

MAIN STONE C R E E K

<u>Lot</u>	<u>Civic Address</u>	<u>Plan</u>	<u>Price</u>
2	10108 - 240	A2	\$ 463,900.00
3	10116 - 240	A3	\$ 463,900.00
4	10120 - 240	A1	\$ 463,900.00
8	10146 - 240	A1	\$ 463,900.00
17	10150 - 240A	C1	\$ 524,900.00
33	10131 - 241A	D1	\$ 474,900.00
35	10151 - 241A	D2	\$ 474,900.00
37	10146 - 241A	G2	\$ 525,900.00
38	10138 - 241A	G3	\$ 530,900.00
39	10130 - 241A	G2	\$ 530,900.00
40	10122 - 241A	G1	\$ 530,900.00
52	10116 - 241 (finished bsmt)	D1	\$ 514,900.00
56A	10106 - 240A Street	C2	\$ 504,900.00

FOR MORE INFORMATION CONTACT :

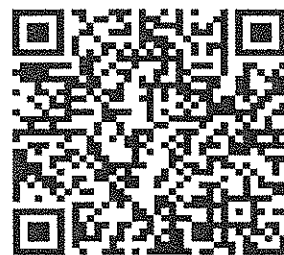
Ron Antalek Personal Real Estate Corporation

Re/Max LifeStyles Realty

22308 Dewdney Trunk Road, Maple Ridge BC V2X 3J2


TEL. 604-351-3261

mainstonecreek@onni.com



Prices are exclusive of GST/HST and Subject to change without notice. E. & O.E

Updated Apr. 12/12



10146 241A ST MLS#: V908496
 Maple Ridge - Albion (VMRAL)
 Active List Price: \$525,900

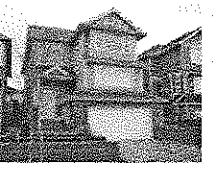
House/Single Family 2 Storey w/Bsmt.
 Bedrooms: 3 Bathrooms: 3
 List Brkr: RE/MAX Lifestyles Realty

Construction: Frame - Wood	Fin Flr Up: 1,099
Foundation: Concrete Perimeter	Fin Flr Down: 0
Yr Bilt: 2011	Fin Flr Bsmnt: 0
Finished Levels: 3	Fin Flr Main: 1,448
Flooring:	Tot Fin Floor Ar: 2,547
# of Fireplaces: 1	Unfinished Floor: 995
Fireplace Fuel: Gas - Natural	Tot Parking:
Heat/Fuel: Forced Air / Natural Gas	Cov Parking: 2
Water: City/Municipal	Frontage:
PID #: 026-949-148	Depth:
Basement Style: Full	Lot Size: 3,731 sq ft
Outdoor Area: Balcony(s); Patio(s) or Deck	Taxes: \$0 (2011)
Exterior: Mixed, Vinyl	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
MN	LVGRM	14'7 X 25'2	ABV	BDRM	10'5 X 10'4			
MN	KITCH	13'7 X 12'10	ABV	BDRM	13'5 X 11'5			
MN	PANTR	6'10 X 6'	ABV	LAUND	6' X 5'8			
MN	NOOK	11'5 X 9'7	ABV	MBDRM	14'7 X 15'11			
MN	FAMRM	15'8 X 19'						
MN	FOYER	5'2 X 8'6						
ABV	WICLO	10'11 X 6'9						

Legal: **PL BCP28011 LT 37 LD 36 SEC 3 TWP 12**
 Amenities:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW / Disposal - Waste / Drape**
 Site Influences: **Shopping Nearby**

"Main Stone Creek" Pine Plan with 3 bedrooms, full unfinished daylight basement, maple kitchen with granite counters, walk-in closet, computer desk, low-e windows, fire protection sprinkler system, stainless steel appliances, blinds



10130 241A ST MLS#: V908504
 Maple Ridge - Albion (VMRAL)
 Active List Price: \$530,900


