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Brings Your Value Home!

RE/MAX *LifeStyles Realty* 604463 2200

Not intended to solicit homes already for sale.



How Long Does It Take To Sell!

According to market conditions, the length of time to market your home will vary. While some properties sell in just a few days. There are six factors that influence the time it takes to sell your home.

COMPETITION

Current competition always affects the buyers opinion of your of your property and what they think it is worth. So you must be competitive with your competition.

FINANCING

Mortgage interest rates always affect the buyer.

PRICE

If your home is not sold after a reasonable length of time, but other similar properties have sold, then the price will need to be adjusted.

PROPERTY

You must make your home as presentable as possible. You only get one opportunity to make a good impression.

TIMING

Supply and demand are the factors influencing whether it is a sellers market or buyers market. Nether the seller or realtor can control either market.

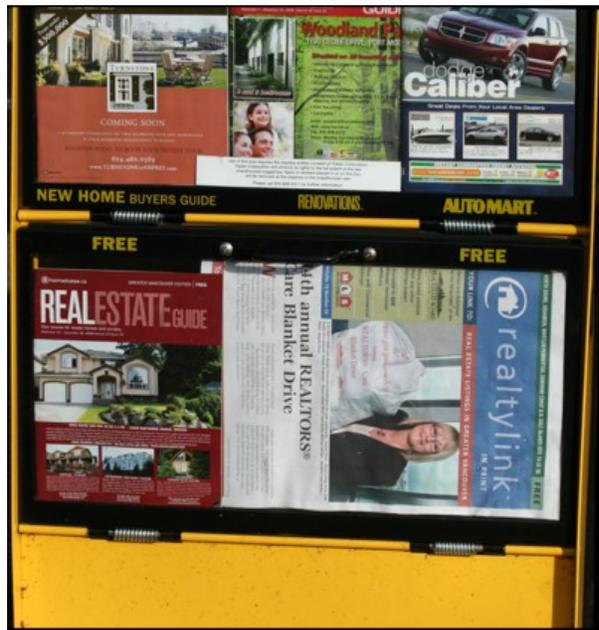
MARKETING

— Our marketing techniques are being constantly tested and up dated for the best results. Our marketing cannot overcome any of the five first factors if they are out of balance and remain uncorrected

Realtylink In Print

MLS Catalogue For Buyers!

530 Real Estate Offices plus Corner Stores on the
Lower Mainland





Our web sites target market the lower mainland for buyers!

Did you know 94% of the adults are on the internet and start looking 6 months before they buy or sell. We create buyers for our sellers homes by target marketing communities on the lower mainland.

Vancouver

www.vancouverhousehunting.com
remax-vancouver-real-estate.com

Metro Vancouver & Fraser Valley

www.forsalesold.org

Maple Ridge

www.jimjoyce.com
www.mapleridgeoutdoors.com
Www.jimwilliamsrealtor.com

Tri-Cities

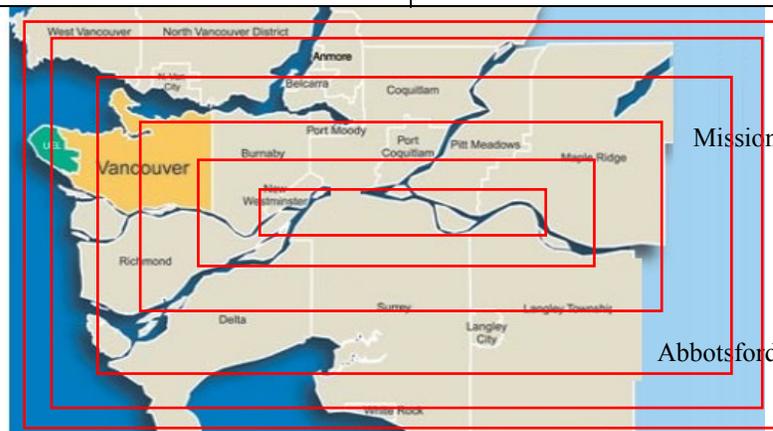
www.forsalesold.org

Pitt Meadows

www.forsalesold.net

Canada

ww.forsalesold.com



List your home with us and we will target market your home to Buyers!



