



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

Subdiv/Complex: Charlton Park  
 Frontage: 0.00 Approx Yr Bld: 2007 PID: 026-982-528  
 Depth/Size: 0 Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 8 Zoning: RES  
 Exposure: W Bedrooms: 3 Taxes: \$1,721 (2014)  
 Stories in Bldg: 4 Bathrooms: 2 If New GST/HST Incl:  
 Flood Plain: No Full Baths: 2 Tax Incl Utils: No  
 Meas. Type: Half Baths: 0 Apprvl Req: No  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View: Y - Courtyard, pool

Style of Home: Corner Unit, Penthouse Total Parking: 2 Covered Parking: 2  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Garage Underbuilding  
 Exterior: Mixed  
 Rain Screen: R/I Plumbing: No  
 Type of Roof: Other Dist to Public Trans: Near Dist to School/Bus: Near  
 Renovations: Reno Year: Units in Development: Total Units in Strata:  
 Flooring: Laminate, Tile, Wall/Wall/Mixed Locker: Yes  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Baseboard, Electric Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: 0 Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: Electric Mortgage Info: \$0  
 Outdoor Area: Sundeck(s) Property Disclosure: N - Court sale as-is where-is  
 Mngmt Co: Campbell Strata Mgmt Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed  
 Mngmt Ph: Maint Fee: \$325.00

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

Legal: PL BCS 1816, LT 332, BLK 5, LD 36, SEC 28, RNG 1W STRATA LOT AS SHOWN ON FORM V  
 Amenities: Exercise Centre, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub, Elevator  
 Features Incl: Windows - Thermo

Site Influences: Paved Road, Recreation Nearby, Shopping Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	5' X 7'8						
Main F.	Laundry	3' X 6'						
Main F.	Den	8' X 9'9						
Main F.	Bedroom	9' X 10'						
Main F.	Bedroom	8'9 X 11'						
Main F.	Master Bedroom	12' X 13'6						
Main F.	Walk-In Closet	5' X 8'						
Main F.	Kitchen	7'8 X 9'9						
Main F.	Living Room	12'8 X 15'6						
Main F.	Dining	9'4 X 11'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	10	<b>Bathrooms</b>
Finished Floor Area Main:	1,300	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		2
Finished Floor Area Bsmt:	0	Bsmt Height:	3
Total Finished Floor Area:	1,300	Restricted Age:	4
		# Pets / Cats; Dogs:	5
Unfinished Floor Area:	0	# or % Rentals:	6
Grand Total Floor Area:	1,300		7
			8

Listing Broker(s): (1) Landmark Realty Corp.

PENTHOUSE CORNER UNIT! The living room has a 15' ceiling, fireplace, and sliding glass doors to a wrap-around sundeck that has a view of the garden courtyard and pool. The kitchen has granite counters, and overlooks the living room and dining room. The home has 3 bedrooms plus a den off the foyer. There's a full bathroom with 2nd entry to a bedroom, and the master bedroom has a walk-in closet and full ensuite. The unit requires a cosmetic makeover, including repair or replacement of the kitchen granite counter. Two parking stalls, plus a storage locker. Strata fee approx. \$325. The complex has an inground pool and hot tub, huge exercise room, recreation room, and wonderful garden walkways.



List Price: \$137,900 Previous Price:  
Original Price: \$137,900

Subdiv/Complex: MELROSE GARDENS

Frontage: Approx Yr Blt: 1998 PID: 023-761-482  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 17 Zoning: CD  
 Exposure: Bedrooms: 1 Taxes: \$880 (2014)  
 Stories in Bldg: 3 Bathrooms: 1 If New GST/HST Incl:  
 Flood Plain: Full Baths: 1 Tax Incl Utils: No  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View:

Style of Home: Ground Level Unit Total Parking: 1 Covered Parking: 1  
 Construction: Frame - Wood Parking Access:  
 Foundation: Concrete Perimeter Parking Facilities: Garage Underbuilding  
 Exterior: Stucco, Vinyl  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Metal, Tar & Gravel Dist to Public Trans: CLOSE Dist to School/Bus: CLOSE  
 Renovations: Reno Year: Units in Development: Total Units in Strata:  
 Flooring: Laminate, Mixed Locker: Yes  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Baseboard, Electric Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0  
 Outdoor Area: Patio(s) Property Disclosure: N - COURT ORDERED SALE  
 Mngmt Co: Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed  
 Mngmt Ph: Maint Fee: \$208.15