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

Construction: Frame - Wood	Fin Flr Up: 1,099
Foundation: Concrete Perimeter	Fin Flr Down: 0
Yr Bilt: 2011	Fin Flr Bsmnt: 0
Finished Levels: 3	Fin Flr Main: 1,448
Flooring:	Tot Fin Floor Ar: 2,547
# of Fireplaces: 1	Unfinished Floor: 995
Fireplace Fuel: Gas - Natural	Tot Parking:
Heat/Fuel: Forced Air / Natural Gas	Cov Parking: 2
Water: City/Municipal	Frontage:
PID #: 026-949-164	Depth:
Basement Style: Full	Lot Size: 3,730 sq ft
Outdoor Area: Balcony(s); Patio(s) or Deck	Taxes: \$0 (2011)
Exterior: Mixed, Vinyl	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
MN	LVGRM	14'7 X 25'2	ABV	BDRM	10'5 X 10'4			
MN	KITCH	13'7 X 12'10	ABV	BDRM	13'5 X 11'5			
MN	PANTR	6'10 X 6'	ABV	LAUND	6' X 5'8			
MN	NOOK	11'5 X 9'7	ABV	MBDRM	14'7 X 15'11			
MN	FAMRM	15'8 X 19'						
MN	FOYER	5'2 X 8'6						
ABV	WICLO	10'11 X 6'9						

Legal: **PL BCP28011 LT 39 LD 36 SEC 3 TWP 12**
 Amenities:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW / Disposal - Waste / Drape**
 Site Influences: **Shopping Nearby**

"Main Stone Creek" Pine Plan with 3 bedrooms, full unfinished daylight basement, maple kitchen with granite counters, walk-in closet, computer desk, low-e windows, fire protection sprinkler system, stainless steel appliances, blinds



10146 240TH ST MLS#: V918239
 Maple Ridge - Albion (VMRAL)
 Active List Price: \$463,900


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

Construction: Frame - Wood	Fin Flr Up: 878
Foundation: Concrete Perimeter	Fin Flr Down: 0
Yr Bilt: 2011	Fin Flr Bsmnt: 0
Finished Levels: 3	Fin Flr Main: 1,256
Flooring:	Tot Fin Floor Ar: 2,134
# of Fireplaces: 1	Unfinished Floor: 1,244
Fireplace Fuel: Gas - Natural	Tot Parking:
Heat/Fuel: Forced Air / Natural Gas	Cov Parking: 2
Water: City/Municipal	Frontage:
PID #: 026-948-851	Depth:
Basement Style: Full	Lot Size: 3,580 sq ft
Outdoor Area: Balcony(s); Patio(s) or Deck	Taxes: \$1,196 (2010)
Exterior: Mixed, Vinyl	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
MN	LVGRM	11' X 12'10	ABV	MBDRM	13'7 X 12'6			
MN	KITCH	11' X 10'6	ABV	WICLO	10' X 5'			
MN	EATAR	14' X 9'6	ABV	BDRM	11' X 10'6			
MN	GREAT	13'3 X 22'11	ABV	BDRM	10' X 11'6			
MN	LIBRY	10' X 13'10						
MN	LAUND	5'6 X 6'						
MN	FOYER	5'6 X 12'5						

Legal: **PL BCP28011 LT 8 LD 36 SEC 3 TWP 12**
 Amenities:
 Features Incl:
 Site Influences:

"Main Stone Creek" Alder plan with 3 bedrooms & a den/flex room, cathedral ceiling over the great room with gas fireplace. Features maple kitchen with granite counters, island & pantry, stainless steel appliance package, blinds, full unfini



10116 241ST ST MLS#: V841777
 Maple Ridge - Albion (VMRAL)
 Active List Price: \$514,900


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

Construction: Frame - Wood	Fin Flr Up: 966
Foundation: Concrete Perimeter	Fin Flr Down: 0
Yr Bilt: 2011	Fin Flr Bsmnt: 857
Finished Levels: 3	Fin Flr Main: 860
Flooring:	Tot Fin Floor Ar: 2,683
# 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 #: 026-949-296	Depth:
Basement Style: Full	Lot Size: 3,686 sq ft
Outdoor Area: Balcony(s); Patio(s) or Deck	Taxes: \$0 (2010)
Exterior: Mixed, Vinyl	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
MN	LVGRM	0' X 0'	ABV	WICLO	9'6 X 6'			
MN	KITCH	10'3 X 13'7	ABV	BDRM	9'7 X 11'5			
MN	EATAR	12'9 X 9'1	ABV	BDRM	14'9 X 11'5			
MN	GREAT	14'4 X 13'7						
MN	DEN	9'2 X 11'5						
MN	FOYER	9'6 X 6'2						
ABV	MBDRM	12'11 X 16'						

