

Active R3038477 Board: F House/Single Family	10381 MAIN STREET N. Delta Nordel V4C 2P3	Residential Detached \$1,010,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,010,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1980
Frontage(feet): 97.00	Bathrooms: 3	Age: 45
Frontage(metres): 29.57	Full Baths: 3	Zoning: RS-4
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,662.92
Lot Area (sq.ft.): 9,678.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.22	P.I.D.: 002-462-133	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey	Total Parking: 4	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Fenced Yard	Floor Finish: Mixed		
Type of Roof: Asphalt			

Legal: **LOT 2, PLAN NWP60260, DISTRICT LOT 18, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Paved Road**

Features:

Finished Floor (Main):	1,545	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Dining Room	12' x7'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x14'			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	17' x14'1			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	16' x11'10			x	Main 3
Finished Floor (Total):	1,545sq. ft.	Main	Bedroom	11'7 x12'2			x	
Unfinished Floor:	0	Main	Bedroom	16' x11'10			x	
Grand Total:	1,545sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: Unauthorized Suite				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Real Estate Services**

Discover the potential of this spacious 4-bedroom, 3-bathroom home located in the Nordel neighbourhood of North Delta. The main living area has been tastefully updated, with final touches awaiting your personal vision. A portion of the garage and interior was being transformed into an unauthorized suite, offering an excellent opportunity for a future mortgage helper. With renovations partially completed, this home is ideal for buyers looking to add value and customize it to their needs. Don't miss out on this opportunity.

Active R3025978 Board: F House/Single Family	19309 67 AVENUE Cloverdale Clayton V4N 1M7	Residential Detached \$1,199,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2006
Frontage(feet): 30.00	Bathrooms: 4	Age: 19
Frontage(metres): 9.14	Full Baths: 3	Zoning: R5
Depth / Size: 116.8	Half Baths: 1	Gross Taxes: \$6,204.52
Lot Area (sq.ft.): 3,503.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.08	P.I.D.: 026-415-968	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: PARK		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 3	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
Exterior: Fibre Cement Board	Driveway Finish: Paving Stone		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	Fixtures Leased: No		
R.I. Fireplaces:			
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Fenced Yard, Patio(s)	Floor Finish: Laminate, Tile, Wall/Wall/Mixed		
Type of Roof: Asphalt			

Legal: **LOT 3, PLAN BCP19629, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	963	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	730	Main	Living Room	13'6" x 12'0"	Below	Laundry	5'3" x 3'2"	Floor #Pcs
Finished Floor (AbvMain2):	465	Main	Dining Room	10'0" x 10'8"				Main 2
Finished Floor (Below):	0	Main	Kitchen	10'0" x 8'4"				Above 4
Finished Floor (Basement):	0	Main	Family Room	14'8" x 12'3"				Above 4
Finished Floor (Total):	2,158sq. ft.	Main	Den	10'11" x 8'12"				Below 4
Unfinished Floor:	963	Main	Laundry	6'10" x 6'2"				
Grand Total:	3,121sq. ft.	Main	Eating Area	6'0" x 4'5"				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'5" x 10'10"				
Suite:		Above	Bedroom	14'0" x 10'0"				
Basement: Unfinished		Above	Bedroom	11'8" x 10'0"				
		Below	Kitchen	10'2" x 8'4"				
		Below	Living Room	12'2" x 9'2"				
		Below	Bedroom	9'3" x 8'9"				
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Heights Realty**

FORECLOSURE!!! INVESTMENT OPPORTUNITY! COACH HOME!! Property is sold as is where is. This 4 bedroom 4 bathroom 3 level home in a family oriented neighbourhood. Main home features 3 spacious bdrms upstairs and downstairs is awaiting your ideas - unfinished with separate entry totally roughed in and ready to go. 1 bdrm legal suite with own laundry above the detached Double car garage with lane access and plenty of street parking! Situated in a GREAT LOCATION directly across from the park with easy access to major highways, shopping, and schools. Measurements approx. buyer to verify if important. Accepted Offer! Court date SEPT 11 @ 9:45AM VAN LAW COURTS 800 SMITHE STREET.