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

Legal: PL LMS2791 LT 9 LD 36 SEC 27 RNG 2 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T  
 Amenities: Elevator, In Suite Laundry  
 Features Incl: Intercom

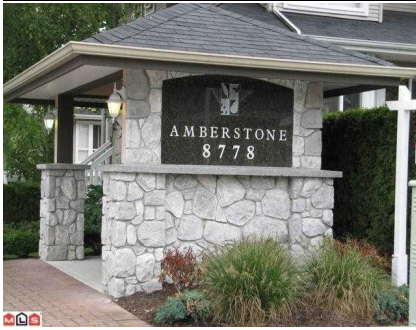
Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'						
Main F.	Kitchen	9' X 7'5						
Main F.	Dining	10' X 8'						
Main F.	Bedroom	10'7 X 9'5						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	683	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:	683	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	683			8	

Listing Broker(s): (1) RE/MAX Crest Realty

Great location for this 1 bedroom, 1 bathroom ground floor unit located close to shopping, Surrey Central Skytrain station, transportation, SFU, North Surrey Rec center/pool, library and New City Hall. 1 parking stall and 1 locker. Gas fireplace and hotwater included in the maintenance fees. Small dogs and cats ok, sorry no rentals.



List Price: \$246,750 Previous Price:  
Original Price: \$246,750

Subdiv/Complex:  
Frontage: 0.00 Approx Yr Blt: 2003 PID: 025-722-719  
Depth/Size: 0 Age at List Date: 12 Zoning: Townhouse  
Lot SqFt: 0 Exposure: Bedrooms: 2 Taxes: \$1,500 (2014)  
Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:  
Flood Plain: No Full Baths: 2 Tax Incl Utils: No  
Meas. Type: Half Baths: 0 Apprvl Reqd:  
Fixtures Lsd:  
Fixt Removed:  
View:

Style of Home: 3 Storey Total Parking: 2 Covered Parking: 2  
Construction: Frame - Wood Parking Access: Front  
Foundation: Concrete Perimeter Parking Facilities: Garage; Single  
Exterior: Vinyl R/I Plumbing:  
Rain Screen: Type of Roof: Asphalt Dist to Public Trans:  
Renovations: Reno Year: Units in Development: 48 Dist to School/Bus:  
Flooring: Locker: No Total Units in Strata:  
Water Supply: City/Municipal Possession:  
Heat/Fuel: Baseboard, Electric Title to Land: Freehold Strata  
No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
Fireplace Fuel: Electric Mortgage Info: \$0  
Outdoor Area: Balcony(s) Property Disclosure: N - SOLD AS IS-WHERE IS  
Mngmt Co: Dorset Realty Group Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed  
Mngmt Ph: 604-270-1711 Maint Fee: \$238.24

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

Legal: STRATA LOT 4 SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS480  
Amenities: None  
Features Incl:

Site Influences: Recreation Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 14'						
Main F.	Kitchen	12'6 X 11'6						
Main F.	Nook	9' X 9'6						
Above	Master Bedroom	13'8 X 12'						
Above	Bedroom	12' X 9'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	535	Finished Levels:	3	1	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	535	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	60	Bsmt Height:		4	
Total Finished Floor Area:	1,130	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,130			8	

Listing Broker(s): (1) RE/MAX Performance Realty

Court Order Sale. Amberstone townhome in the heart of Fleetwood. Spacious living room with an open kitchen and 2 bedroom, 2 bath. Fenced yard with easy access to the street. Access to the deck from the kitchen with an area perfect for bbqing. Close to transit, shopping & community centre. Also close to both levels of school.

