



List Price:	\$ 169,900	Previous Price:	
		Original Price:	\$ 169,900
Subdiv/Complex: CARMEL POINTE			
Frontage:		Approx Yr Blt:	1988
Depth/Size:		PID:	006-391-389
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RAM1
Stories in Bldg:		Taxes:	\$855 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:	N	Apprvl Reqd:	
Fixt Removed:	N		
View:	N		

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Visitor Parking		
Exterior:	Stucco				
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:	Wall/Wall/Mixed	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:	Balcony(s)				
Mngmt Co:	FIRST SERVICES	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-684-6291	Bylaw Restrictions:	Pets Not Allowed, Rentals Not Allowed		
	Maint Fee:	\$ 279.35			

Maint Charge Incl: Gardening, Garbage Pickup

Legal: PL NWS2521 LT 7 BLK 4N LD 36 SEC 17 RNG 6W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYI

Amenities: Elevator, In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'						
Main F.	Kitchen	9' X 7'						
Main F.	Dining	10' X 10'						
Main F.	Master Bedroom	13'5 X 10'5						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	740	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:	740	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	740			8	

Listing Broker(s): (1) Sutton Group - Seafair Realty

Court Ordered Sale. 1 bedroom unit



List Price: \$169,900 Previous Price:
Original Price: \$169,900

Subdiv/Complex: GARDEN GLEN
Frontage: Approx Yr Blt: 1980 PID: 000-935-816
Depth/Size: Type: Apartment/Condo
Lot SqFt: 0 Age at List Date: 35 Zoning: 115
Exposure: Bedrooms: 2 Taxes: \$665 (2014)
Stories in Bldg: 3 Bathrooms: 1 If New GST/HST Incl:
Flood Plain: Full Baths: 1 Tax Incl Utils:
Meas. Type: Half Baths: 0 Apprvl Reqd:
Fixtures Lsd:
Fixt Removed:
View:

Style of Home: 3 Storey Total Parking: Covered Parking:
Construction: Frame - Wood Parking Access:
Foundation: Concrete Perimeter Parking Facilities: Other
Exterior: Mixed, Vinyl, Wood R/I Plumbing:
Rain Screen: Type of Roof: Tar & Gravel Dist to Public Trans: CLOSE Dist to School/Bus: CLOSE
Renovations: Reno Year: Units in Development: Total Units in Strata:
Flooring: Laminate Locker:
Water Supply: City/Municipal Possession:
Heat/Fuel: Other Title to Land: Freehold Strata
No. of Fireplaces: 0 R/I Fireplaces: Seller's Interest: Court Ordered Sale
Fireplace Fuel: Mortgage Info: \$0
Outdoor Area: Balcony(s) Property Disclosure: Y
Mngmt Co: DORSET REALTY Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed
Mngmt Ph: 604-270-1711 Maint Fee: \$455.84

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management

Legal: PL NWS1354 LT 6 BLK 4N LD 36 SEC 16 RNG 6W
Amenities: Elevator, Shared Laundry
Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	10' X 9'						
Main F.	Living Room	13' X 11'						
Main F.	Kitchen	10' X 8'						
Main F.	Master Bedroom	16' X 11'						
Main F.	Bedroom	16' X 8'						
Main F.	Storage	7' X 4'						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main: 837	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: 837	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 837			8

Listing Broker(s): (1) Macdonald Realty Westmar

RENTALS ALLOWED. Fantastic opportunity for investor or renovators. Updates have been done to the kitchen. SOAKER TUB and DOUBLE SINKS in the bathroom, LAMINATE flooring throughout the unit. Maintenance fees includes hot water, garbage pickup, management, and gardening. Short walk to General Currie Elementary, Richmond High School, the Canada Line, malls, parks and much more. Updates have been partially done to this property. Price reflective of condition of the property.