Legal: **PL BCP28011 LT 52 LD 36 SEC 3 TWP 12**
 Amenities:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW / Disposal - Waste / Drape**
 Site Influences: **Lane Access / Shopping Nearby**

"Main Stone Creek" Cherry Plan with 3 bedrooms/potential 4th bedroom+den, cathedral ceiling over the great room with gas fireplace, maple kitchen with granite counters, pantry+island garburator, stainless steel+blind package, full



10131 241A ST **MLS#: V918245**
 Maple Ridge - Albion (VMRAL)
 Active **List Price: \$474,900**

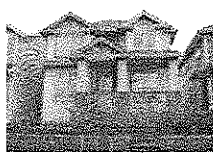
House/Single Family **2 Storey w/Bsmt.**
Bedrooms: 3 **Bathrooms: 3**
 List Brkr: RE/MAX Lifestyles Realty

Construction: Frame - Wood	Fin Flr Up: 966
Foundation: Concrete Perimeter	Fin Flr Down: 0
Yr Blt: 2011	Fin Flr Bsmnt: 0
Finished Levels: 3	Fin Flr Main: 860
Flooring:	Tot Fin Floor Ar: 1,826
# of Fireplaces: 1	Unfinished Floor: 857
Fireplace Fuel: Gas - Natural	Tot Parking:
Heat/Fuel: Forced Air / Natural Gas	Cov Parking: 2
Water: City/Municipal	Frontage:
PID #: 026-949-105	Depth:
Basement Style: Full	Lot Size: 3,646 sq ft
Outdoor Area: Balcony(s); Patio(s) or Deck	Taxes: \$1,262 (2010)
Exterior: Mixed, Vinyl	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
MN	KITCH	10'3 X 13'7	MN	BDRM	14'9 X 11'5			
MN	EATAR	12'9 X 9'1	MN	WICLO	9'6 X 6'			
MN	GREAT	14'4 X 13'7						
MN	DEN	9'2 X 11'5						
MN	FOYER	9'6 X 6'2						
ABV	MBDRM	12'11 X 16'						
ABV	BDRM	9'7 X 11'5						

Legal: **PL BCP28011 LT 33 LD 36 SEC 3 TWP 12**
 Amenities:
 Features Incl:
 Site Influences:

"Mainstone Creek" Cherry plan with 3 bedrooms and den, cathedral ceiling over the great room with gas fireplace, maple kitchen with granite counters, pantry & island, garburator, stainless steel appliances & blinds package. Full unfinished



10120 240TH ST **MLS#: V918201**
 Maple Ridge - Albion (VMRAL)
 Active **List Price: \$463,900**


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

Construction: Frame - Wood	Fin Flr Up: 878
Foundation: Concrete Perimeter	Fin Flr Down: 0
Yr Blt: 2011	Fin Flr Bsmnt: 0
Finished Levels: 3	Fin Flr Main: 1,256
Flooring:	Tot Fin Floor Ar: 2,134
# of Fireplaces: 1	Unfinished Floor: 1,244
Fireplace Fuel: Gas - Natural	Tot Parking:
Heat/Fuel: Forced Air / Natural Gas	Cov Parking: 2
Water: City/Municipal	Frontage:
PID #: 026-948-818	Depth:
Basement Style: Full	Lot Size: 3,552 sq ft
Outdoor Area: Balcony(s); Patio(s) or Deck	Taxes: \$1,196 (2010)
Exterior: Mixed, Vinyl	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
MN	LVGRM	11' X 12'10	ABV	MBDRM	13'7 X 12'6			
MN	KITCH	11' X 10'6	ABV	WICLO	10' X 5'			
MN	EATAR	14' X 9'6	ABV	BDRM	11' X 10'6			
MN	GREAT	13'3 X 22'11	ABV	BDRM	10' X 11'6			
MN	LIBRY	10' X 13'10						
MN	LAUND	5'6 X 6'						
MN	FOYER	5'6 X 12'5						