FREE chat by Volusion

- [Selling! List With RE/MAX Here!](#)

Property Details for James W Williams and Joyce Williams (RE/MAX Ridge Meadows Realty)

← PREV

SEARCH →

20304 123B AV
Maple Ridge, Northwest Maple Ridge

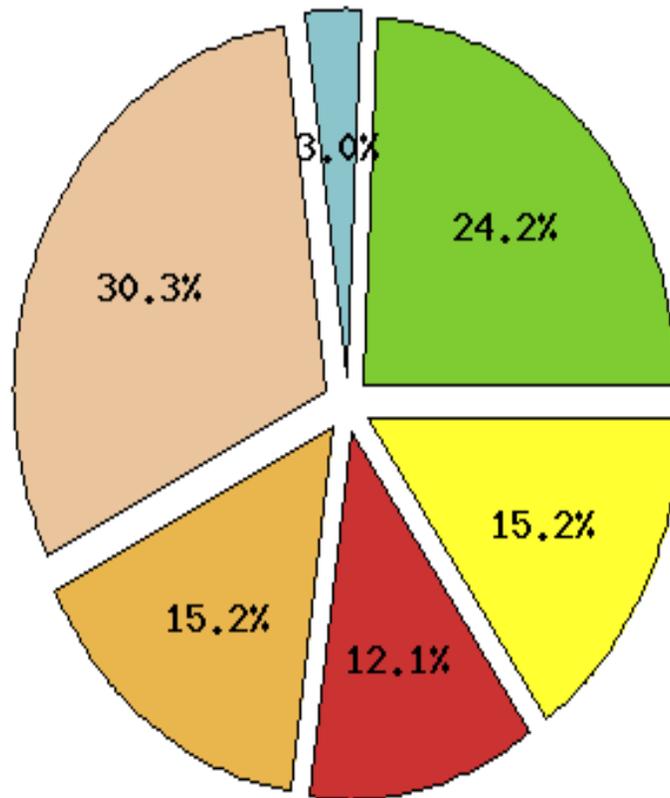


MORE PHOTOS →

\$504,900



Buyers and Sellers Are Using Our Web Sites!



Length Of Visit!

-  Less than 5 seconds
-  5 seconds to 30 seconds
-  30 seconds to 15 minutes
-  15 minutes to 30 minutes
-  30 minutes to 1 hour
-  Longer than 1 hour



Our Marketing On The Internet!



Re/max Maple Ridge Office Site Attracting Buyers For Maple Ridge and Pitt Meadows!

www.remax-ridgemeadows-bc.com



This Site is designed to attract buyers from Vancouver Real Estate Board!

www.realtylink.org



This site is designed to attract buyers from across Canada!

www.mls.ca



This site is designed to attract buyers world wide!

www.remax.com



This site is designed to attract Re/max buyers from across Canada!

www.remax.ca



RE/MAX Spends 2.8 Million Dollars A Year In Advertising In B.C., Most Of It Spent In The Vancouver Area!

Our Advertising Is Working 24/7 To Attract Buyers For You!

Where Do **You** Want To Be?

Our Web Sites

www.jimjoyce.com
www.forsalesold.org
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mapleridgeoutdoors
vancouverhousehunting
www.forsalesold.com

Transit

Magazine Ads

- Canadian House & Home
- Style at Home
- BC Home
- Garden Wise
- Chatelaine
- Today's Parent
- Reader's Digest

Print

- Western Investor
- BC Business
- REM

Sports Marketing

Radio

Website

www.remax-western.ca

Community Presence

Public Relations

Station Buy

- Global
- CTV
- CBC
- E!
- OMNI
- CityTV Realty TV
- HGTV/Sportsnet
- Shaw Cable/Star Choice

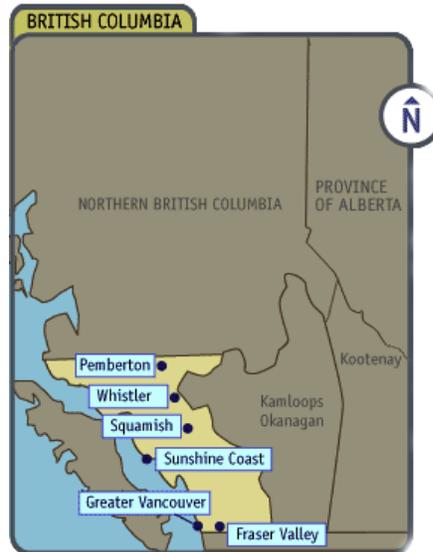
Community Care Program

RE/MAX Commercial

TV Creative



MLS Buyer Tool!



