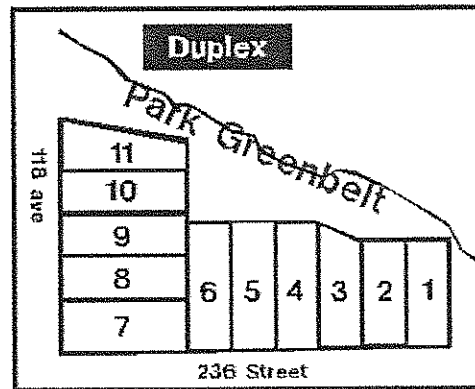


Highland Creek

11
Homes +
1 Duplex



- **11 THREE STOREY
SINGLE FAMILY HOMES**
- **10 YEAR WARRANTY**
- **GREENBELT / PARK SETTING**



604-351-3261

Ron Antalek

Ron Antalek Personal Real Estate Corp.


RE/MAX LifeStyles Realty

Highland Creek

11 Single Family Homes & 1 Duplex Lot

<u>Lot #</u>	<u>Address</u>	<u>PRICE</u>	<u>Total Sq. Ft.</u>	<u>Stage of Construction</u>	<u>Availability</u>
Lot 1	11752 – 236 Street	\$539,000	2951	Lot	Available
Lot 2	11760 – 236 Street	\$539,000	3069	Lot	Available
Lot 3	11768 – 236 Street	\$549,000	3118	Lot	Available
Lot 4	11776 – 236 Street	\$569,000	3446	Lot	Available
Lot 5	11782 – 236 Street	\$539,900	3431	Framed	Available
Lot 6	11790 – 236 Street	\$539,900	3441	Lot	Available
Lot 7	23606 – 118 Avenue	\$579,000	3379	Lot	Available
Lot 8	23612 – 118 Avenue	\$579,000	3394	Lot	Available
Lot 9	23616 – 118 Avenue	\$549,900	2319	Completed	Available
Lot 10	23626 – 118 Avenue	\$599,000	3375	Lot	Available
Lot 11	23632 – 118 Avenue	\$589,000	3496	Lot	Available
Lot 12	23710 – 118 Avenue	\$599,000		Duplex – Lot	Available

THE ABOVE PRICES INCLUDE: 6 Whirlpool Appliances, 2" faux wood blinds,
HST is not included in the above prices.



23616 118TH AV MLS#: V907399
Maple Ridge - Cottonwood MR (VMRCO)
Active List Price: \$549,900


House/Single Family 2 Storey w/Bsmt.
Bedrooms: 4 Bathrooms: 3
 List Brkr: RE/MAX Lifestyles Realty

Construction:	Frame - Wood	Fin Flr Up:	1,264
Foundation:	Concrete Perimeter	Fin Flr Down:	0
Yr Bilt:	2011	Fin Flr Bsmnt:	0
Finished Levels:	3	Fin Flr Main:	1,055
Flooring:	Laminate	Tot Fin Floor Ar:	2,319
# of Fireplaces:	1	Unfinished Floor:	1,075
Fireplace Fuel:	Gas - Natural	Tot Parking:	
Heat/Fuel:	Forced Air / Natural Gas	Cov Parking:	2
Water:	City/Municipal	Frontage:	39.37
PID #:	028-681-827	Depth:	
Basement Style:	Full	Lot Size:	3,993 sq ft
Outdoor Area:	Patio(s) & Deck(s)		
Exterior:	Stucco, Vinyl	Taxes:	(2010)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
MN	KITCH	9' X 13'6"	ABV	BDRM	10'4" X 10'4"			
MN	NOOK	9' X 10'						
MN	GREAT	21'4" X 16'						
MN	DEN	8' X 12'4"						
ABV	MBDRM	21' X 14'						
ABV	BDRM	10'10" X 10'8"						
ABV	BDRM	11'2" X 11'						

Legal: **PL EPP 11624 LT 9 LD 36 SEC 16 TWP 12**
 Amenities:
 Features Incl: **Security - RI / Sprinkler - Fire / Windows - Thermo / Vacuum R.I. /**
 Site Influences: **Private Setting / Recreation Nearby / Shopping Nearby**

Highland Creek backing onto greenbelt/park land. Deluxe 2 storey with full daylight unfinished walkout bsmt. Features maple kitchen with granite countertops, island pantry, great room with gas fireplace, laminate floors, crown mouldings,



23632 118 AV MLS#: V915877
Maple Ridge - Cottonwood MR (VMRCO)
Active List Price: \$589,000


