with separate entry. Basement suite has its own laundry room.

6246 175B ST, V3S 0P9

Active



List Price: \$569,900 Previous Price: **\$590,000**
Original Price: **\$649,000**

Complex/Subdiv:

Frontage: **29.00 ft** Bedrooms: **5** PID: **025-844-326**
Depth/Size: **42** Bathrooms: **5** Type: **House/Single Family**
Lot Area SqFt: **6,652** Full Baths: **4** Approx Yr Blt: **2005**
Rear Yard Exp: Half Baths: **1** Age at List Date: **9**
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,637 (2013)**
Flood Plain: Zoning: **RF**

View:

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

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

Legal: **PL BCP9359 LT10 LD36 SEC7 TWP8**
Amenities: **None**
Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby, Central Location, Cul-de-Sac**
Features Incl:

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

Floor Area (SqFt):

Main Floor Area SqFt: 1,425	Total # Rooms: 11	Bathrooms
Finished Floor Up SqFt: 1,335	# Kitchens: 2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	3 3 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt: 2,760	Basement Area: None	4 4 Piece; Ensuite: Y; Level: Above
		5 3 Piece; Ensuite: Y; Level: Above
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 2,760		8

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

This 2 storey family home is centrally located in the heart of Cloverdale. It offers 9 ft ceiling on the main, dark laminate flooring, French doors from kitchen to yard, 4 bedrooms up with 3 bathrooms; two gas fireplaces; privately fenced yard. Close to transits, shopping, and schools. Priced to sell! Call today!

No Photo Available

List Price:	\$649,000	Previous Price:	
		Original Price:	\$649,000
Complex/Subdiv:			
Frontage:	131.00 ft	Bedrooms:	3
Depth/Size:	242	Bathrooms:	2
Lot Area SqFt:	40,480	Full Baths:	2
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	SR1
View:			
Serv. Connected: Electricity, Natural Gas, Septic			
PID:		002-655-331	
Type:		House/Single Family	
Approx Yr Blt:		1985	
Age at List Date:		29	
Taxes:		\$3,658 (2014)	

Style of Home:	Rancher/Bungalow	Total Parking:	8	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Det.Grge/Carport		
Exterior:	Vinyl	R/I Plumbing:		Dist to School Bus:	
Rainscreen:		Reno Year:		Title to Land: Freehold NonStrata	
Type of Roof:	Asphalt			Seller's Interest: Court Ordered Sale	
Renovations:				Mortgage Info: \$0	
Flooring:				Property Disclosure: N - COURT ORDER SALE	
Water Supply:	City/Municipal			Out Buildings:	
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:			
Fireplace Fuel:	Gas - Natural				
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL NWP63809 LT 77 LD 36 SEC 3 TWP 11
Amenities:	Workshop Detached
Site Influences:	Private Setting, Private Yard, Recreation Nearby
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'			X			X
Main F.	Dining	12' X 12'			X			X
Main F.	Kitchen	11' X 10'			X			X
Main F.	Family Room	16' X 11'			X			X
Main F.	Laundry	10' X 5'			X			X
Main F.	Master Bedroom	13' X 12'			X			X
Main F.	Bedroom	12' X 11'			X			X
Main F.	Bedroom	12' X 10'			X			X
					X			
					X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,590	Total # Rooms:	8
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	1
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,590	Basement Area:	Crawl
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,590		7
			8

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

Court Order Sale!! Partially updated Rancher located on .92 acre in Strawberry Hills area, set in a peaceful quiet country area in rural Langley. Only 2 blocks to public transportation. This immaculate 1570 sqft rancher has Newer/updated vinyl windows, furnace, hotwater tank, plumbing, new drilled well, 200 amp service, backup generator, underground wiring, new fencing. Large double garage plus separate 24x12 fiberglass workshop. Lots of parking. Living room with gas fireplace, adjoining Sunny kitchen with built-in appliances open to family room with gas fireplace & sliders to south patio & yard. 3 bedrooms - master with shower ensuite. Close to DW Poppy Secondary School & Peterson Elementary. Call to book showings!!!