I have a powerful buyer software system called the **MLS Buyer Tool** , which alerts you to all the new & reduced homes for sale 48 hrs before they get published on the realtor.ca Would you like me to give you an opportunity to see these homes for sale before everyone else? Go to www.6044632200.com and click on MLS Buyer Tool and fill out form.



Custom Picture Frame Designed Slide Presentation



We Only Get One Chance To Make a Good Impression!

Subject Property For Market Evaluation

Residential Detached

Sold History



List Price:	Sold Price	Days on Mkt:
List Date:	Sold Date:	Expiry Date:
Complex/Subdiv		
Previous Price: \$221,500	Frontage: 40.80 ft	PID: 002-377-586
Original Price: \$221,500	Frontage Metric:	Approx Yr Blt: 1988
Meas Type: Feet	Bedrooms: 4	Age at List Date: 8
Depth/Size: 121.1	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt:	Full Baths: 3	Zoning: R-1
Rear Yard Exp:	Half Baths: 0	Taxes: \$2,113 (1996)
Flood Plain:	If New GST Incl:	Tax Incl Utilities:
View:		
Serv Connected:		

Style of Home:	Total Parking:	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Other	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing: No	Dist to Public Trans: 1 BK
Type of Roof: Asphalt		Dist to School Bus: 1 BK
Renovations:	Year of Reno:	Possession: TBA
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: NONST
Heat/Fuel: Radiant		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces: 0	Property Disclosure:
Fireplace Fuel: GAS		Out Buildings:
Outdoor Area: Patio(s)	CSA/BCE:	Pad Rental:
Registered:		
Fixtures Leased:		
Fixtures Removed:		

Legal: LT 33 BL 401 DL 37 PL 70416 MW
 Amenities:
 Site Influences: Shopping Nearby, Cul-de-Sac, Central Location
 Municipal Charges: Dyking: 0.00 Water: 0.00 Garbage: 0.00 Sewer: 0.00 Other: 0.00
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'0 X 13'0	Bsmt	Living Room	11'0 X 10'0			X
Main F.	Dining	10'0 X 10'0	Bsmt	Dining	10'0 X 9'0			X
Main F.	Kitchen	11'0 X 8'0	Bsmt	Kitchen	10'0 X 8'0			X
Main F.	Eating Area	9'0 X 7'0			X			X
Main F.	Laundry	5'0 X 4'0			X			X
Main F.	Bedroom	12'0 X 9'0			X			X
Above	Master Bedroom	14'0 X 12'0			X			X
Above	Den	12'0 X 10'0			X			X
Bsmt	Bedroom	13'0 X 12'0			X			
Bsmt	Bedroom	12'0 X 9'0			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area:	884	Total # Rooms:	13
Finished Floor Up:	489	# Kitchens:	2
Finished Floor Down:	884	Finished Levels:	4
Finished Floor Bsmt:	0	Crawl/Bsmt Height:	4
Total Finished Floor:	2,257	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	5
Grand Total Floor Area:	2,257		6
			7
			8

Listing Broker 1:	Appointments:
Listing Sales Rep 1:	For Appts Call:
Listing Sales Rep(s):	Appointment Ph:
Listing Broker 2:	Occupancy:
Selling Broker(s):	
Selling Sales Rep(s):	
Owner:	
Commission:	

Realtor Remarks:

On a cul-de-sac, this lovely home is perfect for the young executive. Your buyer will love the high vaulted ceiling. The loft/den overlooking the living room & dining room is a great place for a computer room. The efficient radiant heat and gas fireplace spells comfort, not forgetting the HOT TUB for your relaxing moments. IDEAL for out of town guests, nanny suite or guests in the fully finished basement. Measurements should be verified by buyer. .