Legal: **PL BCP28011 LT 4 LD 36 SEC 3 TWP 12**
 Amenities:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW / Disposal - Waste / Drap**
 Site Influences: **Lane Access / Shopping Nearby**

"Main Stone Creek" Alder plan with 3 bedrooms + a den/flex room, cathedral ceiling over the great room with a gas fireplace. Features maple kitchen with granite counters, island + pantry, stainless steel appliance package, blinds, full unfi



10150 240A ST **MLS#: V918169**
 Maple Ridge - Albion (VMRAL)
 Active **List Price: \$524,900**


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

Construction: Frame - Wood	Fin Flr Up: 1,095
Foundation: Concrete Perimeter	Fin Flr Down: 0
Yr Blt: 2011	Fin Flr Bsmnt: 0
Finished Levels: 3	Fin Flr Main: 1,060
Flooring:	Tot Fin Floor Ar: 2,155
# of Fireplaces: 1	Unfinished Floor: 1,085
Fireplace Fuel: Gas - Natural	Tot Parking:
Heat/Fuel: Forced Air / Natural Gas	Cov Parking: 2
Water: City/Municipal	Frontage:
PID #: 026-948-940	Depth:
Basement Style: Full	Lot Size: 4,396 sq ft
Outdoor Area: Patio(s)	Taxes: \$1,360 (2010)
Exterior: Vinyl	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
MN	KITCH	9'5 X 13'	ABV	LOFT	5'5 X 7'7			
MN	EATAR	9' X 13'1	ABV	BDRM	14'4 X 9'11			
MN	GREAT	16'11 X 16'	ABV	BDRM	12'4 X 11'4			
MN	DEN	11'6 X 15'4						
MN	PANTR	5'2 X 5'11						
ABV	MBDRM	18' X 13'2						
ABV	WICLO	5'5 X 9'2						

Legal: **PL BCP28011 LT 17 LD 36 SEC 3 TWP 12**
 Amenities:
 Features Incl:
 Site Influences:

"Mainstone Creek" Deluxe 2 storey & full unfinished daylight basement. Features granite countertops, ensuite soaker tub & separate shower, great room fireplace, double garage, 10 year warranty. Open House Sat/Sun 12-5pm.



10138 241A ST **MLS#: V908506**
 Maple Ridge - Albion (VMRAL)
 Active **List Price: \$530,900**

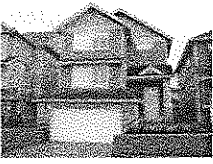
House/Single Family **2 Storey w/Bsmt.**
Bedrooms: 3 **Bathrooms: 3**
 List Brkr: RE/MAX Lifestyles Realty

Construction: Frame - Wood	Fin Flr Up: 1,099
Foundation: Concrete Perimeter	Fin Flr Down: 0
Yr Blt: 2011	Fin Flr Bsmnt: 0
Finished Levels: 3	Fin Flr Main: 1,448
Flooring:	Tot Fin Floor Ar: 2,547
# of Fireplaces: 1	Unfinished Floor: 995
Fireplace Fuel: Gas - Natural	Tot Parking:
Heat/Fuel: Forced Air / Natural Gas	Cov Parking: 2
Water: City/Municipal	Frontage:
PID #: 026-949-156	Depth:
Basement Style: Full	Lot Size: 3,730 sq ft
Outdoor Area: Balcony(s); Patio(s) or Deck	Taxes: \$0 (2011)
Exterior: Mixed, Vinyl	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
MN	LVGRM	14'7 X 25'2	ABV	BDRM	10'5 X 10'4			
MN	KITCH	13'7 X 12'10	ABV	BDRM	13'5 X 11'5			
MN	PANTR	6'10 X 6'	ABV	LAUND	6' X 5'8			
MN	NOOK	11'5 X 9'7	ABV	MBDRM	14'7 X 15'11			
MN	FAMRM	15'8 X 19'						
MN	FOYER	5'2 X 8'6						
ABV	WICLO	10'11 X 6'9						