List Price: \$180,000 Previous Price:
Original Price: \$180,000

Subdiv/Complex: WEST HAMPTON COURT
 Frontage: Approx Yr Blt: 1984 PID: 000-755-737
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 31 Zoning: RAM1
 Exposure: Bedrooms: 1 Taxes: \$930 (2014)
 Stories in Bldg: Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: No Full Baths: 1 Tax Incl Utils: No
 Meas. Type: Feet Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd: N
 Fixt Removed: N
 View: Y - GREENERY

Style of Home:	Corner Unit	Total Parking:	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground	
Exterior:	Wood			
Rain Screen:		R/I Plumbing:		
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLOCK	Dist to School/Bus: 2 BLOCKS
Renovations:	Partly	Units in Development:		Total Units in Strata: 138
Flooring:	Hardwood, Mixed, Tile	Locker:	No	
Water Supply:	City/Municipal	Possession:		
Heat/Fuel:	Electric	Title to Land:	Freehold Strata	
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest: Court Ordered Sale
Fireplace Fuel:	Wood	Mortgage Info:	\$0	
Outdoor Area:	Patio(s)			
Mngmt Co:	FIRST SERVICE RESIDENTIAL	Property Disclosure:	N - COURT ORDERED SALE	
Mngmt Ph:	604-684-6291	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed	
	Maint Fee: \$239.43			

Maint Charge Incl: Caretaker, Heat, Hot Water, Management

Legal: PL NWS2184 LT 9 BLK 4N LD 36 SEC 4 RNG 6W WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORT
 Amenities: In Suite Laundry
 Features Incl:

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

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

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	721	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:	721	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	721			8

Listing Broker(s): (1) Macdonald Realty Ltd. (MplRd)

Not your average court ordered sale. This one shows like a 10! Prime location in the building: corner unit and southwest facing. Featuring a walk-out, covered patio leading to gorgeous landscaped grounds. Your living room and bedroom look out onto greenery! Cherry hardwood floor throughout, glass frosted doors, a little work station set up for your laptop, in suite laundry. Bathroom has been completely renovated with subway tile, soaker tub and new sink. Kitchen features new counter tops and backsplash. Situated in the heart of Central Richmond, yet in walking distance to Landsdowne Mall, Richmond Centre, Price Smart Foods, The Canada Line and so much more! Priced sharp to sell and no rental restrictions so a perfect investment!



List Price: \$255,000 Previous Price:
Original Price: \$255,000

Subdiv/Complex: SUNNYVALE - BRIGHOUSE SOUTH

Frontage:	Approx Yr Blt: 1992	PID:	017-884-641
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 23	Zoning:	RAM1
Exposure: E	Bedrooms: 2	Taxes:	\$1,250 (2014)
Stories in Bldg: 3	Bathrooms: 2	If New GST/HST Incl:	
Flood Plain:	Full Baths: 2	Tax Incl Utils:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	No
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home:	Ground Level Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1.5 BLKS	Dist to School/Bus:	1.5 BLKS
Renovations:		Units in Development:		Total Units in Strata:	296
Flooring:	Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Patio(s) & Deck(s)				
Mngmt Co:	First Service Residential	Property Disclosure:	N - SOLD AS IS WHERE IS - COURT ORDER		
Mngmt Ph:	604-684-6291	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed		
	Maint Fee: \$231.03				

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

Legal: PL LMS500 LT 60 BLK 4N LD 36 SEC 16 RNG 6W TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY!

Amenities: Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center

Features Incl:

Site Influences: Central Location, Greenbelt, Recreation Nearby, Shopping Nearby, Treed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'3"						
Main F.	Kitchen	9'3 X 8'						
Main F.	Dining	11'3 X 9'						
Main F.	Master Bedroom	24' X 10'						
Main F.	Bedroom	16'3 X 9'						
Main F.	Laundry	4'6 X 2'6"						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,013	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,013	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,013			8	

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

RENOVATORS DREAM! This large 2 bed/2bath garden level condo has its own private entrance on quiet side of the building with a fenced in patio. Enjoy the indoor pool, hot tub, & exercise room. Central location close to all amenities. Easy access to schools, transit, Richmond Centre & Canada Line. Great for first time buyer, handyman, or investor. 2 underground parking. Rentals allowed no restrictions. Walk to General Currie Elementary & Palmer High School. Measurements approximate - Buyer to verify. NEXT SHOWING: Thursday, Jan 22nd 5pm-5:30pm RSVP.