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Maple Ridge, Cottonwood MR Residential Detached
23280 118TH AV, V2X 9J1 MLS# V764339 Sold



List Price: \$434,900 Previous Price: Sold Price \$425,000
 Days on Market: 7 Original Price: \$434,900 Sold Date:

Complex/Subdiv:
 Frontage: 49.00 ft Bedrooms: 3 PID: 002-132-451
 Depth/Size: 145 Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 7,105 Full Baths: 2 Approx Yr Blt: 1989
 Rear Yard Exp: Half Baths: 1 Age at List Date: 20
 Meas Type: Feet If New GST Incl: Taxes: \$3,101 (2008)
 Flood Plain: Zoning: SF
 View: N
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey	Total Parking: 5	Covered Parking: 2
Construction: Concrete Frame, Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open, Visitor Parking	
Exterior: Mixed		
Rainscreen: No	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt	Reno Year:	Dist to School Bus:
Renovations:		
Flooring: Mixed	Title to Land: Freehold NonStrata	
Water Supply: City/Municipal	Seller's Interest: Registered Owner	
Heat/Fuel: Forced Air	Mortgage Info: \$0	
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LT 2 LD 37 SEC 16 TWP 12 PL 70234
 Amenities: In Suite Laundry
 Site Influences:
 Features Incl: Clothes Washer/Dryer, Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'7" X 15'			X			X
Main F.	Kitchen	10' X 11'			X			X
Main F.	Dining	9'6" X 11'			X			X
Main F.	Eating Area	8' X 9'			X			X
Main F.	Family Room	16' X 11'			X			X
Above	Master Bedroom	15' X 12'			X			X
Above	Bedroom	9' X 15'			X			X
Above	Bedroom	11' X 9'			X			X
Above	Games Room	16' X 19'			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,009	Total # Rooms: 9	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,089	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,098	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,098		8

Listing Broker(s): RE/MAX Results Realty

Absolutely stunning family home, near all amenities, buses, and schools This home creates an environment of living for all. Big Bonus room over the garage, a huge yard with toys for the kids too. Value priced ready to sell. Call to book your appointment now!!



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Maple Ridge, East Central Residential Detached
23138 124B AV, V2X 0G1 MLS# V770805 **Sold**



List Price:	\$452,900	Previous Price:		Sold Price:	\$450,000
Days on Market:	35	Original Price:	\$452,900	Sold Date:	

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	017-815-258
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	Full Baths:	2	Approx Yr Blt:	1994
Rear Yard Exp:	Half Baths:	1	Age at List Date:	15
Meas Type: Feet	If New GST Incl:		Taxes:	\$3,541 (2009)
Flood Plain:	Zoning:	RS1B		

View:
 Serv. Connected: Electricity, Natural Gas

Style of Home:	2 Storey	Total Parking:	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double	
Exterior:	Vinyl			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt	Reno Year:	Possession:	
Renovations:			Title to Land:	Freehold NonStrata
Flooring:			Seller's Interest:	Registered Owner
Water Supply:	City/Municipal		Mortgage Info:	\$0
Heat/Fuel:	Hot Water, Natural Gas			
No. of Fireplaces:	2	R/I Fireplaces:	Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural		Out Buildings:	
Outdoor Area:	Patio(s)			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:				

Legal: PL LMP4736 LT 14 LD 37 SEC 20 TWP 12
 Amenities:
 Site Influences: Cul-de-Sac
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'			X			X
Main F.	Kitchen	12' X 10'			X			X
Main F.	Nook	14' X 7'			X			X
Main F.	Dining	12' X 12'			X			X
Main F.	Family Room	13' X 13'			X			X
Above	Master Bedroom	16' X 14'			X			X
Above	Bedroom	13' X 10'			X			X
Above	Bedroom	12' X 11'			X			X
Above	Laundry	7' X 7'			X			X
					X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,040	Total # Rooms:	9
Finished Floor Up SqFt:	1,100	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,140	Basement Area:	Crawl
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	2,140		8

Listing Broker(s): RE/MAX Ridge Meadows Realty

Cul-de-sac lot with fenced rear yard, patio, shed wired with wood floors. Features new gas boiler for hotwater heater in 2007, newer alarm system + security lights, 3 bdrms, 3 bathrms, oak kitch, 2 gas fireplaces, LR + FR frayed ceiling, ensuite soaker tub, sep shwr + dble sinks, B/I murphy bed.