Active R3009296 Board: F House/Single Family	8923 SHEPHERD WAY N. Delta Nordel V4C 4J9	Residential Detached \$1,230,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,230,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1956
Frontage(feet): 0.00	Bathrooms: 2	Age: 69
Frontage(metres):	Full Baths: 2	Zoning: RS1
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,931.01
Lot Area (sq.ft.): 7,303.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 004-715-594	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Natural Gas, Sanitary Sewer, Storm Sewer	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Level Split	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: DetachedGrge/Carport		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
Renovations:	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Wood	Fixtures Rmvd: :		
Fuel/Heating: Natural Gas			
Outdoor Area: Sundeck(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **LOT 7, BLOCK 2, PLAN NWP16782, DISTRICT LOT 16, GROUP 2, NEW WESTMINSTER LAND DISTRICT, & DL 25, 440**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	637	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	561	Main	Kitchen	11'5 x 5'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20'4 x 12'5			x	Above 4
Finished Floor (Below):	554	Main	Nook	11'5 x 8'			x	Below 3
Finished Floor (Basement):	0	Main	Foyer	8'1 x 4'11			x	
Finished Floor (Total):	1,752sq. ft.	Main	Mud Room	8'9 x 6'6			x	
Unfinished Floor:	0	Above	Bedroom	13'2 x 9'5			x	
Grand Total:	1,752sq. ft.	Above	Bedroom	11' x 10'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9'8 x 8'11			x	
		Below	Recreation Room	21'1 x 12'3			x	
		Below	Laundry	13' x 9'2			x	
Suite: None				x			x	
Basement: Part				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

Welcome to this 3-bedroom, 2-bathroom home situated on a spacious 7,303 sqft lot. This versatile split-level layout offers comfortable family living with room to grow. Top floor offers 3 bedrooms. The lower level presents great potential for a mortgage helper or in-law suite. Located in a quiet, family-friendly neighbourhood, this property is perfect for first-time buyers, investors, or those looking to add their personal touch. Don't miss this opportunity!

Active R2960683 Board: F House/Single Family	11132 PATRICIA DRIVE N. Delta Nordel V4C 3A4	Residential Detached \$1,340,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,442,999
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1976
Frontage(feet): 62.00	Bathrooms: 3	Age: 49
Frontage(metres): 18.90	Full Baths: 3	Zoning: RS-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,733.98
Lot Area (sq.ft.): 7,200.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 006-466-818	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 2	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE BY	Dist. to School Bus: CLOSE BY	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: No		
# of Fireplaces: 2 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Forced Air	Fixtures Rmvd: No :		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard			
Type of Roof: Asphalt	Floor Finish: Laminate, Mixed		

Legal: **LOT 1312, PLAN NWP49751, DISTRICT LOT 440, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	1,472	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	12'7 x 10'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'9 x 10'0			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	9'9 x 11'0			x	Below 4
Finished Floor (Basement):	1,323	Main	Living Room	18'7 x 15'4			x	Main 3
		Main	Kitchen	16'1 x 10'10			x	
Finished Floor (Total):	2,795sq. ft.	Main	Dining Room	11'2 x 9'7			x	
Unfinished Floor:	0	Main	Family Room	16'1 x 9'9			x	
Grand Total:	2,795sq. ft.	Below	Bedroom	15'0 x 9'1			x	
		Below	Bedroom	9'10 x 13'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	18'0 x 11'11			x	
		Below	Kitchen	11'8 x 10'11			x	
Suite: Unauthorized Suite		Below	Recreation Room	11'3 x 19'1			x	
Basement: Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Jovi Realty Inc.**

Court Order Sale. This 5 bedroom 3 bathroom BASMENT home very well maintained in a family oriented neighborhood. Quiet street with tons of privacy, 3 BED ROOM 2 FULL BATHROOM UPSTAIR ,2 BEDROOM SUITE (kitchen and separate entry already downstairs). Home gets tons of natural light and has had a few updates throughout the years: new floors, kitchen cabinets, NEW WINDOWS,deck in the backyard. Quick access to Alex Fraser Bridge to get to Richmond and New Westminister, and Highway 17 to get to Langley and surrounding areas. Schools in catchment are Elementary (Devon Gardens) which is walking distance, & Highschool (Delview Secondary School) which is just a few minutes away. Close to shops and recreation, also walking distance to bus stops . OPEN HOUSE SATURDAY FROM 1 TO 3 PM