House/Single Family 2 Storey w/Bsmt.
Bedrooms: 5 Bathrooms: 4
 List Brkr: RE/MAX Lifestyles Realty

Construction:	Frame - Wood	Fin Flr Up:	1,207
Foundation:	Concrete Perimeter	Fin Flr Down:	0
Yr Bilt:	2011	Fin Flr Bsmnt:	1,207
Finished Levels:	3	Fin Flr Main:	1,082
Flooring:	Laminate	Tot Fin Floor Ar:	3,496
# of Fireplaces:	1	Unfinished Floor:	0
Fireplace Fuel:	Gas - Natural	Tot Parking:	
Heat/Fuel:	Forced Air / Natural Gas	Cov Parking:	2
Water:	City/Municipal	Frontage:	
PID #:	028-681-843	Depth:	
Basement Style:	Fully Finished	Lot Size:	3,693 sq ft
Outdoor Area:	Patio(s) & Deck(s)		
Exterior:	Stone, Vinyl	Taxes:	(2010)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
MN	KITCH	11' X 13'2"	ABV	BDRM	12' X 10'10"			
MN	NOOK	9' X 11'6"	BST	BDRM	0'0" X 0'0"			
MN	GREAT	14'6" X 24'4"	BST	RECRM	0'0" X 0'0"			
MN	DEN	8' X 10'						
ABV	MBDRM	14'6" X 19'						
ABV	BDRM	11'2" X 11'6"						
ABV	BDRM	11' X 11'8"						

Legal: **LT 11 SEC 16 TWP 12 NWD PL EPP11624**
 Amenities:
 Features Incl: **Security - RI / Sprinkler - Fire / Windows - Thermo / Vacuum R.I. /**
 Site Influences: **Private Setting / Recreation Nearby / Shopping Nearby**

Highland Creek backing onto greenbelt/park land. Deluxe 2 storey with finished daylight walkout bsmt. Features maple kitchen with granite countertops, island pantry, great room with gas fireplace, laminate floors, crown mouldings,



23626 118 AV MLS#: V915878
Maple Ridge - Cottonwood MR (VMRCO)
Active List Price: \$599,000

House/Single Family 2 Storey w/Bsmt.
Bedrooms: 5 Bathrooms: 4
 List Brkr: RE/MAX Lifestyles Realty

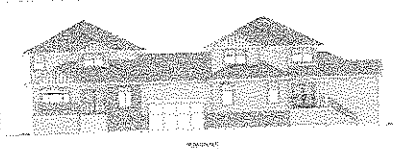
Construction:	Frame - Wood	Fin Flr Up:	1,264
Foundation:	Concrete Perimeter	Fin Flr Down:	0
Yr Bilt:	2011	Fin Flr Bsmnt:	1,075
Finished Levels:	3	Fin Flr Main:	1,036
Flooring:	Laminate	Tot Fin Floor Ar:	3,375
# of Fireplaces:	1	Unfinished Floor:	0
Fireplace Fuel:	Gas - Natural	Tot Parking:	
Heat/Fuel:	Forced Air / Natural Gas	Cov Parking:	2
Water:	City/Municipal	Frontage:	
PID #:	028-681-835	Depth:	
Basement Style:	Fully Finished	Lot Size:	3,993 sq ft
Outdoor Area:	Patio(s) & Deck(s)		
Exterior:	Stone, Vinyl	Taxes:	(2010)

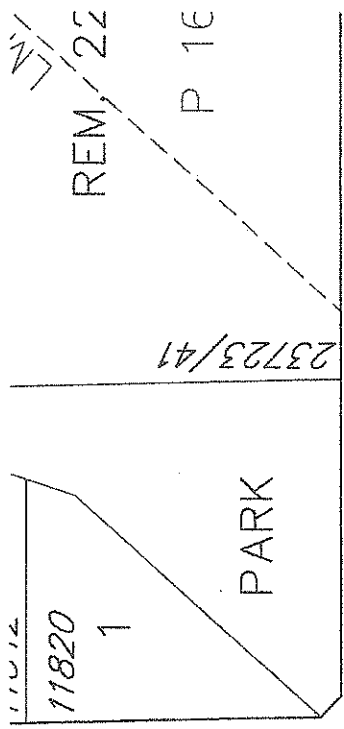
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
MN	KITCH	9' X 13'6"	ABV	LAUND	12'6" X 5'6"			
MN	GREAT	21'4" X 16'	BST	BDRM	11' X 13'8"			
MN	DINRM	9' X 10'	BST	RECRM	18'0" X 16'			
ABV	MBDRM	21' X 14'						
ABV	BDRM	10'10" X 10'8"						
ABV	BDRM	11'2" X 11'						
ABV	BDRM	10'4" X 10'4"						