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Maple Ridge, East Central Residential Detached
22869 125A AV, V2X 0N3 MLS# V776272 **Sold**



List Price:	\$ 449,800	Previous Price:		Sold Price	\$ 455,000
Days on Market:	19	Original Price:	\$ 449,800	Sold Date:	
Complex/Subdiv:					
Frontage:	50.00 ft	Bedrooms:	4	PID:	010-036-326
Depth/Size:	1 RR	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	6,007	Full Baths:	2	Approx Yr Blt:	1989
Rear Yard Exp:	N	Half Baths:	1	Age at List Date:	20
Meas Type:	Feet	If New GST Incl:		Taxes:	\$3,480 (2009)
Flood Plain:		Zoning:	RS-1B		
View:	Y - GOLDEN EARS MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	2 Storey	Total Parking:	5	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, RV Parking Avail.		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed, Other	Seller's Interest:	Registered Owner	Mortgage Info:	\$0
Water Supply:	City/Municipal	Property Disclosure:	Y	Out Buildings:	/Garage Sz: 19.4X20.6
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:			
Fireplace Fuel:	Wood				
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL 77079 LT 15 LD 37 SEC 20 TWP 12
 Amenities:
 Site Influences: Private Yard
 Features Incl: Dishwasher, Free Standing F/P or Woodstove, Garage Door Opener

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'4" X 17'			X			X
Main F.	Kitchen	10' X 11'6"			X			X
Main F.	Eating Area	8' X 9'6"			X			X
Main F.	Dining	11' X 11'6"			X			X
Main F.	Family Room	13' X 15'3"			X			X
Above	Master Bedroom	12' X 15'			X			X
Above	Bedroom	11' X 10'			X			X
Above	Bedroom	11' X 10'6"			X			X
Above	Bedroom	11' X 22'2"			X			X
		X			X			

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	1 2 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,143	# Kitchens:	1		2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	1,130	Finished Levels:	2		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	0	Basement Area:	Crawl		5
Total Finished Floor SqFt:	2,273				6
		Suite:			7
Unfinished Floor:	0				8
Grand Total Floor Area:	2,273				

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

Original owner - Absolutely delightful 4 bdrm or 3 bdrm and games room. This two storey with crawlspace is located in great neighborhood close to schools and with easy access to main routes. Good sized rooms with laundry on the main. Lots of kitchen cupboards. Well cared for yard with large deck and a bonus a view of Golden Ears and semi-private yard. 10 yr old roof with 30 yr warranty.



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Maple Ridge, East Central Residential Detached
22705 BALABANIAN CL, V2X 9N4 MLS# V778117 Sold



List Price: \$409,800 Previous Price: Sold Price \$399,000
 Days on Market: 22 Original Price: \$409,800 Sold Date:
 Complex/Subdiv:
 Frontage: Bedrooms: 3 PID: 000-830-909
 Depth/Size: Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 8,742 Full Baths: 3 Approx Yr Blt: 9999
 Rear Yard Exp: N Half Baths: 0 Age at List Date: 999
 Meas Type: Feet If New GST Incl: Taxes: \$2,983 (2009)
 Flood Plain: Yes Zoning: RS1
 View: Y - GOLDEN EARS
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front, Side	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Completely	Reno Year: 1993	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL 68621 LT 386 LD 37 SEC 20 TWP 12
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 16'			X			X
Main F.	Kitchen	13' X 14'			X			X
Main F.	Dining	16' X 12'			X			X
Main F.	Family Room	13' X 15'			X			X
Above	Master Bedroom	18' X 12'			X			X
Above	Bedroom	12' X 13'			X			X
Above	Bedroom	11' X 13'			X			X
Above	Office	8' X 8'			X			X
					X			
					X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,156	Total # Rooms: 8	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,108	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,264	Basement Area: Crawl, Part	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,264		8

Listing Broker(s): Coldwell Banker Tri-Tel Realty, Coldwell Banker Tri-Tel Realty

Substantially renovated in 1993, making the effective age of this home 16 years. This cape cod style home has an open spacious floor plan. The large beautifully landscaped lot is like a park.