Active
R3033505
Board: F
House/Single Family

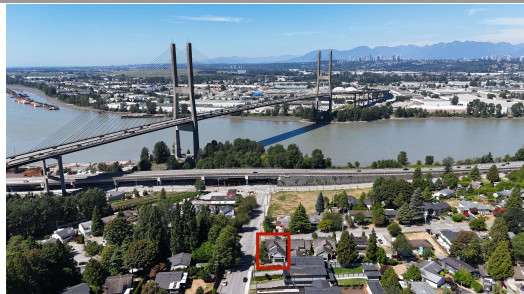
10302 MAIN STREET

N. Delta
Nordel
V4C 2P4

Residential Detached

\$1,450,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,523,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2009**
Frontage(feet): **50.82** Bathrooms: **6** Age: **16**
Frontage(metres): **15.49** Full Baths: **5** Zoning: **RS5**
Depth / Size: **117** Half Baths: **1** Gross Taxes: **\$5,203.70**
Lot Area (sq.ft.): **5,920.00** Rear Yard Exp: **Southeast** For Tax Year: **2024**
Lot Area (acres): **0.14** P.I.D.: **026-979-357** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Fraser Bridge, River, Mountain**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 1, PLAN BCP28557, DISTRICT LOT 18, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,427	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,281	Main	Living Room	13'90 x 13'60			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	13'10 x 13'50			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	15'11 x 10'11			x	Main 4
Finished Floor (Basement):	0	Main	Foyer	9'90 x 7'70			x	Above 4
Finished Floor (Total):	2,708sq. ft.	Main	Family Room	13'90 x 13'11			x	Above 4
Unfinished Floor:	1,410	Main	Dining Room	16'00 x 11'60			x	Above 4
Grand Total:	4,118sq. ft.	Main	Patio	14'11 x 8'0			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'10 x 13'11			x	
Suite: None		Above	Primary Bedroom	13'90 x 13'10			x	
Basement: Unfinished		Above	Bedroom	13'20 x 10'11			x	
		Above	Bedroom	19'11 x 10'10			x	
		Below	Other	13'10 x 35'50			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **RE/MAX Masters Realty**

Perched on a 5,920 sq.ft. elevated corner lot with mountain and Alex Fraser Bridge views, this spacious Nordel home blends comfort, flexibility, and strong income potential. The main floor offers a bright living room, large kitchen, and a convenient primary bedroom. Upstairs boasts 4 generously sized bedrooms, each with its own ensuite. The expansive 1,410 sq.ft. basement with 6'5" ceiling provides exciting possibilities—whether you choose to transform it into a 2-bedroom rental suite with a media room for extra income, or customize it to suit your lifestyle needs. Endless potential to create the perfect mortgage helper. Walking distance to schools, parks, shops, and North Delta Community Park.

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3035819
Board: F
House/Single Family

18048 64 AVENUE
Cloverdale
Cloverdale BC
V3S 1Z5

Residential Detached
\$1,550,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,550,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2005**
Frontage(feet): **61.03** Bathrooms: **5** Age: **20**
Frontage(metres): **18.60** Full Baths: **5** Zoning: **SFR**
Depth / Size: Half Baths: **0** Gross Taxes: **\$5,421.98**
Lot Area (sq.ft.): **6,071.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **026-008-734** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :Court Ordered Sale**
Floor Finish:

Legal: **LOT 5, PLAN BCP12524, SECTION 8, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,386	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,118	Main	Living Room	13' x 13'	Below	Kitchen	12' x 9'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17' x 12'	Below	Eating Area	12' x 8'	Main	3
Finished Floor (Below):	1,050	Main	Family Room	19' x 13'	Below	Bedroom	12' x 10'	Above	4
Finished Floor (Basement):	0	Main	Kitchen	19' x 11'	Below	Bedroom	19' x 11'	Above	3
Finished Floor (Total):	3,554sq. ft.	Main	Bedroom	13' x 10'	Below	Laundry	9' x 9'	Above	3
Unfinished Floor:	0			x			x	Below	4
Grand Total:	3,554sq. ft.	Above	Primary Bedroom	16' x 14'			x		
		Above	Bedroom	12' x 11'			x		
		Above	Bedroom	10' x 10'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x 9'			x		
				x			x		
Suite: Unauthorized Suite				x			x		
Basement: Fully Finished, Separate Entry		Below	Living Room	14' x 12'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX Performance Realty**

Spacious 7-bedroom, 3-level executive-style home on large lot of 6071 sq ft. Living space is 3544 sq ft and has a grand foyer, high ceilings, and large windows offering plenty of natural light. Features two gas fireplaces, crown mouldings. Includes a 2-bedroom unauthorized suite. Convenient location near schools, shopping, and transit, with lane access.