Legal: **LT 10 SEC 16 TWP 12 NWD PL EPP11624**
 Amenities:
 Features Incl: **Security - RI / Sprinkler - Fire / Windows - Thermo / Vacuum R.I. /**
 Site Influences:

Highland Creek backing onto greenbelt/park land. Deluxe 2 storey with finished daylight walkout bsmt. Features maple kitchen with granite countertops, island pantry, great room with gas fireplace, laminate floors, crown mouldings,

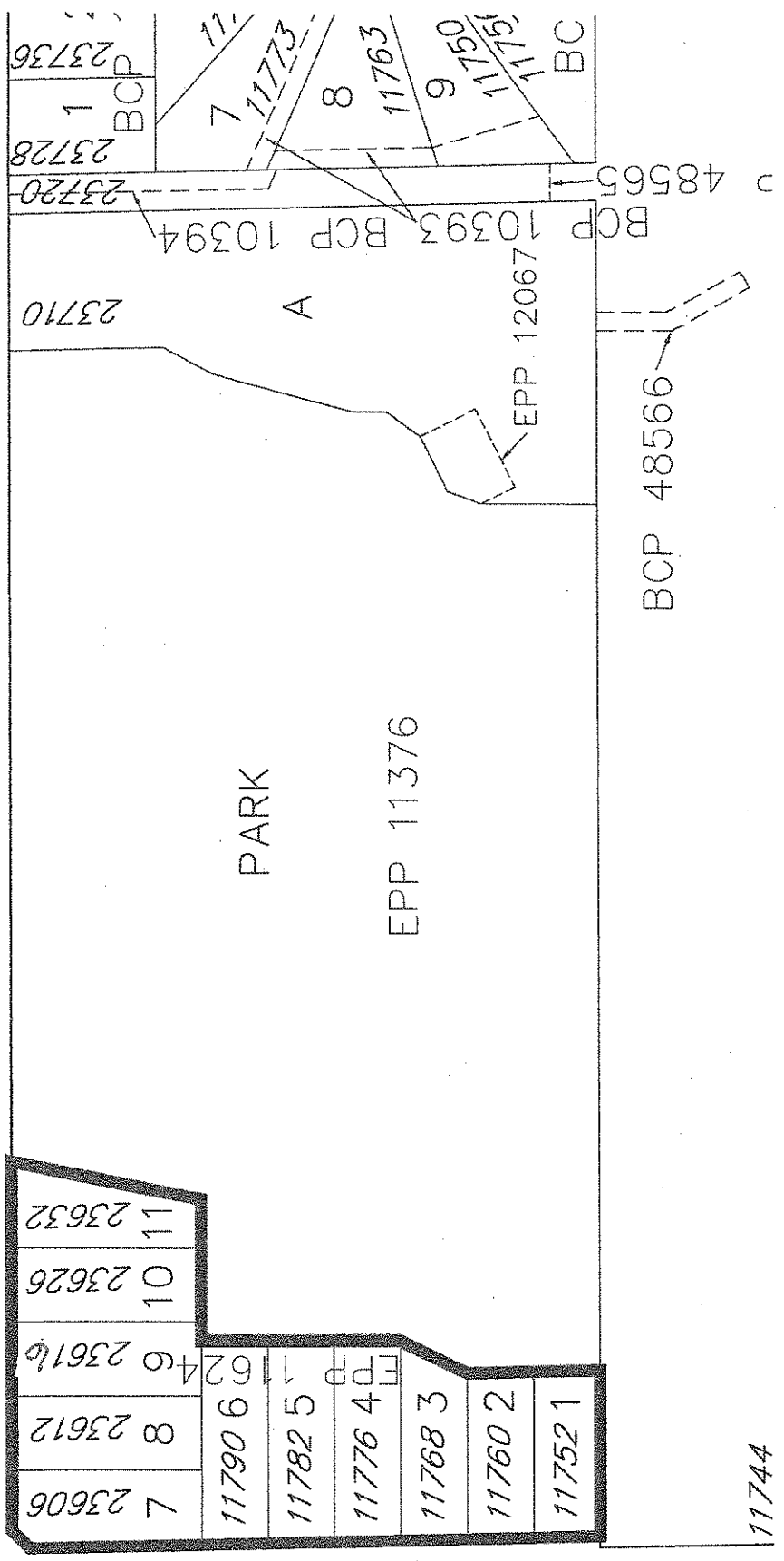
Presented by: **Ronald Antalek**
Re/Max Lifestyles Realty
Phone: 604-351-3261
Cell: 604-351-3261
Email: ronantalek@gmail.com
Website: www.ronantalek.com