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Maple Ridge, East Central Residential Detached
22497 BRICKWOOD CS, V2X 2E6 MLS# V739401 Sold



List Price:	\$ 399,900	Previous Price:	\$ 419,900	Sold Price:	\$ 386,000
Days on Market:	168	Original Price:	\$ 444,900	Sold Date:	

Complex/Subdiv:

Frontage:	85.00 ft	Bedrooms:	4	PID:	006-239-587
Depth/Size:	IRREG	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	11,400	Full Baths:	2	Approx Yr Blt:	1976
Rear Yard Exp:	N	Half Baths:	1	Age at List Date:	32
Meas Type:	Feet	If New GST Incl:		Taxes:	\$3,248 (2008)
Flood Plain:	No	Zoning:	LUC		

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

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

Legal: PL 41741 LT 83 DL 398 LD 37
 Amenities: Sauna/Steam Room
 Site Influences: Central Location
 Features Incl: Clothes Washer/Dryer, Microwave, Vacuum R.I.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'8" X 13'6"			X			X
Main F.	Kitchen	16'6" X 10'			X			X
Main F.	Dining	10'6" X 10'4"			X			X
Main F.	Bedroom	11'9" X 9'			X			X
Main F.	Bedroom	14' X 9'			X			X
Main F.	Master Bedroom	14' X 10'11"			X			X
Below	Recreation Room	21'7" X 12'6"			X			X
Below	Bedroom	9'10" X 10'3"			X			X
Below	Kitchen	13'6" X 12'			X			
Below	Entrance Hall	11' X 8'4"			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,229	Total # Rooms:	10
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	1,041	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,270	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	Other
Grand Total Floor Area:	2,270		7
			8

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

2nd owner home w/lots of updates on over 1/4 acre lot. Crown mouldings and hardwood in living room & dining room, french doors off kitchen to 12x12 solarium. Deck off master. New paint in/out, tile, counter tops, main bath w/soaker tub, gutters & exterior railings, registered in law-suite, sauna, plus so much more.



Presented by:
James Williams
 Re/Max LifeStyles Realty
 Phone: 604-463-2200 Cell: 604-463-2200
 Email: jimw@forsalesold.com
 Website: <http://remax-vancouver-real-estate.com>



Maple Ridge, East Central Residential Detached
22514 BRICKWOOD PL, V2X 9J3 MLS# V723706 **Sold**



List Price: \$439,900 Previous Price: Sold Price \$436,000
 Days on Market: 15 Original Price: \$439,900 Sold Date:
 Complex/Subdiv:
 Frontage: 44.30 ft Bedrooms: 4 PID: 002-377-578
 Depth/Size: 127.7 Bathrooms: 4 Type: House/Single Family
 Lot Area SqFt: 0 Full Baths: 2 Approx Yr Blt: 1986
 Rear Yard Exp: Half Baths: 2 Age at List Date: 22
 Meas Type: Feet If New GST Incl: Taxes: \$3,101 (2007)
 Flood Plain: Zoning: RS1.
 View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double
Exterior: Vinyl	
Rainscreen: R/I Plumbing:	Dist to Public Trans: 1 BLK. Dist to School Bus: 1 BLK.
Type of Roof: Asphalt	Possession:
Renovations: Reno Year:	Title to Land: Freehold NonStrata
Flooring: Wall/Wall/Mixed	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 1 R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural	Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL 70416 LT 32 DL 401 LD 37.
 Amenities:
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 14'	Below	Recreation Room	24' X 11'			X
Main F.	Kitchen	14' X 12'	Below	Bedroom	12' X 11'			X
Main F.	Dining	11' X 10'						X
Main F.	Family Room	11' X 9'						X
Main F.	Laundry	8' X 7'						X
Above	Master Bedroom	15' X 12'						X
Above	Bedroom	11' X 10'						X
Above	Bedroom	11' X 9'						X
Below	Den	9' X 8'						X
Below	Storage	6' X 4'						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	830	Total # Rooms:	12
Finished Floor Up SqFt:	860	# Kitchens:	1
Finished Floor Down:	840	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,530	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	2,530		8

Listing Broker(s): Keller Williams Results Realty

Beautifully updated two storey with basement home on quiet cul-de-sac, close to all amenities. Spectacular new Cherrywood kitchen cabinets with tiled backsplash, stainless steel appliances, laminate throughout the main floor, new paint. Downstairs has rec room, wet bar, bathroom, flex room, small bedroom and separate entrance. Potentially suiteable! Backyard features beautiful big deck and bonus storage shed!!