Legal: **PL BCP28011 LT 38 LD 36 SEC 3 TWP 12**
 Amenities:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW / Disposal - Waste / Drap**
 Site Influences: **Shopping Nearby**

"Main Stone Creek" Pine Plan with 3 bedrooms, full unfinished daylight basement, maple kitchen with granite counters, walk-in closet, computer desk, low-e windows, fire protection sprinkler system, stainless steel appliances, blinds



10122 241A ST MLS#: V908505
 Maple Ridge - Albion (VMRAL)
 Active List Price: \$530,900


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

Construction: Frame - Wood	Fin Flr Up: 1,099
Foundation: Concrete Perimeter	Fin Flr Down: 0
Yr Blt: 2011	Fin Flr Bsmnt: 0
Finished Levels: 3	Fin Flr Main: 1,448
Flooring:	Tot Fin Floor Ar: 2,547
# of Fireplaces: 1	Unfinished Floor: 995
Fireplace Fuel: Gas - Natural	Tot Parking:
Heat/Fuel: Forced Air / Natural Gas	Cov Parking: 2
Water: City/Municipal	Frontage:
PID #: 026-949-172	Depth:
Basement Style: Full	Lot Size: 3,730 sq ft
Outdoor Area: Balcony(s); Patio(s) or Deck	Taxes: \$0 (2011)
Exterior: Mixed, Vinyl	

Floor Type	Dimensions	Floor Type	Dimensions	Floor Type	Dimensions
MN LVGRM	14'7 X 25'2	ABV BDRM	10'5 X 10'4		
MN KITCH	13'7 X 12'10	ABV BDRM	13'5 X 11'5		
MN PANTR	6'10 X 6'	ABV LAUND	6' X 5'8		
MN NOOK	11'5 X 9'7	ABV MBDRM	14'7 X 15'11		
MN FAMRM	15'8 X 19'				
MN FOYER	5'2 X 8'6				
ABV WICLO	10'11 X 6'9				

Legal: **PL BCP28011 LT 40 LD 36 SEC 3 TWP 12**
 Amenities:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW / Disposal - Waste / Drape**
 Site Influences: **Shopping Nearby**

"Main Stone Creek" Pine Plan with 3 bedrooms, full unfinished daylight basement, maple kitchen with granite counters, walk-in closet, computer desk, low-e windows, fire protection sprinkler system, stainless steel appliances, blinds



10106 240A ST MLS#: V918000
 Maple Ridge - Albion (VMRAL)
 Active List Price: \$504,900

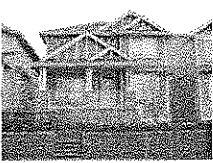
House/Single Family 2 Storey w/Bsmt.
 Bedrooms: 3 Bathrooms: 3
 List Brkr: RE/MAX Lifestyles Realty

Construction: Frame - Wood	Fin Flr Up: 1,095
Foundation: Concrete Block	Fin Flr Down: 0
Yr Blt: 2011	Fin Flr Bsmnt: 0
Finished Levels: 3	Fin Flr Main: 1,059
Flooring:	Tot Fin Floor Ar: 2,154
# of Fireplaces: 1	Unfinished Floor: 1,077
Fireplace Fuel: Gas - Natural	Tot Parking: 4
Heat/Fuel: Forced Air / Natural Gas	Cov Parking: 2
Water: City/Municipal	Frontage:
PID #: 028-530-004	Depth:
Basement Style: Full	Lot Size: 6,484 sq ft
Outdoor Area: Balcony(s); Patio(s) or Deck	Taxes:
Exterior: Mixed, Vinyl	

Floor Type	Dimensions	Floor Type	Dimensions	Floor Type	Dimensions
MN KITCH	9'5 X 13'	ABV LOFT	5'5 X 7'7		
MN EATAR	9' X 13'1	ABV BDRM	14'4 X 9'11		
MN GREAT	16'11 X 16'	ABV BDRM	12'4 X 11'4		
MN DEN	11'6 X 15'4				
MN PANTR	5'2 X 5'11				
ABV MBDRM	18' X 13'2				
ABV WICLO	5'5 X 9'2				

