

20132 DITTON ST, V2X 9H4

Active

No Photo Available

**List Price: \$298,900** Previous Price:  
Original Price: **\$298,900**

Complex/Subdiv:

Frontage: **60.00 ft** Bedrooms: **2** PID: **003-771-326**  
 Depth/Size: **120** Bathrooms: **1** Type: **House/Single Family**  
 Lot Area SqFt: **0** Full Baths: **1** Approx Yr Blt: **1987**  
 Rear Yard Exp: Half Baths: **0** Age at List Date: **27**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,437 (2014)**  
 Flood Plain: Zoning: **RES**

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

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

Legal: **PL NWP114 LT 238 DL 278 LD 36 GROUP 1, & DL 279 & 281.**Amenities: **In Suite Laundry**

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 11'6			X			X
Main F.	Dining	10' X 9'6			X			X
Main F.	Kitchen	10' X 8'6			X			X
Main F.	Master Bedroom	16'6 X 10'			X			X
Main F.	Bedroom	12'6 X 10'			X			X
Main F.	Laundry	11' X 8'			X			X
					X			X
					X			X
					X			X
					X			X

**Floor Area (SqFt):**

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

Total # Rooms: **6**  
 # Kitchens: **1**  
 Finished Levels: **1**  
 Crawl/Bsmt Height:  
 Basement Area: **None**

**Bathrooms**

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

Unfinished Floor: **0**Suite: **None**Grand Total Floor Area: **1,060**Listing Broker(s): **Prudential United Realty****Court Conduct of Sale. Cute westside rancher. Single car garage with plenty of additional parking. South facing rear yard, fully fenced.**

12084 232ND ST, V2X 6T3

Active



**List Price: \$334,900** Previous Price: **\$350,000**  
Original Price: **\$350,000**

## Complex/Subdiv:

Frontage: **233.00 ft** Bedrooms: **4** PID: **018-072-429**  
Depth/Size: **133** Bathrooms: **1** Type: **House/Single Family**  
Lot Area SqFt: **31,688** Full Baths: **1** Approx Yr Blt: **1945**  
Rear Yard Exp: **E** Half Baths: **0** Age at List Date: **69**  
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,640 (2014)**  
Flood Plain: Zoning: **RS-1B**

## View:

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

Style of Home: **Rancher/Bungalow w/Loft, Rancher/Bungalow** Total Parking: **4** Covered Parking:  
Construction: **Frame - Wood** Parking Access: **Front**  
Foundation: **Concrete Perimeter** Parking Facilities: **Open, RV Parking Avail.**  
Exterior: **Stucco**  
Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
Type of Roof: **Asphalt** Possession:  
Renovations: Reno Year: Title to Land: **Freehold NonStrata**  
Flooring: **Mixed** Seller's Interest: **Court Ordered Sale**  
Water Supply: **City/Municipal** Mortgage Info: **\$0**  
Heat/Fuel: **Forced Air, Natural Gas**  
No. of Fireplaces: **1** R/I Fireplaces: Property Disclosure: **N - COURT ORDERED SALE**  
Fireplace Fuel: **Wood** Out Buildings:  
Outdoor Area: **Sundeck(s)**  
Pad Rental:  
Fixtures Leas: **N**  
Fixt Removed:

Legal: **PL LMP8341 LT A LD 36 SEC 21 TWP 12 GROUP 1.**

## Amenities:

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

## Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	7'1" X 14'			X			X
Main F.	Dining	11' X 9'			X			X
Main F.	Kitchen	11' X 8'			X			X
Main F.	Eating Area	10' X 8'			X			X
Main F.	Master Bedroom	12' X 11'			X			X
Main F.	Bedroom	10' X 11'			X			X
Above	Bedroom	12' X 14'			X			X
Above	Bedroom	12' X 12'			X			X
		X			X			X
		X			X			X

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,000**  
Finished Floor Up SqFt: **396**  
Finished Floor Down: **0**  
Finished Floor Bsmt SqFt: **0**  
Total Finished Floor SqFt: **1,396**

Total # Rooms: **8**  
# Kitchens: **1**  
Finished Levels: **3**  
Crawl/Bsmt Height:  
Basement Area: **Part**

**Bathrooms**

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

Unfinished Floor: **925**  
Grand Total Floor Area: **2,321**

Listing Broker(s): **Royal LePage - Brookside Rlty., Royal LePage - Brookside Rlty.**

**TLC REQUIRED.....Ranch-style home with loft offers 4 bdrms, small detached shop, and VERY PRIVATE BACKYARD!!Home sits on a .73 (31688 s. f.) of an acre with small stream running through.**



<b>List Price:</b>	<b>\$384,900</b>	Previous Price:	<b>\$394,900</b>
		Original Price:	<b>\$429,900</b>
Complex/Subdiv:			
Frontage:	<b>67.00 ft</b>	Bedrooms:	<b>4</b>
Depth/Size:		Bathrooms:	<b>2</b>
Lot Area SqFt:	<b>10,250</b>	Full Baths:	<b>1</b>
Rear Yard Exp:	<b>N</b>	Half Baths:	<b>1</b>
Meas Type:	<b>Feet</b>	If New GST/HST Incl:	
Flood Plain:		Zoning:	<b>RS1</b>
View:			
Serv. Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
PID:	<b>001-331-761</b>	Type:	<b>House/Single Family</b>
Approx Yr Blt:	<b>1966</b>	Age at List Date:	<b>48</b>
Taxes:	<b>\$4,030 (2014)</b>		

