



List Price: \$429,000  
 List Date: 12-Sep-07  
 Days on Mkt:  
 Expiry Date: 15-Mar-08

Previous Price:  
 Original Price: \$429,000  
 Meas Type: Imperial  
 Depth/Size: 157  
 Lot Area SqFt: 0  
 Rear Yard Exp: South  
 Flood Plain: No  
 Serv Connected: Electricity Natural Gas Sanitary Sewer  
 Storm Sewer Water  
 View: No

Complex/Subdiv:  
 Frontage: 36.50 ft  
 Frontage Metric: 11.133  
 Bedrooms: 2  
 Bathrooms: 3  
 Full Baths: 2  
 Half Baths: 1

Postal Code: V5P 2S5  
 PID: 017-399-815  
 Approx Yr Blt: 1991  
 Age at List Date: 16

Type: HOUSE  
 Zoning: RS-1B  
 Taxes: \$1,989 / 2007  
 If New GST Incl:  
 Tax Incl Utilities: N

Style of Home: 2 Storey  
 Construction: Frame - Wood  
 Foundation: Concrete Perimeter  
 Exterior: Vinyl  
 Rainscreen: No  
 Type of Roof: Wood  
 Renovations: Partly  
 Flooring: Laminate/ Mixed  
 Water Supply: City/Municipal  
 Heat/Fuel: Electric / Forced Air / Natural Gas  
 No. of Fireplaces: 1  
 Fireplace Fuel: Gas - Natural  
 Outdoor Area: Balcony(s) / Fenced Yard / Patio(s)  
 Pad Rental:  
 Out Buildings:

Total Parking: Covered Parking: 1  
 Parking Access: Lane  
 Parking Facilities: Garage; Single / Visitor Parking  
 Dist to Public Trans: 1 BLK  
 Dist to School Bus:  
 Possession:  
 Title to Land: Freehold Strata  
 Seller's Interest: Registered Owner /  
 Mortgage Info: 0 /  
 Property Disclosure: Y  
 Roughed in Plumb:  
 Fixtures Leased: No  
 Fixtures Removed: Yes- MASTER BEDROOM CURTAINS

Legal: PL LMS 81 LT 2 BLK D DL 328 LD 36 UNDIV 1136/2727 SHARE IN COM PROP THERIN.  
 Amenities: In Suite Laundry  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire  
 Site Influences: Central Location, Lane Access, Private Yard  
 Municipal Charges:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 13'			X			X
Main F.	Dining	15' X 9'5"			X			X
Main F.	Kitchen	11' X 10'			X			X
Main F.	Nook	11' X 10'			X			X
Above	Master Bedroom	13' X 11'5"			X			X
Above	Bedroom	11'5" X 10'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

**Floor Area (SqFt):**  
 Main Floor Area: 674  
 Finished Floor Up: 549  
 Finished Floor Down: 0  
 Finished Floor Bsmt: 0  
 Total Finished Floor: 1,223  
 Unfinished Floor: 0  
 Grand Total Floor Area: 1,223

**Total # Rooms:** 6  
**# Kitchens:** 1  
**Finished Levels:** 2  
**Crawl/Bsmt Height:**  
**Basement Area:** Crawl  
**Suite:**

**Bathrooms**  
 1 4 Piece; Ensuite: Y; Level: Above  
 2 2 Piece; Ensuite: N; Level: Main F.  
 3 4 Piece; Ensuite: N; Level: Above  
 4 0 Piece; Ensuite: N  
 5 0 Piece; Ensuite: N  
 6  
 7  
 8

Listing Broker 1: RE/MAX Crest Realty (Westside) 604-732-1336  
 Listing Sales Rep 1: Katayoon Webb [katayoonwebb@remax.net](mailto:katayoonwebb@remax.net) 604-315-8715  
 Listing Sales Rep(s):  
 Listing Broker 2:  
 Selling Broker(s):  
 Selling Sales Rep(s):  
 Owner: D.JUDSON & M.MCALEAR-JUDSON  
 Commission: 3.255-100/1.1625

Appointments: Phone L.R. First  
 For Appts Call: KATHY  
 Appointment Ph: 604-315-8715  
 Occupancy: Owner

Realtor Remarks: **View photos and virtual tour on [www.katayoonwebb.com](http://www.katayoonwebb.com)**

**This very quiet house is a must see. Great for families with a fully fenced backyard, nice size patio, detached garage, and steps to the river boardwalk and parks. You can enjoy brand new carpets, brand new designer paint, partially updated bathrooms, huge crawl space for storage, brand new counter tops, 1 month old appliances, great quality laminate flooring in the sunken living room, and blessing of having wonderful neighbors. It is also a welcome canvas for an avant gardener. This is a single family detached house sitting on a strata lot shared with another home. The two lots only share the cost of insurance. There are no strata fees. Join us at the first open Sept. 15th, 2-4 pm.**