No Photo Available

List Price: \$165,000 Previous Price:  
Original Price: \$165,000

Subdiv/Complex:	Approx Yr Blt: 1995	PID:	019-022-697
Frontage:		Type:	Apartment/Condo
Depth/Size:		Zoning:	MR45
Lot SqFt: 0	Age at List Date: 20	Taxes:	\$946 (2014)
Exposure:	Bedrooms: 1	If New GST/HST Incl:	
Stories in Bldg:	Bathrooms: 1	Tax Incl Utils:	No
Flood Plain: No	Full Baths: 1	Apprvl Reqd:	
Meas. Type:	Half Baths: 0		
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	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, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	Hugh & McKinnon	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-541-5211	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
	Maint Fee:	\$208.59			

Maint Charge Incl: Management

Legal: PL LMS879 LT 189 LD 36 SEC 20 RNG 1 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T  
Amenities: In Suite Laundry

Features Incl:

Site Influences:

<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.	Kitchen	7' X 8'						
Main F.	Dining	11' X 9'						
Main F.	Living Room	11' X 15'						
Main F.	Master Bedroom	11' X 12'						
Main F.	Laundry	5' X 4'						
Main F.	Storage	3' X 4'						

<u>Floor Area (SqFt):</u>		Total # Rooms:	6	<u>Bathrooms</u>	
Finished Floor Area Main:	728	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:	728	Restricted Age:		5	
		# Pets / Cats; Dogs:	2	6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	728			8	

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

Court Ordered Sale. One bedroom home in Riverpointe. This home is in good condition and close to all amenities.



List Price: \$319,000 Previous Price:  
Original Price: \$319,000

Subdiv/Complex: CHATHAM LANE

Frontage: 0.00 Approx Yr Blt: 1996 PID: 023-432-497  
 Depth/Size: Townhouse  
 Lot SqFt: 0 Age at List Date: 19 Zoning: MULTI  
 Exposure: Bedrooms: 3 Taxes: \$1,877 (2014)  
 Stories in Bldg: Bathrooms: 3 If New GST/HST Incl: No  
 Flood Plain: Full Baths: 2 Tax Incl Utils: No  
 Meas. Type: Half Baths: 1 Apprvl Reqd:  
 Fixtures Lsd: N  
 Fixt Removed: N  
 View:

Style of Home: 2 Storey Total Parking: 2 Covered Parking: 1  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Open, Garage; Single  
 Exterior: Vinyl  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Asphalt Dist to Public Trans: CLOSE Dist to School/Bus: CLOSE  
 Renovations: Reno Year: Units in Development: 74 Total Units in Strata:  
 Flooring: Wall/Wall/Mixed Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Electric, Natural Gas Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0  
 Outdoor Area: Patio(s)  
 Property Disclosure: N - As is where is  
 Mngmt Co: Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
 Mngmt Ph: Maint Fee: \$220.00 w/Restrictions

Maint Charge Incl: Recreation Facility, Snow removal, Gardening, Garbage Pickup

Legal: LT.11,LD36,SEC32,T2,PLLMS2416  
 Amenities: Recreation Center, Club House  
 Features Incl: Refrigerator, Security System, Stove, Dishwasher

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 10'						
Main F.	Dining	10' X 7'						
Main F.	Kitchen	10' X 9'						
Main F.	Eating Area	10' X 8'						
Main F.	Foyer	16' X 5'						
Above	Master Bedroom	13' X 11'						
Above	Bedroom	11' X 9'						
Above	Bedroom	10' X 9'						
Above	Laundry	8' X 5'						
Above	Walk-In Closet	8' X 5'						

Floor Area (SqFt):	Total # Rooms:	10	Bathrooms
Finished Floor Area Main: 717	Finished Levels: 2		1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 657	Basement Area: None		2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0			3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height: 4		
Total Finished Floor Area: 1,374	Restricted Age: 5		
	# Pets / Cats; Dogs: 6		
Unfinished Floor Area: 0	# or % Rentals: 7		
Grand Total Floor Area: 1,374			8

Listing Broker(s): (1) Sutton Group-West Coast Realty

CHATHAM LANE - A Great Complex w/clubhouse and a central location that is close to everything-Princess Margaret High school, Cindrich Elementary, public transit, Skytrain, and Central City Mall. This two story townhome has 3 bedrooms, 2.5 baths, and a South facing private yard. "As is Where is".