Style of Home:	<b>Split Entry</b>	Total Parking:	<b>4</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Single</b>		
Exterior:	<b>Wood</b>				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	<b>1 Block</b>
Type of Roof:	<b>Asphalt</b>			Dist to School Bus:	<b>1 Block</b>
Renovations:		Reno Year:		Possession:	
Flooring:	<b>Hardwood, Laminate, Tile</b>	Title to Land:	<b>Freehold NonStrata</b>		
Water Supply:	<b>City/Municipal</b>	Seller's Interest:	<b>Court Ordered Sale</b>		
Heat/Fuel:	<b>Forced Air, Natural Gas</b>	Mortgage Info:	<b>\$0</b>		
No. of Fireplaces:	<b>2</b>	R/I Fireplaces:		Property Disclosure:	<b>N - NEVER LIVED IN</b>
Fireplace Fuel:	<b>Gas - Natural</b>			Out Buildings:	<b>/Garage Sz: 12 x 25</b>
Outdoor Area:	<b>Fenced Yard, Patio(s) &amp; Deck(s)</b>				
Pad Rental:					
Fixtures Leas:	<b>N</b>				
Fixt Removed:					

Legal:	<b>PL NWP15184 LT B DL 247 LD 36 GROUP 1.</b>
Amenities:	
Site Influences:	<b>Central Location, Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby</b>
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main F.</b>	<b>Living Room</b>	<b>18'9 X 13'</b>	<b>Main F.</b>	<b>Foyer</b>	<b>8'7 X 6'6</b>			<b>X</b>
<b>Main F.</b>	<b>Kitchen</b>	<b>12'8 X 8'</b>			<b>X</b>			<b>X</b>
<b>Main F.</b>	<b>Dining</b>	<b>8'8 X 8'5</b>			<b>X</b>			<b>X</b>
<b>Main F.</b>	<b>Bedroom</b>	<b>10'2 X 11'</b>			<b>X</b>			<b>X</b>
<b>Main F.</b>	<b>Bedroom</b>	<b>10' X 8'</b>			<b>X</b>			<b>X</b>
<b>Main F.</b>	<b>Bedroom</b>	<b>11'7 X 8'2</b>			<b>X</b>			<b>X</b>
<b>Below</b>	<b>Recreation Room</b>	<b>26' X 12'</b>			<b>X</b>			<b>X</b>
<b>Below</b>	<b>Bedroom</b>	<b>19'2 X 13'10</b>			<b>X</b>			<b>X</b>
<b>Below</b>	<b>Storage</b>	<b>11'3 X 7'2</b>			<b>X</b>			<b>X</b>
<b>Below</b>	<b>Laundry</b>	<b>10'2 X 9'7</b>			<b>X</b>			<b>X</b>

<b>Floor Area (SqFt):</b>				<b>Bathrooms</b>	
Main Floor Area SqFt:	<b>1,082</b>	Total # Rooms:	<b>11</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt:	<b>0</b>	# Kitchens:	<b>1</b>	2	<b>2 Piece; Ensuite: N; Level: Below</b>
Finished Floor Down:	<b>1,082</b>	Finished Levels:	<b>2</b>	3	
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	<b>2,164</b>	Basement Area:	<b>Fully Finished</b>	5	
				6	
Unfinished Floor:	<b>0</b>	Suite:		7	
Grand Total Floor Area:	<b>2,164</b>			8	

Listing Broker(s): **RE/MAX Results Realty (MplRdg)**

**If you are looking for a Huge Yard, 10,250 sq ft & Huge Covered Deck, 4 bedroom home, with a large basement then this home is for you. Located on prestigious River Rd across street from million dollar homes. Newer Roof & upgraded windows, just refinished Oak Hardwood w/Inlay, New ceramic tiles Kitchen & Bath. Basement has laminated floors, Great Private, Fenced backyard with Mature Trees, 27' x 12' Cedar Deck, covered with aluminum awning, Interlocking walkway and 16' X 16'Patio, 24' X 11'6 Garage & 4'X5'storage, etc. Easy to Suite, 4th Bed down or split room for 2 Beds down.**

21404 123RD AV, V2X 4B9

Active



**List Price: \$399,900** Previous Price: **\$419,900**  
Original Price: **\$419,900**

## Complex/Subdiv:

Frontage: **65.00 ft** Bedrooms: **3** PID: **010-438-254**  
Depth/Size: **120** Bathrooms: **2** Type: **House/Single Family**  
Lot Area SqFt: **7,800** Full Baths: **2** Approx Yr Blt: **1972**  
Rear Yard Exp: **S** Half Baths: **0** Age at List Date: **42**  
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,542 (2014)**  
Flood Plain: **No** Zoning: **SFR**

## View:

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

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

Legal: **PL NWP18981 LT 33 BLK 7 DL 245 LD 36 GROUP 1.**  
Amenities: **In Suite Laundry, Storage, Workshop Attached**  
Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Ski Hill Nearby, Treed**  
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'2	Below	Sauna	7'6 X 5'			X
Main F.	Dining	9' X 12'2	Below	Foyer	12'9 X 7'9			X
Main F.	Kitchen	0' X 0'	Below	Laundry	5'6 X 5'			X
Main F.	Master Bedroom	12' X 9'3	Below	Solarium	11'9 X 7'			X
Main F.	Bedroom	11'3 X 11'3			X			X
Main F.	Bedroom	10'6 X 8'3			X			X
Below	Recreation Room	17'6 X 10'6			X			X
Below	Family Room	17'6 X 11'6			X			X
Below	Utility	11'6 X 7'			X			X
Below	Workshop	5' X 12'6			X			X