5111 215TH ST, V3A 5B9

Active



List Price: \$799,000 Previous Price:
Original Price: **\$799,000**

Complex/Subdiv:

Frontage: **72.50 ft** Bedrooms: **8** PID: **024-586-561**
 Depth/Size: **138** Bathrooms: **6** Type: **House/Single Family**
 Lot Area SqFt: **10,002** Full Baths: **5** Approx Yr Blt: **2001**
 Rear Yard Exp: Half Baths: **1** Age at List Date: **13**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,061 (2013)**
 Flood Plain: **No** Zoning: **RES**

View:

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

Style of Home: **Basement Entry** Total Parking: **8** Covered Parking: **2**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double**
 Exterior: **Stucco**
 Rainscreen:
 Type of Roof: **Tile - Concrete** R/I Plumbing: **No** Dist to Public Trans: **2 BLK** Dist to School Bus: **3 BLK**
 Renovations: Reno Year: Title to Land: **Freehold NonStrata**
 Flooring: **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: **Patio(s) & Deck(s)**
 Pad Rental:
 Fixtures Leas: **N**
 Fixt Removed: **N**

Legal: **PL LMP43008 LT 29 LD 36 SEC 1 TWP 8 PART SE 1/4.**Amenities: **Air Cond./Central**Site Influences: **Central Location, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**Features Incl: **Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Intercom, Jetted Bathtub, Pantry, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'	Below	Living Room	18' X 10'			X
Main F.	Kitchen	13' X 12'	Below	Kitchen	10' X 8'			X
Main F.	Dining	13' X 11'	Below	Bedroom	14' X 11'			X
Main F.	Nook	12' X 9'	Below	Bedroom	12' X 11'			X
Main F.	Family Room	16' X 13'	Below	Living Room	13' X 13'			X
Main F.	Master Bedroom	20' X 14'	Below	Kitchen	13' X 9'			X
Main F.	Bedroom	15' X 11'	Below	Bedroom	12' X 10'			X
Main F.	Bedroom	15' X 11'	Below	Bedroom	12' X 12'			X
Main F.	Bedroom	12' X 11'			X			
Below	Study	15' X 13'			X			

Floor Area (SqFt):

Main Floor Area SqFt: **2,364**
 Finished Floor Up SqFt: **0**
 Finished Floor Down: **2,000**
 Finished Floor Bsmt SqFt: **0**
 Total Finished Floor SqFt: **4,364**

Total # Rooms: **18**
 # Kitchens: **3**
 Finished Levels: **2**
 Crawl/Bsmt Height:
 Basement Area: **Crawl**

Bathrooms

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

Unfinished Floor: **0**
 Grand Total Floor Area: **4,364**

Suite: **Unauthorized Suite**Listing Broker(s): **RE/MAX LifeStyles Rlty(PtMdws)**

Large family home. 4364 sqft basement entry home in Murrayville on 1/4 acre lot. Two -2 bedroom suites (unauth) with separate entrances and laundry room provide \$1700+/month in revenue!! BOTH TENANTS WOULD LIKE TO STAY !! 2364 sqft on the MAIN floor with 4 bedrooms and 3 full baths... plus 2 gas fireplaces, maple kitchen with island, new hardwood floors in the family room, huge living/dining rooms and luxurious open foyer with curved staircase. Separate from the suites is a large flex room on the lower floor off the foyer with its own 2pc bath - great for a guest room or kids playroom. This home is loaded with quality upgrades. Air conditioning, wood surrounds on all windows, crown moldings and storage sheds. Gazebo with hot tub

5455 186TH ST, V3S 8L5

Active



List Price: \$1,079,000 Previous Price:
Original Price: **\$1,079,000**

Complex/Subdiv: **HUNTER PARK**

Frontage: **27.27 ft** Bedrooms: **4** PID: **018-240-208**
 Depth/Size: Bathrooms: **4** Type: **House/Single Family**
 Lot Area SqFt: **16,261** Full Baths: **3** Approx Yr Blt: **1994**
 Rear Yard Exp: **W** Half Baths: **1** Age at List Date: **20**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,184 (2014)**
 Flood Plain: **No** Zoning: **SF**

View: **Y - PARK**Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **9** Covered Parking: **3**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Triple, RV Parking Avail.**
 Exterior: **Mixed, Stucco**
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: **Wood** Possession:
 Renovations: **Partly** Reno Year: Title to Land: **Freehold NonStrata**
 Flooring: **Hardwood, Mixed, Tile** Seller's Interest: **Court Ordered Sale**
 Water Supply: **City/Municipal** Mortgage Info: **\$0 / Treat as Clear Title**
 Heat/Fuel: **Electric, Radiant, Natural Gas**
 No. of Fireplaces: **3** R/I Fireplaces: **1** 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 LMP10274 LT 7 LD 36 SEC 4 TWP 8**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'	Main F.	Foyer	13' X 10'8			X
Main F.	Kitchen	14' X 13'	Above	Bedroom	18' X 11'6			X
Main F.	Dining	12' X 16'	Above	Bedroom	15' X 12'8			X
Main F.	Eating Area	11'8 X 10'	Above	Walk-In Closet	10'8 X 5'6			X
Main F.	Family Room	16' X 16'	Bsmt	Recreation Room	26' X 20'			X
Main F.	Games Room	18'6 X 15'	Bsmt	Bedroom	16' X 14'			X
Main F.	Den	15' X 13'7	Bsmt	Walk-In Closet	10'10 X 5'6			X
Main F.	Master Bedroom	16' X 13'6	Bsmt	Den	17'4 X 10'4			X
Main F.	Walk-In Closet	8' X 6'6	Bsmt	Other	35' X 12'			
Main F.	Laundry	9'6 X 7'6	Bsmt	Other	18' X 13'			