Tax Report - 22514 BRICKWOOD CLOSE
Record Updated - 05/25/2009

Jurisdiction	312-MAPLE RIDGE - DISTRICT	Roll Number	3196208202	Property ID	002-377-578
Property Addr	22514 BRICKWOOD CLOSE				
Municipality	MR-DISTRICT OF MAPLE RIDGE	Board Code	V		
Neighborhood	131-FRASERVIEW/REM				
Area	VMR-Maple Ridge				
Sub Area	VMREC-East Central				
Gross Taxes	\$3382.01	(2009)	More PID's Water Conn		
Tax Amount Updated - 05/25/09					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	
** NOT AVAILABLE **	
22514 BRICKWOOD CLOSE	
MAPLE RIDGE BC	
V2X 9J3	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
70416	32		401	37				
Legal Description	PL 70416 LT 32 DL 401 LD 37							

Land & Building Information

Width	44.3	Depth	127.7	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description				Zoning	R-1 RESIDENTIAL DISTRICT
BCAA Data Updated - 05/07/09					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$224,000	Gross Land	\$224,000	Gross Land	\$224,000
Improvement	\$219,000	Gross Improve	\$219,000	Gross Improve	\$219,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$443,000	Municipal Total	\$443,000	School Total	\$443,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
09/01/2008	\$436,000	CA906852	IMPRV SINGLE PROP CASH TRANSAC
04/01/1999	\$213,000	BN97008	IMPRV SINGLE PROP CASH TRANSAC
03/01/1995	\$222,000	BJ95274	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 08/22/09 09:21 AM



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Maple Ridge, East Central Residential Detached
22520 BRICKWOOD CS, V2X 9J4 MLS# V700734 **Sold**



List Price:	\$ 416,900	Previous Price:		Sold Price:	\$ 413,500
Days on Market:	3	Original Price:	\$ 416,900	Sold Date:	

Complex/Subdiv:

Frontage:	45.20 ft	Bedrooms:	5	PID:	002-377-543
Depth/Size:	100.6	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0	Full Baths:	3	Approx Yr Blt:	1987
Rear Yard Exp:		Half Baths:	0	Age at List Date:	21
Meas Type:	Feet	If New GST Incl:	No	Taxes:	\$2,923 (2007)
Flood Plain:	No	Zoning:	RS1		

View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer

Style of Home:	Basement Entry, 2 Storey	Total Parking:	3	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Brick, Vinyl				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	2 BLKS
Type of Roof:	Asphalt			Dist to School Bus:	4 BLKS
Renovations:		Reno Year:		Possession:	TBA
Flooring:	Laminate, Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL 70416 LT 29 DL 401 LD 37
 Amenities:
 Site Influences: Central Location, Private Yard, Shopping Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'3" X 12'6"	Below	Workshop	13'3" X 6'			X
Main F.	Kitchen	11' X 7'	Below	Storage	9' X 7'			X
Main F.	Eating Area	9'6" X 7'						X
Main F.	Bedroom	11' X 10'						X
Main F.	Master Bedroom	15' X 13'						X
Main F.	Bedroom	0' X 0'						X
Below	Recreation Room	18' X 14'						X
Below	Bedroom	15'6" X 10'						X
Below	Bedroom	14' X 9'8"						X
Below	Den	10'7" X 7'						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,209	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3	3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	992	4	
Total Finished Floor SqFt:	2,201	5	
		6	
Unfinished Floor:	141	7	
Grand Total Floor Area:	2,342	8	

Listing Broker(s): RE/MAX Ridge Meadows Realty

Not a drive by, nice home with finished walk-out basement 4 bdrms, 3 baths, rec room, den, laminate floors, updated, quiet cul-de-sac, private yard, walk to West Coast Express. Priced to sell!



Market Price Range

These are the 3 main pricing problems that affect the sale price of your home.