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,005**  
Finished Floor Up SqFt: **0**  
Finished Floor Down: **1,045**  
Finished Floor Bsmt SqFt: **0**  
Total Finished Floor SqFt: **2,050**  
  
Unfinished Floor: **0**  
Grand Total Floor Area: **2,050**

Total # Rooms: **14**  
# Kitchens: **1**  
Finished Levels: **2**  
Crawl/Bsmt Height:  
Basement Area: **Full**  
  
Suite: **None**

**Bathrooms**

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

Listing Broker(s): **RE/MAX Sabre Realty Group, RE/MAX Sabre Realty Group**

**Foreclosure. Handyman special. 3 bedroom 2 bath basement entry home in West Central Maple Ridge. 2050sqft on a large 7800sqft lot. Suite potential. Single car garage with room for RV parking. Great central location. Close to transportation, shopping & rec. centre.**

11554 280TH ST, V2W 1L6

Active



**List Price: \$408,900** Previous Price:  
Original Price: **\$408,900**

## Complex/Subdiv:

Frontage: **0.00 ft** Bedrooms: **4** PID: **009-573-453**  
 Depth/Size: **.68 AC** Bathrooms: **3** Type: **House/Single Family**  
 Lot Area SqFt: **29,620** Full Baths: **2** Approx Yr Blt: **1975**  
 Rear Yard Exp: **E** Half Baths: **1** Age at List Date: **39**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$2,884 (2014)**  
 Flood Plain: Zoning: **RES**

View: **N**  
 Serv. Connected: **Electricity, Septic, Water**

Style of Home: <b>Basement Entry</b>	Total Parking: <b>10</b>	Covered Parking: <b>4</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Add. Parking Avail., Carport; Multiple, RV Parking Avail.</b>	
Exterior: <b>Brick, Wood</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: <b>Asphalt</b>		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: <b>Wall/Wall/Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>Well - Drilled</b>		Seller's Interest: <b>Court Ordered Sale</b>
Heat/Fuel: <b>Baseboard, Electric, Natural Gas</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>1</b>	R/I Fireplaces:	Property Disclosure: <b>N - FORECLOSURE</b>
Fireplace Fuel: <b>Gas - Natural</b>		Out Buildings: <b>Barn Sz: 24'x20'</b>
Outdoor Area: <b>Sundeck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed:		

Legal: **PL NWP20890 LT 26 LD 36 SEC 16 TWP 15**  
 Amenities: **Barn**  
 Site Influences: **Golf Course Nearby, Paved Road, Private Setting, Rural Setting**  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'9 X 24'6	Bsmt	Workshop	14' X 11'			X
Main F.	Kitchen	15'6 X 11'7			X			X
Main F.	Eating Area	11'8 X 9'8			X			X
Main F.	Dining	10'7 X 9'			X			X
Main F.	Master Bedroom	18'8 X 13'			X			X
Main F.	Bedroom	9'5 X 8'8			X			X
Bsmt	Recreation Room	17'10 X 13'			X			X
Bsmt	Bedroom	11' X 9'7			X			X
Bsmt	Bedroom	10' X 13'			X			X
Bsmt	Laundry	11'8 X 10'			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: <b>1,252</b>	Total # Rooms: <b>11</b>	<b>1 3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt: <b>0</b>	# Kitchens: <b>1</b>	<b>2 4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Down: <b>0</b>	Finished Levels: <b>2</b>	<b>3 2 Piece; Ensuite: N; Level: Bsmt</b>
Finished Floor Bsmt SqFt: <b>1,113</b>	Crawl/Bsmt Height: <b>4</b>	
Total Finished Floor SqFt: <b>2,365</b>	Basement Area: <b>Part, Partly Finished</b>	<b>5</b>
		<b>6</b>
Unfinished Floor: <b>0</b>	Suite: <b>7</b>	<b>8</b>
Grand Total Floor Area: <b>2,365</b>		

Listing Broker(s): **Royal LePage - Brookside Rlty.**

**Beautiful flat .68 acre property. Home has 4 bedrooms 2 up and 2 down a huge kitchen eating area and 3 bathrooms. Carport 40'x19' can easily fit 4 cars. Large deck off the kitchen is 20'x40' (needs repair or replacement.) 24'x20' barn with loft is in good condition.**

**20030 WANSTEAD ST, V2X 0T2****Active**

**List Price: \$415,000** Previous Price:  
Original Price: **\$415,000**

Complex/Subdiv:

Frontage: **60.00 ft** Bedrooms: **4** PID: **011-511-460**  
 Depth/Size: **120** Bathrooms: **3** Type: **House/Single Family**  
 Lot Area SqFt: **7,200** Full Baths: **3** Approx Yr Blt: **1990**  
 Rear Yard Exp: **S** Half Baths: **0** Age at List Date: **24**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$4,638 (2014)**  
 Flood Plain: Zoning: **RS1**

View: **Y - SOUTH, BRIDGE VIEW**  
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: <b>Basement Entry</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Metal</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Double</b>	
Exterior: <b>Vinyl, Wood</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: <b>Asphalt</b>		Dist to School Bus:
Renovations: <b>Partly</b>	Reno Year:	Possession:
Flooring: <b>Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Court Ordered Sale</b>
Heat/Fuel: <b>Forced Air</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>2</b>	R/I Fireplaces:	Property Disclosure: <b>N - COURT ORDER</b>
Fireplace Fuel: <b>Gas - Natural, Electric</b>		Out Buildings:
Outdoor Area: <b>Sundeck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed:		