Legal: **PL BCP 47718 LT A LD 36 TWP 12 SEC 3**
 Amenities:
 Features Incl:
 Site Influences:

"Main Stone Creek" Cedar Plan with 3 bdrms, full unfinished basement, cathedral ceiling over great room with gas fireplace, maple kitchen with granite countertops, pantry & island, stainless steel appliances and blind



10116 240TH ST MLS#: V918214
 Maple Ridge - Albion (VMRAL)
 Active List Price: \$463,900


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

Construction: Frame - Wood	Fin Flr Up: 878
Foundation: Concrete Perimeter	Fin Flr Down: 0
Yr Blt: 2011	Fin Flr Bsmnt: 0
Finished Levels: 3	Fin Flr Main: 1,256
Flooring:	Tot Fin Floor Ar: 2,134
# of Fireplaces: 1	Unfinished Floor: 1,244
Fireplace Fuel: Gas - Natural	Tot Parking:
Heat/Fuel: Forced Air / Natural Gas	Cov Parking: 2
Water: City/Municipal	Frontage:
PID #: 026-948-800	Depth:
Basement Style: Full	Lot Size: 3,552 sq ft
Outdoor Area: Balcony(s); Patio(s) or Deck	Taxes: \$1,196 (2010)
Exterior: Mixed, Vinyl	

Floor Type	Dimensions	Floor Type	Dimensions	Floor Type	Dimensions
MN LVGRM	11' X 12'10	ABV MBDRM	13'7 X 12'6		
MN KITCH	11' X 10'6	ABV WICLO	10' X 5'		
MN EATAR	14' X 9'6	ABV BDRM	11' X 10'6		
MN GREAT	13'3 X 22'11	ABV BDRM	10' X 11'6		
MN LIBRY	10' X 13'10				
MN LAUND	5'6 X 6'				
MN FOYER	5'6 X 12'5				

Legal: **PL BCP28011 LT 3 LD 36 SEC 3 TWP 12**
 Amenities:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW / Disposal - Waste / Drape**
 Site Influences: **Lane Access / Shopping Nearby**

"Main Stone Creek" Alder plan with 3 bedrooms + a den/flex room, cathedral ceiling over the great room with a gas fireplace. Features maple kitchen with granite counters, island + pantry, stainless steel appliance package, blinds, full unfi



10108 240TH ST MLS#: V918235
 Maple Ridge - Albion (VMRAL)
 Active List Price: \$463,900

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

Construction: Frame - Wood	Fin Flr Up: 878
Foundation: Concrete Perimeter	Fin Flr Down: 0
Yr Blt: 2011	Fin Flr Bsmnt: 0
Finished Levels: 3	Fin Flr Main: 1,256
Flooring:	Tot Fin Floor Ar: 2,134
# of Fireplaces: 1	Unfinished Floor: 1,244
Fireplace Fuel: Gas - Natural	Tot Parking:
Heat/Fuel: Forced Air / Natural Gas	Cov Parking: 2
Water: City/Municipal	Frontage:
PID #: 026-948-796	Depth:
Basement Style: Full	Lot Size: 3,552 sq ft
Outdoor Area: Balcony(s); Patio(s) or Deck	Taxes: \$1,196 (2010)
Exterior: Mixed, Vinyl	

Floor Type	Dimensions	Floor Type	Dimensions	Floor Type	Dimensions
MN LVGRM	11' X 12'10	ABV MBDRM	13'7 X 12'6		
MN KITCH	11' X 10'6	ABV WICLO	10' X 5'		
MN EATAR	14' X 9'6	ABV BDRM	11' X 10'6		
MN GREAT	13'3 X 22'11	ABV BDRM	10' X 11'6		
MN LIBRY	10' X 13'10				
MN LAUND	5'6 X 6'				
MN FOYER	5'6 X 12'5				