Cottonwood MR, Maple Ridge		MLS# V917055		Land Only
23710 118TH AV		Active		
		List Price:	\$599,000	
		Previous Price: Original Price: \$599,000 Frontage: Depth/Area: Price/SqFt: \$ 17.495	Subdiv/Complex: HIGHLAND CREEK Postal Code: V0V 0V0	PID: 028-598-911 Taxes: \$0 / 2011 Zoning: RT1 Pot. for Rezon'g: Flood Plain: No
Sub-Type: Meas. Type: Feet Exposure: North Permitted Use: Duplex Title to Land: Freehold Strata				
Lot Area: 0.786 ac / Hect: 0.318 / SqFt: 34,238 / SqM: 3,181 Sanitary Sewer: Available Storm Sewer: Available Water Supply: City/Municipal Electricity: Available Natural Gas: Available Telephone Serv: Available Nearby Cable Service: Available Nearby Prospectus: Not Required Develop Permit: No Bldg Permit Apprv: N Building Plans: Available Perc Test Avail: Perc Test Date:	Property Access: Road Access Parking Access: Fencing: Property in ALR: N Possession: Seller's Interest: Registered Owner Information Pkg: Y Sign on Property: Y Sketch Atch: Yes Property Disclosure: N / LAND ONLY Trees Logged: No			
Legal: LOT A SEC 16 TWP 12 NWD PL EPP 11376 Site Influences: Recreation Nearby, Shopping Nearby Restrictions: Mandatory Building Scheme				
Listing Broker 1: RE/MAX LIFESTYLES REALTY Listing Broker 2:				
<p>Duplex lot 34,238 SF or .786 Acre located near schools, park, transit. Located in Highland Park new subdivision. This fully rezoned duplex lot allows for the construction on duplex attached by breezeway only. Contact Ron for Building plan and legal plan.</p>				