Legal: **PL NWP114 LT 387 DL 281 LD 36 GROUP 1.**

Amenities:

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	13' X 12'	Below	Foyer	12' X 11'			X
Main F.	Den	9' X 9'	Below	Laundry	5' X 4'			X
Main F.	Living Room	15' X 12'			X			X
Main F.	Master Bedroom	12' X 10'6			X			X
Main F.	Bedroom	12' X 9'6			X			X
Main F.	Bedroom	12' X 10'			X			X
Below	Living Room	14' X 10'			X			X
Below	Kitchen	13'6 X 12'			X			X
Below	Bedroom	13' X 10'			X			X
Below	Laundry	8' X 6'			X			X

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,250**  
 Finished Floor Up SqFt: **0**  
 Finished Floor Down: **930**  
 Finished Floor Bsmt SqFt: **0**  
 Total Finished Floor SqFt: **2,180**

Unfinished Floor: **0**  
 Grand Total Floor Area: **2,180**

Total # Rooms: **12**  
 # Kitchens: **2**  
 Finished Levels: **2**  
 Crawl/Bsmt Height:  
 Basement Area: **Partly Finished**

Suite: **Unauthorized Suite**

**Bathrooms**

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

Listing Broker(s): **Sutton Grp-West Coast Realty**

**Great Value! Newer Westside home on a BIG 7200 SF LOT, south facing backyard with a great view of the Golden Ears Bridge. This home built in 1990, is a basement entry, with aprox.2310 SF on 2 levels. This home boasts a great layout on the main, updated kitchen, engineered flooring, & crown moulding. The Master bdrm has full ensuite, & his & hers closets. Downstairs is a Suite, w/ a separate entry, & separate laundry. Easy to show.**



<b>List Price:</b>	<b>\$431,000</b>	Previous Price:	
		Original Price:	<b>\$431,000</b>
Complex/Subdiv:			
Frontage:	<b>40.20 ft</b>	Bedrooms:	<b>4</b>
Depth/Size:		Bathrooms:	<b>3</b>
Lot Area SqFt:	<b>4,623</b>	Full Baths:	<b>3</b>
Rear Yard Exp:		Half Baths:	<b>0</b>
Meas Type:	<b>Feet</b>	If New GST/HST Incl:	
Flood Plain:		Zoning:	<b>RES</b>
View:	<b>N</b>		
Serv. Connected:	<b>Electricity, Natural Gas, Water</b>		
		PID:	<b>013-204-645</b>
		Type:	<b>House/Single Family</b>
		Approx Yr Blt:	<b>1990</b>
		Age at List Date:	<b>24</b>
		Taxes:	<b>\$4,750 (2014)</b>

Style of Home:	<b>Basement Entry</b>	Total Parking:	<b>4</b>	Covered Parking:	
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Double</b>		
Exterior:	<b>Mixed</b>				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	<b>Asphalt</b>			Possession:	
Renovations:		Reno Year:		Title to Land:	<b>Freehold NonStrata</b>
Flooring:	<b>Mixed</b>			Seller's Interest:	<b>Court Ordered Sale</b>
Water Supply:	<b>City/Municipal</b>			Mortgage Info:	<b>\$0</b>
Heat/Fuel:	<b>Natural Gas, Forced Air</b>			Property Disclosure:	<b>N - AS IS WHERE IS</b>
No. of Fireplaces:	<b>1</b>	R/I Fireplaces:		Out Buildings:	
Fireplace Fuel:	<b>Gas - Natural</b>				
Outdoor Area:	<b>Patio(s)</b>				
Pad Rental:					
Fixtures Leas:	<b>N</b>				
Fixt Removed:	<b>N</b>				

Legal:	<b>PL NWP80527 LT 19 DL 280 LD 36</b>
Amenities:	<b>None</b>
Site Influences:	
Features Incl:	

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

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	<b>1,204</b>	Total # Rooms:	<b>9</b>
Finished Floor Up SqFt:	<b>0</b>	# Kitchens:	<b>2</b>
Finished Floor Down:	<b>703</b>	Finished Levels:	<b>2</b>
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:	<b>4</b>
Total Finished Floor SqFt:	<b>1,907</b>	Basement Area:	<b>Full</b>
			<b>5</b>
			<b>6</b>
Unfinished Floor:	<b>0</b>	Suite:	<b>Unauthorized Suite</b>
Grand Total Floor Area:	<b>1,907</b>		<b>7</b>
			<b>8</b>

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

**4 bedroom basement entry home with a one bedroom suite, in great West side location. Close proximity to schools, shopping, amenities, and West Coast Express.**

10666 248TH ST, V2W 0E1

Active



**List Price: \$454,900** Previous Price: **\$461,900**  
Original Price: **\$461,900**

Complex/Subdiv: **HIGHLAND VISTAS**

Frontage: Bedrooms: **3** PID: **027-280-161**  
Depth/Size: Bathrooms: **3** Type: **House/Single Family**  
Lot Area SqFt: **4,004** Full Baths: **2** Approx Yr Blt: **2008**  
Rear Yard Exp: **E** Half Baths: **1** Age at List Date: **6**  
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,988 (2014)**  
Flood Plain: Zoning: **R-1**

View:

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

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>4</b>	Covered Parking: <b>0</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Lane, Rear</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Open</b>	
Exterior: <b>Vinyl</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: <b>Asphalt</b>		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: <b>Laminate, Tile, Wall/Wall/Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Court Ordered Sale</b>
Heat/Fuel: <b>Forced Air, Natural Gas</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>1</b>	R/I Fireplaces:	Property Disclosure: <b>N - COURT ORDERED SALE</b>
Fireplace Fuel: <b>Gas - Natural</b>		Out Buildings:
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed:		

Legal: **PL BCP33315 LT 4 LD 36 SEC 11 TWP 12 GROUP 1.**

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	20' X 14'			X			X
Main F.	Kitchen	11' X 16'			X			X
Main F.	Eating Area	18'8 X 12'			X			X
Main F.	Den	12'2 X 11'			X			X
Above	Master Bedroom	18'2 X 13'			X			X
Above	Bedroom	10' X 10'			X			X
Above	Bedroom	10' X 10'2			X			X
Above	Study	11'6 X 6'10			X			X
					X			X
					X			X

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,052**  
Finished Floor Up SqFt: **850**  
Finished Floor Down: **0**  
Finished Floor Bsmt SqFt: **0**  
Total Finished Floor SqFt: **1,902**

Total # Rooms: **8**  
# Kitchens: **1**  
Finished Levels: **3**  
Crawl/Bsmt Height:  
Basement Area: **Unfinished**

**Bathrooms**

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

Unfinished Floor: **1,052**Grand Total Floor Area: **2,954**Listing Broker(s): **Royal LePage - Brookside Rlty., Royal LePage - Brookside Rlty.**

**HIGHLAND VISTAS.....2 storey with unfinished basement for your media/games/rec room/man cave ideas w/sep entrance. Home has 1904 sf finished offering 3 bedrooms ~ master with 5 pc private bath incl sep shower/huge soaker tub, 3 baths (also R/I bath in bsmt), flex room, open office at on upper floor landing, great room open to kitchen with dark,espresso maple shaker-style cabinets and island w/breakfast bar & BI wine rack, subway tile/glass tile accented back splash, and S/S appliances. Backyard needs landscaping ~ room for garage, lane access, deck w/view of Thorn Hill and rocking chair porch at front. Home has not been loved....work required to make it sparkle.**





<b>List Price:</b>	<b>\$459,000</b>	Previous Price:	
		Original Price:	<b>\$459,000</b>
Complex/Subdiv:			
Frontage:	<b>50.00 ft</b>	Bedrooms:	<b>3</b>
Depth/Size:	<b>100.0</b>	Bathrooms:	<b>3</b>
Lot Area SqFt:	<b>7,191</b>	Full Baths:	<b>2</b>
Rear Yard Exp:	<b>E</b>	Half Baths:	<b>1</b>
Meas Type:	<b>Feet</b>	If New GST/HST Incl:	
Flood Plain:	<b>No</b>	Zoning:	<b>RES</b>
View:	<b>N</b>		
Serv. Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home:	<b>2 Storey</b>	Total Parking:	<b>8</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Double</b>		
Exterior:	<b>Stucco</b>				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	<b>2 BLKS</b>
Type of Roof:	<b>Asphalt</b>			Dist to School Bus:	<b>3 BLKS</b>
Renovations:		Reno Year:		Possession:	
Flooring:	<b>Laminate, Tile, Wall/Wall/Mixed</b>			Title to Land:	<b>Freehold NonStrata</b>
Water Supply:	<b>City/Municipal</b>			Seller's Interest:	<b>Court Ordered Sale</b>
Heat/Fuel:	<b>Forced Air, Natural Gas</b>			Mortgage Info:	<b>\$0</b>
No. of Fireplaces:	<b>2</b>	R/I Fireplaces:		Property Disclosure:	<b>N - COURT SALE, AS-IS WHERE-IS</b>
Fireplace Fuel:	<b>Gas - Natural</b>			Out Buildings:	<b>/Garage Sz: 19' x 20'10</b>
Outdoor Area:	<b>Patio(s)</b>				
Pad Rental:					
Fixtures Leas:	<b>Y - COURT SALE, AS-IS WHERE-IS</b>				
Fixt Removed:	<b>Y - COURT SALE, AS-IS WHERE-IS</b>				

Legal:	<b>PL LMP11755 LT 4 LD 36 SEC 23 TWP 12</b>
Amenities:	
Site Influences:	
Features Incl:	<b>Windows - Thermo, Vaulted Ceiling</b>

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	7'1 X 7'8	Above	Walk-In Closet	5'3 X 5'5			X
Main F.	Living Room	10'3 X 16'						X
Main F.	Dining	8'5 X 10'8						X
Main F.	Kitchen	9'3 X 12'3						X
Main F.	Eating Area	8'4 X 10'10						X
Main F.	Family Room	12' X 14'4						X
Main F.	Laundry	6'8 X 8'10						X
Above	Bedroom	9' X 10'8						X
Above	Bedroom	9'8 X 11'						X
Above	Master Bedroom	11' X 14'6						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	<b>1,030</b>	Total # Rooms:	<b>11</b>
Finished Floor Up SqFt:	<b>770</b>	# Kitchens:	<b>1</b>
Finished Floor Down:	<b>0</b>	Finished Levels:	<b>2</b>
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:	<b>4</b>
Total Finished Floor SqFt:	<b>1,800</b>	Basement Area:	<b>Crawl</b>
Unfinished Floor:	<b>0</b>	Suite:	<b>6</b>
Grand Total Floor Area:	<b>1,800</b>		<b>7</b>
			<b>8</b>

Listing Broker(s): **Landmark Realty Corp.**

**TWO STOREY HOME** on a quiet cul-de-sac in East Maple Ridge. Loads of parking on and beside the driveway. The main floor has the foyer, living room with vaulted ceiling and gas fireplace, dining room with double French doors to a sundeck, oak cabinets in the kitchen, eating area, family room with gas fireplace and access to the backyard from here. The laundry and a powder room are also on this level. Upstairs are 3 bedrooms and 2 full baths. The master bedroom has a walk-in closet and an ensuite with separate shower and soaker tub. The home exterior, interior and yard all show deferred maintenance throughout.