1

Priced Too High
We get no showings

\$ \$449900

- Fewest Buyers
- Not Competitive
- Expires On The Market Time



2

Priced Above the Market
We get showings but no offers
* for every 7 showings an offer should be received

\$ 444900

- Middle Range
- Average Market Time
- Limited Buyers



3

Priced Right
Significant interest. Your home sells—sometimes right away!

\$ \$439900

- Many Buyers
- Market Edge
- Quick Sale
- Reach the best range of buyers

Your Market Value Is Between \$420,000 and \$435,000

1. If we have low to no showings: We have missed the mark, price wise, and we are in need of a significant repositioning.
2. If we get showings and no offer: We need a minor price repositioning.
3. Your home sells right away: You start Packing!



Seller's Selling & Buying Cost Profile

Sale Price		\$435000
Legal Fee's	600.00	
Commission	15375.00	
5% GST	783.75	
Property Tax Adjustment		
Less Total Selling Costs		16458.75
Net Seller Before Mortgage Payout		\$418541.25
Existing Mortgage Payout	\$200,000.00	
3 Months Interest Penalty	6,000.00	
Interest Difference Penalty		
Total Mortgage Payout Costs		\$206000.00
Estimated Net to Seller		\$212541.25

Legal Fees To buy	\$1000.00	
Home Inspection	500.00	
Appraisal	250.00	
Moving Costs	1000.00	
5% GST On Costs	137.50	
Property Tax Adjustment	1200.00	
		4087.50
Net Down Payment		\$208453.75

Gross Purchase Price		\$675,000.00
Property Purchase Tax 1%/200,000	\$2000.00	
2% Balance	\$9500.00	
Total Cost To Buy		11,500.00

Net Purchase Price		\$663,500.00				
Mortgage Amortization	25 30 35 40					
5% Down Payment CMHC Fee	<table border="1" style="display: inline-table; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 2px 10px;">2.90</td> <td style="padding: 2px 10px;">3.10</td> <td style="padding: 2px 10px;">3.30</td> <td style="padding: 2px 10px;">3.50</td> </tr> </table>	2.90	3.10	3.30	3.50	
2.90	3.10	3.30	3.50			
10% Down Payment CMHC Fee	<table border="1" style="display: inline-table; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 2px 10px;">2.75</td> <td style="padding: 2px 10px;">2.95</td> <td style="padding: 2px 10px;">3.15</td> <td style="padding: 2px 10px;">3.35</td> </tr> </table>	2.75	2.95	3.15	3.35	
2.75	2.95	3.15	3.35			
Total Mortgage Amount Financed		\$455046.25				
Principal and Interest Payment	4.39%	\$2265.38				

This is just an estimate and should be confirmed by your lawyer ,notary. Or mortgage broker.



Moving Checklist

SEND ADDRESS CHANGES TO:

• Post Office		• Credit Cards		• Subscriptions	
• Friends		• Relatives		• Health Insurance	
• Life Insurance		• Auto Insurance		• House Insurance	

DISCONNECT UTILITIES, AND ARRANGE FOR NEW CONNECTIONS:

• BC Hydro		• BC Tel		• Rogers Cable	
• Garbage Pickup					

CANCEL DELIVERIES:

• Milk		• Newspapers	
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TRANSFER BANK ACCOUNTS:

• Checking		• Savings		• Safe Deposit Box	
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TRANSFER MEMBERSHIPS:

• Church		• Clubs		• Civic Organizations	
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OBTAIN MEDICAL RECORDS:

• Family Doctor		• Dentist		• Optometrist	
• Other Doctors					

MISCELLANEOUS:

• Check with insurance agent on coverage of life, car and household goods during move to new home
• Have bank recommend affiliate in new city
• Obtain school records for children
• Obtain legal records
• Obtain birth and baptismal records for family members
• Check to see if your Will must be rewritten when moving across provincial boundaries
• Have drug prescriptions refilled
• Have car tune-up for trip
• Leave keys and any necessary legal papers with Jim or Joyce



Re/max
LifeStyles Realty

604 463 22

Jim Williams



150000 MLS Homes

For Sale @www.6044632200.com



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PASS IT ON!



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Not intended to solicit homes already for sale.