27 11826	4		18 11829
26 11818	LMP	12726	19 11817
25 11806	24 23619	22 23635	20 11811
	23 23627	21 23643	

118 AVE.

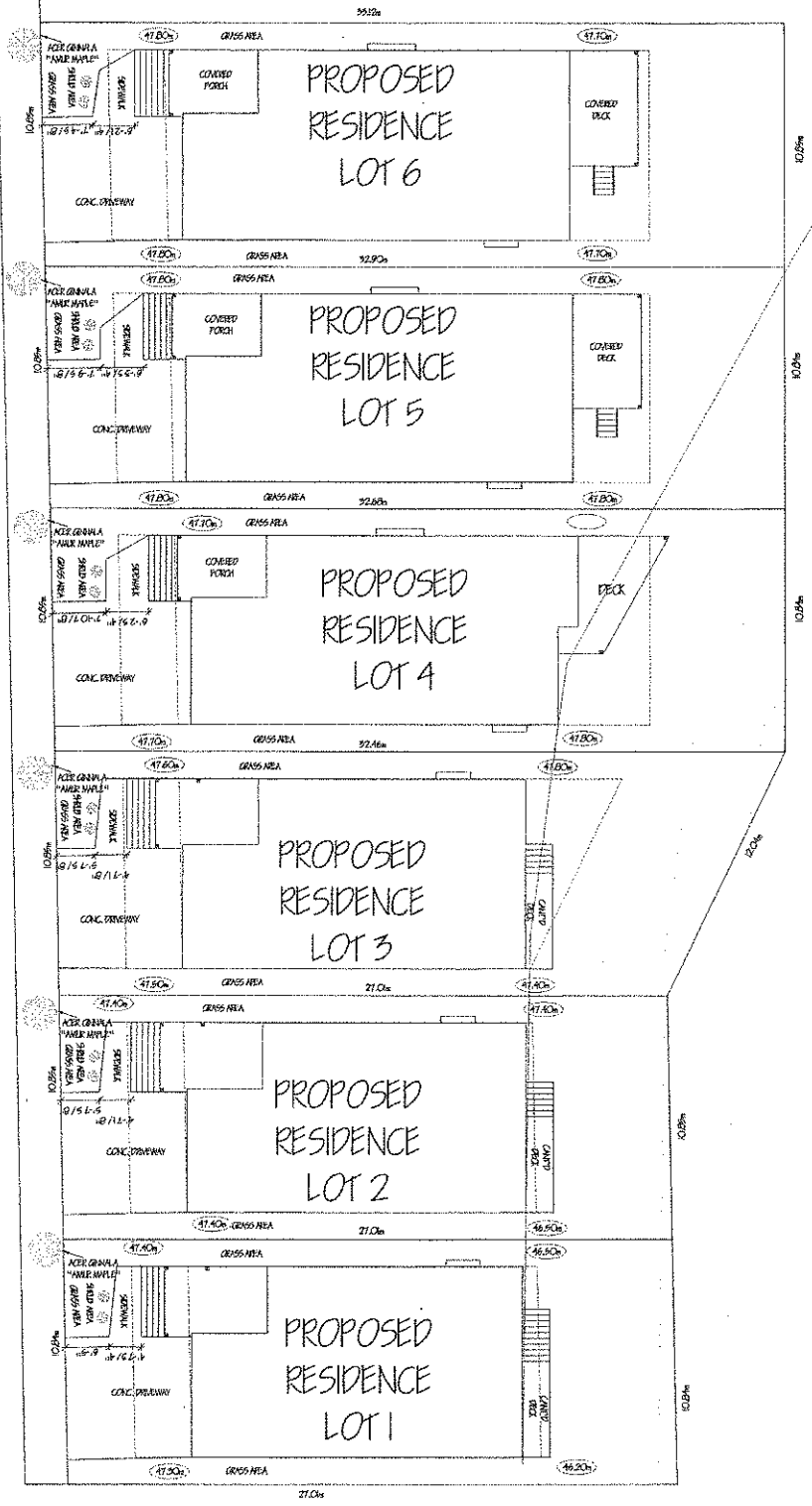


236 ST.

11757

11744

236 STREET



G. FOX HOME PLANS INC.
 12544 232 STREET
 MAPLE RIDGE, B.C. V2X 6T6
 604-463-7007
 877-463-7007

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12544 232 STREET
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**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

539,000.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	539,000.00
GST	26,950.00
PST	37,730.00
Total Purchase Price Before Rebates	603,680.00
Rebates:	
GST rebate	-
HST rebate	26,250.00
Total Rebates	26,250.00
HST Payable after Rebates	
Purchase Price	539,000.00
GST net of rebate	26,950.00
PST net of rebate	11,480.00
Net purchase price	577,430.00



**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

549,000.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	549,000.00
GST	27,450.00
PST	38,430.00
Total Purchase Price Before Rebates	614,880.00
Rebates:	
GST rebate	-
HST rebate	26,250.00
Total Rebates	26,250.00
HST Payable after Rebates	
Purchase Price	549,000.00
GST net of rebate	27,450.00
PST net of rebate	12,180.00
Net purchase price	588,630.00



**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

569,000.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	569,000.00
GST	28,450.00
PST	39,830.00
Total Purchase Price Before Rebates	637,280.00
Rebates:	
GST rebate	-
HST rebate	26,250.00
Total Rebates	26,250.00
HST Payable after Rebates	
Purchase Price	569,000.00
GST net of rebate	28,450.00
PST net of rebate	13,580.00
Net purchase price	611,030.00



**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

579,000.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	579,000.00
GST	28,950.00
PST	40,530.00
Total Purchase Price Before Rebates	648,480.00
Rebates:	
GST rebate	-
HST rebate	26,250.00
Total Rebates	26,250.00
HST Payable after Rebates	
Purchase Price	579,000.00
GST net of rebate	28,950.00
PST net of rebate	14,280.00
Net purchase price	622,230.00



**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

589,000.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	589,000.00
GST	29,450.00
PST	41,230.00
Total Purchase Price Before Rebates	659,680.00
Rebates:	
GST rebate	-
HST rebate	26,250.00
Total Rebates	26,250.00
HST Payable after Rebates	
Purchase Price	589,000.00
GST net of rebate	29,450.00
PST net of rebate	14,980.00
Net purchase price	633,430.00



**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

599,000.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	599,000.00
GST	29,950.00
PST	41,930.00
Total Purchase Price Before Rebates	670,880.00
Rebates:	
GST rebate	-
HST rebate	26,250.00
Total Rebates	26,250.00
HST Payable after Rebates	
Purchase Price	599,000.00
GST net of rebate	29,950.00
PST net of rebate	15,680.00
Net purchase price	644,630.00