Legal: **PL BCP28011 LT 2 LD 36 SEC 3 TWP 12**
 Amenities:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW / Disposal - Waste / Drape**
 Site Influences: **Lane Access / Shopping Nearby**

"Main Stone Creek" Alder plan with 3 bedrooms + a den/flex room, cathedral ceiling over the great room with a gas fireplace. Features maple kitchen with granite counters, island + pantry, stainless steel appliance package, blinds, full unfi




**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:


463,900.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	463,900.00
GST	23,195.00
PST	32,473.00
Total Purchase Price Before Rebates	519,568.00
Rebates:	
GST rebate	-
HST rebate	23,195.00
Total Rebates	23,195.00
HST Payable after Rebates	
Purchase Price	463,900.00
GST net of rebate	23,195.00
PST net of rebate	9,278.00
Net purchase price	496,373.00



RE/MAX
Lifestyles
Ron Antalek, B.A., T.C.
#1 REALTOR®

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ronantalek@remax.net
www.ronantalek.com



Each Office Independently Owned and Operated




**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

474,900.00






	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	474,900.00
GST	23,745.00
PST	33,243.00
Total Purchase Price Before Rebates	531,888.00
Rebates:	
GST rebate	-
HST rebate	23,745.00
Total Rebates	23,745.00
HST Payable after Rebates	
Purchase Price	474,900.00
GST net of rebate	23,745.00
PST net of rebate	9,498.00
Net purchase price	508,143.00



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Each Office Independently Owned and Operated





**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:





514,900.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	514,900.00
GST	25,745.00
PST	36,043.00
Total Purchase Price Before Rebates	576,688.00
Rebates:	
GST rebate	-
HST rebate	25,745.00
Total Rebates	25,745.00
HST Payable after Rebates	
Purchase Price	514,900.00
GST net of rebate	25,745.00
PST net of rebate	10,298.00
Net purchase price	550,943.00

Lifestyles
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**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

524,900.00

	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	524,900.00
GST	26,245.00
PST	36,743.00
Total Purchase Price Before Rebates	587,888.00
Rebates:	
GST rebate	-
HST rebate	26,245.00
Total Rebates	26,245.00
HST Payable after Rebates	
Purchase Price	524,900.00
GST net of rebate	26,245.00
PST net of rebate	10,498.00
Net purchase price	561,643.00

RE/MAX
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**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

525,900.00

	HST PAYABLE	HST
HST Payable before Rebates:		
Purchase Price	525,900.00	
GST	26,295.00	
PST	36,813.00	
Total Purchase Price Before Rebates	589,008.00	
Rebates:		
GST rebate	-	
HST rebate	26,250.00	
Total Rebates	26,250.00	
HST Payable after Rebates		
Purchase Price	525,900.00	
GST net of rebate	26,295.00	
PST net of rebate	10,563.00	
Net purchase price	562,758.00	

RE/MAX
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**HST CALCULATOR
FOR NEW HOMES**

Enter Gross or Net New Home Sales Price:

530,900.00


	HST PAYABLE
HST Payable before Rebates:	
Purchase Price	530,900.00
GST	26,545.00
PST	37,163.00
Total Purchase Price Before Rebates	594,608.00
Rebates:	
GST rebate	-
HST rebate	26,250.00
Total Rebates	26,250.00
HST Payable after Rebates	
Purchase Price	530,900.00
GST net of rebate	26,545.00
PST net of rebate	10,913.00
Net purchase price	568,358.00



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HST: NEWS ALERT

BC HOUSING AND VACATION PROPERTY

If you are in the market for a new house or you are in the business of building new houses, it may be time to talk to one of MNP's Indirect Tax specialists. The BC Minister of Finance announced on Friday February 17, 2012 that there would be several changes to the existing rebates in place for purchasers of new housing. These rules are complicated; the following provides an overview of the new relief rules that will be in place April 1, 2012.

The Federal Government and the Province of BC are both working towards an April 1, 2013 transition date back to GST and PST in British Columbia. This is going to have an impact on all businesses in BC.

The 12 per cent HST in BC—combining a 5 per cent federal component and a 7 per cent provincial component—will be replaced, effective April 1, 2013, by the Goods and Services Tax (GST) and BC's PST.