**23587 KANAKA WY, V2W 2G1****Active**

<b>List Price:</b>	<b>\$464,900</b>	Previous Price:	
		Original Price:	<b>\$464,900</b>
Complex/Subdiv:			
Frontage:		Bedrooms:	<b>4</b>
Depth/Size:		Bathrooms:	<b>3</b>
Lot Area SqFt:	<b>3,659</b>	Full Baths:	<b>3</b>
Rear Yard Exp:		Half Baths:	<b>0</b>
Meas Type:	<b>Feet</b>	If New GST/HST Incl:	
Flood Plain:		Zoning:	<b>R3</b>
View:	<b>N</b>		
Serv. Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home:	<b>Basement Entry</b>	Total Parking:	<b>4</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Lane</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Double</b>		
Exterior:	<b>Stone, Vinyl, Wood</b>				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	<b>Asphalt</b>			Possession:	
Renovations:		Reno Year:		Title to Land:	<b>Freehold NonStrata</b>
Flooring:	<b>Mixed</b>			Seller's Interest:	<b>Court Ordered Sale</b>
Water Supply:	<b>City/Municipal</b>			Mortgage Info:	<b>\$0</b>
Heat/Fuel:	<b>Forced Air</b>			Property Disclosure:	<b>N - COURT ORDERED SALE</b>
No. of Fireplaces:	<b>1</b>	R/I Fireplaces:		Out Buildings:	
Fireplace Fuel:	<b>Gas - Natural</b>				
Outdoor Area:	<b>Balcony(s)</b>				
Pad Rental:					
Fixtures Leas:	<b>N</b>				
Fixt Removed:	<b>N</b>				

Legal:	<b>PL BCP12853 LT 2 DL 404 LD 36</b>
Amenities:	
Site Influences:	
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Family Room	10'8 X 15'6	Bsmt	Bedroom	11'6 X 12'2			X
Main F.	Kitchen	11' X 7'6	Bsmt	Den	11'6 X 11'			X
Main F.	Dining	11' X 9'			X			X
Main F.	Master Bedroom	11'10 X 12'			X			X
Main F.	Bedroom	9'6 X 9'7			X			X
Main F.	Bedroom	9' X 9'7			X			X
Main F.	Living Room	11'6 X 12'			X			X
Main F.	Eating Area	7'6 X 8'6			X			X
Bsmt	Kitchen	8' X 10'			X			
Bsmt	Living Room	11'6 X 10'			X			

<b>Floor Area (SqFt):</b>				<b>Bathrooms</b>	
Main Floor Area SqFt:	<b>1,271</b>	Total # Rooms:	<b>12</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt:	<b>0</b>	# Kitchens:	<b>2</b>	2	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Down:	<b>864</b>	Finished Levels:	<b>2</b>	3	<b>4 Piece; Ensuite: N; Level: Bsmt</b>
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	<b>2,135</b>	Basement Area:	<b>Fully Finished</b>	5	
				6	
Unfinished Floor:	<b>0</b>	Suite:	<b>Unauthorized Suite</b>	7	
Grand Total Floor Area:	<b>2,135</b>			8	

Listing Broker(s): **RE/MAX Results Realty (MplRdg), RE/MAX Results Realty**

**BEAUTIFUL BASEMENT ENTRY IN KANAKA! 4 Bed & Den/3 Bath family friendly home in great area all within walking distance to Kanaka Creek Elementary. This Bright open Floor Plan has Vaulted Ceilings, a Cozy Fireplace, Kitchen Family Room ComboA Separate Formal Dining Living Room Perfect for Entertaining, 3 Spacious Beds up including the Large Master Bedroom & Ensuite. Down includes a Huge Den ,One bedroom Mortgage Helper with seperate entrance & Dbl Garage with Lane Access. The Perfect Location Close to Schools, Shopping, Transit & All Amenities. CallToday to Book Your Personal Tour.**

**12166 MCNUTT RD, V2W 1N6****Active**

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

Complex/Subdiv:

Frontage: **112.00 ft** Bedrooms: **1** PID: **005-206-863**  
 Depth/Size: Bathrooms: **1** Type: **House with Acreage**  
 Lot Area SqFt: **75,390** Full Baths: **1** Approx Yr Blt: **9999**  
 Rear Yard Exp: **E** Half Baths: **0** Age at List Date: **999**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$4,316 (2014)**  
 Flood Plain: **No** Zoning: **RS-3**  
 View: **N**  
 Serv. Connected: **Electricity, Septic**

Style of Home: **Rancher/Bungalow, Rancher/Bungalow w/Loft**Construction: **Frame - Wood**Foundation: **Concrete Perimeter**Exterior: **Wood**

Rainscreen:

Type of Roof: **Asphalt**

Renovations:

Flooring: **Laminate**Water Supply: **Other**Heat/Fuel: **Wood**No. of Fireplaces: **2**Fireplace Fuel: **Wood**Outdoor Area: **Sundeck(s)**

Pad Rental:

Fixtures Leas: **N**Fixt Removed: **N**Total Parking: **12**Covered Parking: **6**Parking Access: **Front**Parking Facilities: **Det.Grge/Carpport, Open**

R/I Plumbing:

Dist to Public Trans:

Dist to School Bus:

Reno Year:

Possession:

Title to Land: **Freehold NonStrata**Seller's Interest: **Court Ordered Sale**Mortgage Info: **\$0**

R/I Fireplaces:

Property Disclosure: **N - COURT ORDERED SALE, AS IS WHERE IS**Out Buildings: **Barn Sz: 10'6 X 20'/Workshop Sz: 28' X 42'**Legal: **PL NWP22392 LT 16 LD 36 SEC 20 TWP 15**Amenities: **Workshop Detached**Site Influences: **Private Setting, Private Yard**Features Incl: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11'10 X 10'6			X			X
Main F.	Bedroom	8' X 8'1			X			X
Main F.	Living Room	15' X 13'7			X			X
Main F.	Dining	10' X 7'			X			X
Main F.	Family Room	12'2 X 17'8			X			X
Main F.	Den	6' X 11'			X			X
Main F.	Recreation Room	12'8 X 9'5			X			X
Main F.	Laundry	6' X 7'5			X			X
		X			X			X
		X			X			X

**Floor Area (SqFt):**Main Floor Area SqFt: **1,102**Finished Floor Up SqFt: **0**Finished Floor Down: **0**Finished Floor Bsmt SqFt: **0**Total Finished Floor SqFt: **1,102**Unfinished Floor: **0**Grand Total Floor Area: **1,102**Total # Rooms: **8**# Kitchens: **1**Finished Levels: **1**

Crawl/Bsmt Height:

Basement Area: **None**Suite: **None****Bathrooms****1 4 Piece; Ensuite: N; Level: Main F.**

2

3

4

5

6

7

8

Listing Broker(s): **Macdonald Realty Ltd.(MplRd)**

**Looking for privacy, a huge shop and acreage? Here it is! Incredible natural water feature running through the 1.73 ACRE yard, take a bridge over to the 28'x42' shop with 2 bay doors & 10' ceilings. Home features 2 wood burning fireplaces & a ton of character but does require work.....bring your tool belt! This property could be a great building site for your dream home and use the existing home as a detached garden suite. If you're tired of subdivision living and aren't afraid of a little work, come and have a look!**

**26025 103RD AV, V2W 1K1****Active**

**List Price: \$659,900** Previous Price: **\$679,900**  
Original Price: **\$714,900**

Complex/Subdiv: **Thornhill Urban Reserve**

Frontage: **0.00 ft** Bedrooms: **4** PID: **026-133-008**  
Depth/Size: Bedrooms: **3** Type: **House with Acreage**  
Lot Area SqFt: **215,186** Full Baths: **2** Approx Yr Blt: **1981**  
Rear Yard Exp: Half Baths: **1** Age at List Date: **33**  
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$7,059 (2014)**  
Flood Plain: **No** Zoning: **A1**  
View: **N**  
Serv. Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey** Total Parking: **4** Covered Parking: **4**  
Construction: **Frame - Wood** Parking Access: **Front**  
Foundation: **Concrete Perimeter** Parking Facilities: **Add. Parking Avail., Garage; Double, RV Parking Avail.**  
Exterior: **Stucco, Wood** R/I Plumbing: Dist to Public Trans: **2 BLOCKS** Dist to School Bus: **1 BLOCK**  
Rainscreen: Type of Roof: **Asphalt** Possession:  
Renovations: Reno Year: Title to Land: **Freehold NonStrata**  
Flooring: **Other** Seller's Interest: **Court Ordered Sale**  
Water Supply: **Well - Drilled** Mortgage Info: **\$0**  
Heat/Fuel: **Forced Air, Natural Gas** Property Disclosure: **N - Court Ordered Sale**  
No. of Fireplaces: **2** R/I Fireplaces: Out Buildings:  
Fireplace Fuel: **Gas - Natural**  
Outdoor Area: **Fenced Yard**  
Pad Rental:  
Fixtures Leas: **N**  
Fixt Removed: **N**

Legal: **PL BCP14934 LT 1 LD 36 SEC 1 TWP 12 GROUP 1.**  
Amenities: **Garden, Storage, Workshop Detached**  
Site Influences: **Greenbelt, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Treed**  
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 17'	Above	Games Room	21' X 18'			X
Main F.	Dining	18' X 13'	Above	Laundry	11' X 10'			X
Main F.	Eating Area	12' X 10'			X			X
Main F.	Kitchen	13' X 10'			X			X
Main F.	Family Room	18' X 13'			X			X
Main F.	Utility	12' X 11'			X			X
Above	Master Bedroom	18' X 17'			X			X
Above	Bedroom	13' X 14'			X			X
Above	Bedroom	10' X 12'			X			X
Above	Bedroom	10' X 11'			X			X

**Floor Area (SqFt):**

Main Floor Area SqFt: **2,183**  
Finished Floor Up SqFt: **1,362**  
Finished Floor Down: **0**  
Finished Floor Bsmt SqFt: **0**  
Total Finished Floor SqFt: **3,545**  
  