List Price: \$264,900 Previous Price:  
Original Price: \$264,900

Subdiv/Complex: SUMMERRIDGE

Frontage: Approx Yr Blt: 2001 PID: 024-918-041  
 Depth/Size: Type: Townhouse  
 Lot SqFt: 0 Age at List Date: 14 Zoning: MF  
 Exposure: Bedrooms: 2 Taxes: \$1,853 (2014)  
 Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:  
 Flood Plain: No Full Baths: 2 Tax Incl Utils: No  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd:  
 Fixt Removed:  
 View:

Style of Home: 3 Storey Total Parking: 2 Covered Parking: 2  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Grge/Double Tandem, Visitor Parking  
 Exterior: Vinyl R/I Plumbing:  
 Rain Screen: Full  
 Type of Roof: Asphalt Dist to Public Trans: WALKING Dist to School/Bus:  
 Renovations: Reno Year: Units in Development: Total Units in Strata:  
 Flooring: Laminate Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Electric, Forced Air, Natural Gas Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale, Registered Owner  
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0  
 Outdoor Area: Patio(s) Property Disclosure: N - NEVER LIVED IN HOME  
 Mngmt Co: CAMPBELL STRATA MGMT Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
 Mngmt Ph: 604-864-0380 Maint Fee: \$211.30 w/Restrictions

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL LMS4287 LT 22 LD 36 SEC 10 TWP 2 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T  
 Amenities: Club House  
 Features Incl: Drapes/Window Coverings

Site Influences: Central Location, Golf Course Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'7 X 16'9						
Main F.	Kitchen	7'11 X 11'11						
Main F.	Eating Area	6'5 X 10'5						
Main F.	Dining	10' X 9'						
Above	Master Bedroom	11'6 X 12'						
Above	Bedroom	10' X 10'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	546	Finished Levels:	3	1	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	534	Basement Area:	Part	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	91	Bsmt Height:		4	
Total Finished Floor Area:	1,171	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,171			8	

Listing Broker(s): (1) Sutton Group-West Coast Realty

Superb location in Popular Panorama Village! This lovely Summerridge Townhome offers a great and oh so active and wonderful lifestyle! So many great conveniences to enjoy that are steps away from schools, shopping, parks, the Best YMCA along with transit and highway access. This lovely unit backing onto a greenway/path that connects you to the YMCA and shopping! Featuring: bright open rooms with large windows, high ceilings. Walk out to the sunny western facing backyard from the main floor. Small complex, low maintenance fees, pets allowed with restrictions. Great price, superb value in the most Awesome Community in the Sullivan Station area. Bring your best offer, do not miss out on a great deal!



List Price: \$309,900 Previous Price:  
Original Price: \$309,900

Subdiv/Complex: ZAAN

Frontage: Approx Yr Bldt: 2009 PID: 028-199-138  
Depth/Size: Type: Townhouse  
Lot SqFt: 0 Age at List Date: 6 Zoning: SU  
Exposure: SE, W Bedrooms: 3 Taxes: \$2,088 (2014)  
Stories in Bldg: Bathrooms: 4 If New GST/HST Incl:  
Flood Plain: Full Baths: 2 Tax Incl Utils: No  
Meas. Type: Half Baths: 2 Apprvl Reqd:  
Fixtures Lsd:  
Fixt Removed:  
View: N

Style of Home: 3 Storey Total Parking: 1 Covered Parking: 1  
Construction: Frame - Wood Parking Access: Front  
Foundation: Concrete Perimeter Parking Facilities: Grge/Double Tandem  
Exterior: Mixed, Vinyl, Wood  
Rain Screen: R/I Plumbing:  
Type of Roof: Asphalt Dist to Public Trans: Dist to School/Bus:  
Renovations: Reno Year: Units in Development: 65 Total Units in Strata: 65  
Flooring: Wall/Wall/Mixed Locker: No  
Water Supply: City/Municipal Possession:  
Heat/Fuel: Baseboard, Electric Title to Land: Freehold Strata  
No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
Fireplace Fuel: Electric Mortgage Info: \$0  
Outdoor Area: Balcony(s); Patio(s) or Deck(s) Property Disclosure: N - COURT ORDER  
Mngmt Co: CITYBASE MGMT Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
Mngmt Ph: 604-708-8998 Maint Fee: \$150.00 w/Restrictions

Maint Charge Incl: Garbage Pickup, Management, Recreation Facility, Snow removal

Legal: PL BCS3590 LT 28 LD 36 SEC 15 TWP 2 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T

Amenities: Club House

Features Incl:

Site Influences: Private Setting, Private Yard

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'6 X 12'6						
Main F.	Kitchen	13'6 X 12'						
Main F.	Dining	12' X 9'						
Main F.	Nook	10'6 X 7'6						
Above	Master Bedroom	13' X 13'						
Above	Bedroom	12'6 X 9'6						
Above	Bedroom	10'6 X 9'6						
Below	Recreation Room	12' X 10'8						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	660	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Below
Finished Floor Area Up:	702	Basement Area:	Fully Finished	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	192	Bsmt Height:		4	4 Piece; Ensuite: Y; Level: Above
Total Finished Floor Area:	1,554	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,554			8	

Listing Broker(s): (1) Alliance First

Welcome to ZAAN. This 3 storey townhouse offers 3 bedrooms, 4 bathrooms and a recreation room with a separate entrance in the basement. Features include granite countertops, laminate flooring, tile kitchen, maple cabinets, crown moldings and much more. Upstairs has 3 bedrooms, 2 full baths. The main level has a balcony overlooking the private fenced backyard perfect for BBQ's and entertaining. Attached underground parking space with access from the house. Location is close to all your daily needs such as shopping, schools, recreation and tons more.





List Price: \$329,000 Previous Price:  
Original Price: \$329,000

Subdiv/Complex: Brighton Green  
 Frontage: 0.00 Approx Yr Blt: 1992 PID: 017-759-871  
 Depth/Size: 0.00 Zoning: Townhouse  
 Lot SqFt: 0 Age at List Date: 23 Type: RES  
 Exposure: N Bedrooms: 3 Taxes: \$1,980 (2014)  
 Stories in Bldg: 2 Bathrooms: 3 If New GST/HST Incl:  
 Flood Plain: No Full Baths: 2 Tax Incl Utils: No  
 Meas. Type: Half Baths: 1 Apprvl Reqd:  
 Fixtures Lsd:  
 Fixt Removed:  
 View:

Style of Home: End Unit, 2 Storey Total Parking: 2 Covered Parking: 1  
 Construction: Frame - Wood Parking Access: Front  
 Foundation: Concrete Perimeter Parking Facilities: Open, Garage; Single  
 Exterior: Vinyl  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Asphalt Dist to Public Trans: 3 BIKs Dist to School/Bus: 3 BIKs  
 Renovations: Reno Year: Units in Development: 3434 Total Units in Strata:  
 Flooring: Laminate, Wall/Wall/Mixed Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Forced Air, Natural Gas Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Court Ordered Sale  
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0  
 Outdoor Area: Patio(s) Property Disclosure: N - Court Ordered Sale  
 Mngmt Co: Baywest Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
 Mngmt Ph: 604-591-6060 Maint Fee: \$229.00 w/Restrictions

Maint Charge Incl: Recreation Facility, Gardening, Management

Legal: SL 1 BK 5N LD 36 SEC 28 R 1W LMS 352  
 Amenities: Playground, Club House  
 Features Incl: Windows - Thermo, Dishwasher

Site Influences: Shopping Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 14'						
Main F.	Dining	11' X 11'						
Main F.	Kitchen	9' X 12'						
Main F.	Eating Area	8' X 9'						
Above	Master Bedroom	12' X 13'						
Above	Bedroom	11' X 12'						
Above	Bedroom	9' X 12'						

Floor Area (SqFt):	Total # Rooms:	Bathrooms
Finished Floor Area Main: 679	7	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 725	Finished Levels: 2	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0	Basement Area: None	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,404	Restricted Age:	5
Unfinished Floor Area: 0	# Pets / Cats; Dogs:	6
Grand Total Floor Area: 1,404	# or % Rentals:	7
		8

Listing Broker(s): (1) RE/MAX Performance Realty

BRIGHTON GREEN! Attractive 3 bedroom 3 bath 2 storey town home in Brighton Green, one of Guildfords nicest family complexes. An end unit with a private patio in a fenced sunny southern back yard and a large treed side yard. Features include newer laminate floors, newer carpet, gas fireplace, full 4 piece ensuite and 2 parking spots one in the single garage and one open. Friendly smaller well maintained complex of 34 homes. Roof redone and fences being replaced now. Easy walk to schools, parks, transportation and a short distance to Guildford town center. Call your Realtor and view today!