Floor Area (SqFt):

Main Floor Area SqFt: **2,956**
 Finished Floor Up SqFt: **740**
 Finished Floor Down: **1,639**
 Finished Floor Bsmt SqFt: **0**
 Total Finished Floor SqFt: **5,335**

Total # Rooms: **20**
 # Kitchens: **1**
 Finished Levels: **3**
 Crawl/Bsmt Height:
 Basement Area: **Full, Partly Finished**

Bathrooms

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

Unfinished Floor: **690**Grand Total Floor Area: **6,025**Listing Broker(s): **RE/MAX Crest Realty**

Stunning attention to detail in this WR Daniels designed home situated on a gently sloping spectacular 1/2 Acre gross density view lot located next to a park. Bright and spacious home just ideal for those who love to entertain. Wet bar, outdoor fireplace, inground sprinkler system and a walk-out basement are just a few of the features. Large master bedroom located on the ground floor. 3 car garage and room to park your RV as well. Attention all buyers - Take Advantage of the sellers VTB Program. Call for details.



List Price:	\$1,589,000	Previous Price:	
		Original Price:	\$1,589,000
Complex/Subdiv:			
Frontage:	110.00 ft	Bedrooms:	8
Depth/Size:	260	Bathrooms:	6
Lot Area SqFt:	27,443	Full Baths:	5
Rear Yard Exp:	S	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	SFD
View:	Y - PASTORAL		
Serv. Connected:	Natural Gas		
PID:	028-963-351		
Type:	House/Single Family		
Approx Yr Blt:	2014		
Age at List Date:	0		
Taxes:	\$4,795 (2014)		

Style of Home:	2 Storey	Total Parking:	9	Covered Parking:	6
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport, Garage; Triple, RV Parking Avail.		
Exterior:	Mixed, Stone, Wood	R/I Plumbing:		Dist to School Bus:	4
Rainscreen:		Reno Year:		Dist to Public Trans:	12
Type of Roof:	Asphalt	Title to Land:	Freehold NonStrata		
Renovations:		Seller's Interest:	Court Ordered Sale		
Flooring:	Hardwood, Tile	Mortgage Info:	\$0		
Water Supply:	City/Municipal	Property Disclosure:	N - COURT ORDERED SALE		
Heat/Fuel:	Forced Air, Natural Gas	Out Buildings:			
No. of Fireplaces:	2				
Fireplace Fuel:	Gas - Natural				
Outdoor Area:	Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL EPS1046 LT 1 LD 36 SEC 13 TWP 7 AN INTEREST IN THE COMMON PROPERTYIN PROPORTION T
Amenities:	In Suite Laundry
Site Influences:	Private Yard
Features Incl:	Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	16' X 8'	Main F.	Living Room	17' X 13'			X
Main F.	Great Room	20' X 20'	Main F.	Bedroom	12' X 12'			X
Main F.	Dining	16' X 11'	Main F.	Bedroom	13' X 11'			X
Main F.	Kitchen	20' X 15'	Above	Master Bedroom	19' X 14'			X
Main F.	Nook	11' X 7'	Above	Bedroom	13' X 12'			X
Main F.	Master Bedroom	17' X 15'	Above	Bedroom	14' X 12'			X
Main F.	Bedroom	12' X 11'	Above	Bedroom	19' X 13'			X
Main F.	Office	14' X 11'			X			X
Main F.	Laundry	10' X 7'			X			
Main F.	Kitchen	10' X 7'			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	3,081	Total # Rooms:	17
Finished Floor Up SqFt:	1,709	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	4,790	Basement Area:	None
Unfinished Floor:	0	Suite:	
Grand Total Floor Area:	4,790		

Listing Broker(s): **Royal LePage - Wolstencroft**

This Custom built 2 Storey, sits on a private 0.63 of an acre. Gated Entrance, Covered parking for 9. Detached Garage/Shop with unfinished floor space ready for your idea. Step inside, to a flexible floor plan. Great room design, completely Open with 20ft ceilings! Huge Chefs Kitchen w/extra large island, 2 Master bedrooms with large steam showers & a BainUltra Therapeutic air Jetted tub, swanky Media room, easy access 2 bedroom legal suite. Features include 20' ceilings on the handscraped dark engineered hardwood & granite counters throughout, gas fireplace, amazing south facing deck, high efficiency furnace and hotwater demand.