Unfinished Floor: **0**  
Grand Total Floor Area: **3,545**

Total # Rooms: **12**  
# Kitchens: **1**  
Finished Levels: **2**  
Crawl/Bsmt Height:  
Basement Area: **Crawl**  
  
Suite: **None**

**Bathrooms**

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

Listing Broker(s): **Keller Williams Elite Realty**

**PRICED \$293,100 UNDER 2014 TAX ASSESSMENT!!! PROJECT HOME & MONEY MAKER! Located in the THORNHILL URBAN RESERVE, this sprawling 5 acre estate requires someone w/a detailed eye to restore it to glory. Current home is 3500+ square feet in need of substantial renovation. Mostly flat lot w/no creeks. NOT IN ALR and STANDING IN THE PATH OF FUTURE DEVELOPMENT. Renovate & flip or remodel and relax until subdivision. Have your agent check the previous sale price to truly appreciate the deal that this is! Needs a good amount of work but that investment will pay dividends! Two outbuildings -- 20 x 25 workshop & detached double garage. Home has 4 bedrooms + games room, double garage. WAS SOLD IN 2007 FOR \$1.25M! Serious deal for handyman!**



<b>List Price:</b>	<b>\$1,718,888</b>	Previous Price:		
		Original Price:	<b>\$1,718,888</b>	
<b>Complex/Subdiv: ACADEMY PARK</b>				
Frontage:		Bedrooms:	<b>7</b>	
Depth/Size:		Bathrooms:	<b>8</b>	
Lot Area SqFt:	<b>236,966</b>	Full Baths:	<b>7</b>	
Rear Yard Exp:		Half Baths:	<b>1</b>	
Meas Type:	<b>Feet</b>	If New GST/HST Incl:		
Flood Plain:		Zoning:	<b>RS3</b>	
View:		PID:	<b>011-037-776</b>	
Serv. Connected:	<b>Electricity, Septic</b>		Type:	<b>House with Acreage</b>
		Approx Yr Blt:	<b>1998</b>	
		Age at List Date:	<b>16</b>	
		Taxes:	<b>\$9,954 (2013)</b>	

Style of Home:	<b>2 Storey w/ Bsmt.</b>	Total Parking:	<b>6</b>	Covered Parking:	
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Triple</b>		
Exterior:	<b>Brick, Wood</b>	R/I Plumbing:		Dist to School Bus:	
Rainscreen:		Reno Year:		Dist to Public Trans:	
Type of Roof:	<b>Wood</b>	Title to Land:	<b>Freehold NonStrata</b>	Possession:	
Renovations:		Seller's Interest:	<b>Court Ordered Sale</b>	Mortgage Info:	<b>\$0</b>
Flooring:		Property Disclosure:	<b>N - AVAILABLE UPON OFFER</b>	Out Buildings:	
Water Supply:	<b>City/Municipal</b>				
Heat/Fuel:	<b>Hot Water, Natural Gas</b>				
No. of Fireplaces:	<b>3</b>				
Fireplace Fuel:	<b>Gas - Natural</b>				
Outdoor Area:	<b>Patio(s), Sundeck(s)</b>				
Pad Rental:					
Fixtures Leas:	<b>N</b>				
Fixt Removed:					

Legal: **PL NWP3118 LT 12 LD 36 SEC 22 TWP 12 GROUP 1, PORTION N 190' OF.**  
 Amenities:  
 Site Influences: **Private Setting, Shopping Nearby**  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'10 X 13'	Bsmt	Games Room	20'3 X 15'3			X
Main F.	Dining	18'9 X 14'6	Bsmt	Den	19' X 12'10			X
Main F.	Kitchen	20'3 X 16'3	Bsmt	Bedroom	22'4 X 13'8			X
Main F.	Nook	9'7 X 9'7	Bsmt	Bedroom	8' X 8'			X
Main F.	Family Room	21'8 X 14'8			X			X
Main F.	Bedroom	17' X 18'8			X			X
Above	Master Bedroom	17'3 X 14'6			X			X
Above	Bedroom	13'5 X 11'2			X			X
Above	Bedroom	18'5 X 13'			X			X
Above	Bedroom	18'5 X 13'			X			X

<b>Floor Area (SqFt):</b>				<b>Bathrooms</b>	
Main Floor Area SqFt:	<b>2,839</b>	Total # Rooms:	<b>14</b>	1	<b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt:	<b>1,905</b>	# Kitchens:	<b>1</b>	2	<b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Down:	<b>0</b>	Finished Levels:	<b>3</b>	3	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Bsmt SqFt:	<b>2,598</b>	Crawl/Bsmt Height:		4	<b>5 Piece; Ensuite: N; Level: Above</b>
Total Finished Floor SqFt:	<b>7,342</b>	Basement Area:	<b>Full, Fully Finished</b>	5	<b>5 Piece; Ensuite: Y; Level: Above</b>
Unfinished Floor:	<b>0</b>	Suite:		6	<b>5 Piece; Ensuite: N; Level: Above</b>
Grand Total Floor Area:	<b>7,342</b>			7	<b>4 Piece; Ensuite: N; Level: Bsmt</b>
				8	<b>4 Piece; Ensuite: N; Level: Bsmt</b>

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

**"Academy Park" 5.44 Acre estate property with very deluxe custom 7342 sq ft 2 storey and fully finished daylight bsmt. Features four car garage and detached 50x30 ft double garage, spiral staircase, seven bedrooms, eight bathrooms, inground heated pool, hot tub, electric gate and privacy wall. Must see.**