



List Price: \$141,000 Previous Price:  
Original Price: \$141,000

Subdiv/Complex: ORCHARD VALLEY

Frontage:	Approx Yr Blt: 1975	PID:	001-144-961
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 40	Zoning:	RA1
Exposure: W	Bedrooms: 3	Taxes:	\$916 (2014)
Stories in Bldg: 3	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain: Yes	Full Baths: 1	Tax Incl Utils:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	No
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Tar & Gravel, Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:	180	Total Units in Strata:	180
Flooring:	Laminate, Tile, Other	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	None	Mortgage Info:	\$0		
Outdoor Area:	None				
Mngmt Co:	C21	Property Disclosure:	N - COURT ORDERED		
Mngmt Ph:	604-273-1745	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
	Maint Fee: \$420.71				

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

Legal: SL 86 DL 289 LD 36 PL NWS155  
Amenities: Club House, Garden, Pool; Indoor, Sauna/Steam Room, Shared Laundry  
Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'3 X 12'11						
Main F.	Dining	8' X 7'4						
Main F.	Kitchen	8' X 7'2						
Main F.	Master Bedroom	12'3 X 10'7						
Main F.	Bedroom	12'3 X 9'1						
Main F.	Bedroom	12'3 X 9'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	1,100	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,100	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,100			8	

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

UPDATED "3" BDRM UNIT at ORCHARD VALLEY. Has newer cabinets, granite counter tops, laminate & ceramic floors, deck. Near Gates Park & PoCo trail system, buses, WC Express station, SCHOOL, shopping, Wilson Rec Ctr, Library & more. Complex has indoor pool to enjoy all year. Fees incl: heat, hot water & caretaker on site. Measurements are approximate and should be verified by the Buyer if important to them.



List Price: \$352,000 Previous Price:  
Original Price: \$352,000

Subdiv/Complex: NES CASLTE ESTATES

Frontage: Approx Yr Blt: 1998 PID: 024-366-404  
 Depth/Size: Townhouse  
 Lot SqFt: 1,569 Age at List Date: 17 Zoning: RTH3  
 Exposure: Bedrooms: 3 Taxes: \$2,049 (2014)  
 Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:  
 Flood Plain: Yes Full Baths: 2 Tax Incl Utils: No  
 Meas. Type: Feet Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View: N

Style of Home: 2 Storey w/Bsmt. Total Parking: 1 Covered Parking: 1  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Garage; Single  
 Exterior: Vinyl, Wood  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Asphalt Dist to Public Trans: 1 Dist to School/Bus: 1  
 Renovations: Reno Year: Units in Development: 31 Total Units in Strata: 31  
 Flooring: Hardwood, Wall/Wall/Mixed Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Baseboard, Electric, Natural Gas Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0  
 Outdoor Area: Patio(s) & Deck(s) Property Disclosure: N - FORECLOSURE AS IS WHERE IS  
 Mngmt Co: QUAY PACIFIC Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed  
 Mngmt Ph: 604-521-0876 Maint Fee: \$234.80

Maint Charge Incl: Gardening, Garbage Pickup, Snow removal

Legal: PL LMS3784 LT 10 DL 174 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: None  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 17'11"						
Main F.	Kitchen	9'6" X 9'						
Main F.	Eating Area	6'8" X 7'9"						
Main F.	Dining	10'5" X 11'						
Above	Master Bedroom	13' X 12'10"						
Above	Bedroom	9'4" X 9'11"						
Above	Bedroom	11'6" X 9'1"						
Below	Recreation Room	10' X 18'5"						
Below	Den	6'7" X 8'1"						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms
Finished Floor Area Main:	634	Finished Levels:	3	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	611	Basement Area:	Part, Fully Finished	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	324	Bsmt Height:		4
Total Finished Floor Area:	1,569	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,569			8

Listing Broker(s): (1) RE/MAX Sabre Realty Group

LOCATED IN THE QUIET PART OF THE COMPLEX OFF PITT RIVER!! Spacious 3 bedroom townhouse! Granite countertops and hardwood. Upper floor features 4pce ensuite off the Master Bedroom. Huge living and dining area with gas fireplace, 4pce bathroom & balcony great for BBQing on the main level. Large backyard. Basement features a den as well as patio just off the rec room. Needs work but priced accordingly. Walking distance to Riverside Secondary, public transit, and shopping.