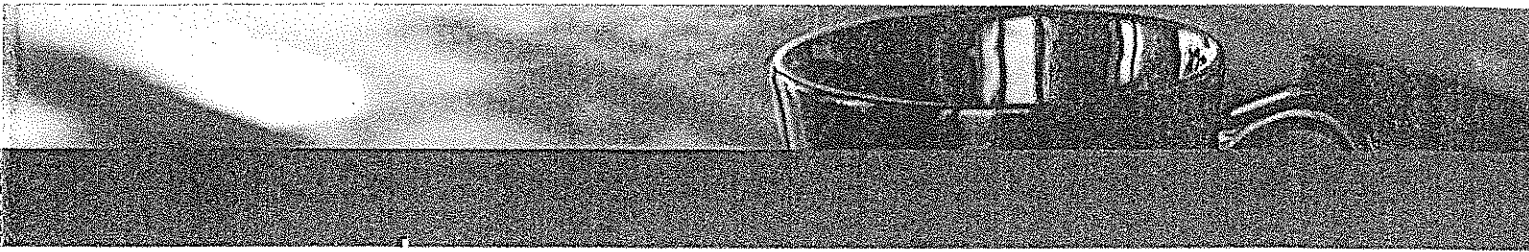
NEW HOUSING REBATE INCREASED TO \$850,000

Effective April 1, 2012 until March 31, 2013 the threshold for the Provincial Portion of the New Housing rebate will be increased to \$850,000. Therefore purchasers of new housing during this time period will be entitled to a maximum rebate of \$42,500. This rebate is calculated in the same way that it has been since July 1, 2010, the limit has just been increased to \$42,500. Persons are only eligible for this rebate where HST has been paid. HST does not apply to resale used housing.

NEW HOUSING REBATE AVAILABLE FOR VACATION AND SECONDARY HOMES (subject to restrictions)

In addition to having the existing provincial rebate for purchasers of new homes, there will also be a new rebate added with the same parameters for purchasers of vacation and secondary homes outside of the Greater Vancouver and Capital Regions.

These provisions are being put in place to ensure that the housing market does not come to a standstill while waiting for the transition back to GST & PST.



BC Region Tax (cont'd)

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Basic Personal Amount Tax Credit Enhancement: The basic personal amount tax credit was increased in 2009 and 2010 as a result of HST implementation; this enhancement has now been reversed with the re-implementation of PST on April 1, 2013. The revised credit amount will be set at \$9,373 plus any inflation indexing that has occurred since 2009.

BC First-Time New Home Buyers' Bonus: Effective for the period from February 21, 2012 to March 31, 2013, this temporary bonus will be available as a refundable income tax credit for first-time home buyers who purchase a newly constructed home. The credit will be calculated as 5% of the purchase price, up to a maximum credit of \$10,000. The credit will be phased out at rates of 20% of net income in excess of \$150,000 for single individuals and 10% of family net income in excess of \$150,000 for couples. Only one credit will be claimable per home. The credit will only be available in respect of purchases of newly constructed housing where both the HST applies and a written agreement of purchase and sale is entered into on or after February 21, 2012.

Hotel Room Taxes: The tax on short term accommodation will be re-implemented at the same time as the PST. The tax rate will be 8% and will apply in the same way it did prior to the HST.

Liquor Mark-ups: The PST rate of 10% on liquor will be reinstated with the re-implementation of the PST. Liquor mark-ups will actually be reduced to compensate for the higher liquor tax and keep shelf prices constant.

B. CORPORATE INCOME TAX MEASURES

Corporate Income Tax Rates

Due to the uncertainty in the Province's fiscal environment, the tax rate for general corporate income is projected to increase to 11% effective April 1, 2014. However, the requirement to implement this increase will be re-evaluated in next year's budget. The rate for small businesses with active business income will remain at 2.5%.

Training Tax Credits (TTC)

The TTC program came into effect January 1, 2007, and provides tax credits for employers and apprentices engaged in eligible apprenticeship programs administered through the Industry Training Authority.