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
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Active
R3023654
Board: F
House/Single Family

17396 62A AVENUE
Cloverdale
Cloverdale BC
V3S 5J1

Residential Detached
\$1,579,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,579,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1997**
Frontage(feet): **60.00** Bathrooms: **5** Age: **28**
Frontage(metres): **18.29** Full Baths: **5** Zoning: **RES**
Depth / Size: **125** Half Baths: **0** Gross Taxes: **\$8,055.11**
Lot Area (sq.ft.): **7,576.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **003-957-128** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Aluminum, Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 190, PLAN NWP50042, PART NE1/4, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,318	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'8" x 11'7"	Below	Kitchen	10' x 8'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'5" x 9'5"	Below	Family Room	8' x 8'	Main 3
Finished Floor (Below):	1,318	Main	Kitchen	10'7" x 8'8"	Below	Bedroom	9' x 9'	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	13'3" x 10'3"			x	Below 3
Finished Floor (Total):	2,636sq. ft.	Main	Bedroom	9'8" x 8'8"			x	Below 3
Unfinished Floor:	0	Main	Bedroom	9'2" x 8'9"			x	Below 3
Grand Total:	2,636sq. ft.	Below	Kitchen	10' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	8' x 8'			x	
Suite: Unauthorized Suite		Below	Bedroom	9' x 9'			x	
Basement: None		Below	Kitchen	10' x 8'			x	
		Below	Family Room	8' x 9'			x	
		Below	Bedroom	9' x 9'			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **4** # of Rooms: **16**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Westmont Realty Inc.**

ATTN: Investors and first-time buyers. Newly remodeled house with new appliances, featuring three 1-bedroom suites (1+1+1), perfect for MORTGAGE HELPER. Located in a quiet area, the back door opens to a playground and school, making it ideal for families. quiet street. close to bus routes.

Active
R3034160
Board: F
House/Single Family

5775 184A STREET
Cloverdale
Cloverdale BC
V3S 7T1

Residential Detached
\$1,599,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,599,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1990**
Frontage(feet): **63.00** Bathrooms: **5** Age: **35**
Frontage(metres): **19.20** Full Baths: **4** Zoning: **RES**
Depth / Size: Half Baths: **1** Gross Taxes: **\$5,645.60**
Lot Area (sq.ft.): **9,830.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.23** P.I.D.: **014-286-777** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **1990**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: Parking Access: **Front, Lane**
Parking: **Add. Parking Avail., Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1 BLK** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 7, PLAN NWP81796, PART SW1/4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

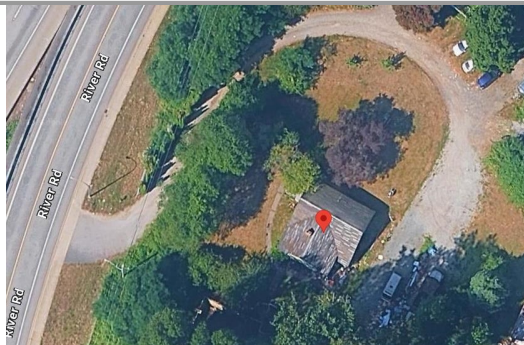
Amenities:
Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	2,590	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	916	Main	Foyer	16'0 x 8'0	Above	Bedroom	13'5 x 10'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'3 x 15'3	Above	Bedroom	10'0 x 10'0	Main	3
Finished Floor (Below):	0	Main	Dining Room	13'3 x 12'0			x	Main	3
Finished Floor (Basement):	0	Main	Kitchen	17'7 x 17'1			x	Main	2
		Main	Wok Kitchen	12'8 x 8'9			x	Above	5
Finished Floor (Total):	3,506sq. ft.	Main	Eating Area	14'0 x 11'7			x	Above	3
Unfinished Floor:	0	Main	Family Room	20'9 x 14'0			x		
Grand Total:	3,506sq. ft.	Main	Office	14'8 x 9'2			x		
		Main	Bedroom	14'0 x 9'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	20'3 x 14'6			x		
		Main	Laundry	9'9 x 8'0			x		
Suite: None		Main	Storage	12'7 x 3'8			x		
Basement: None		Above	Bedroom	20'0 x 15'3			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Royal LePage Westside**

Welcome to your new, huge happy place in Cloverdale! This beautifully renovated two-storey home offers over 3500 sqft of family charm. The main floor features plenty of living space, including a living room, family room, rec room, and a modern kitchen with a bonus auxiliary kitchen—perfect for culinary adventures. Two bedrooms on the main and three more upstairs offer ample room for every family member. Step outside to an expansive backyard with laneway access, ideal for outdoor fun, projects, or hosting weekend BBQs. Located in a fantastic neighbourhood, just two blocks from an elementary school and close to shopping, this home is the perfect blend of style and space. Ready to make a move? Reach out to schedule your private viewing!

Active R3020621 Board: F House/Single Family	11120 RIVER ROAD N. Delta Annieville V4C 2S4	Residential Detached \$2,225,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$2,225,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 9999
Frontage(feet): 135.00	Bathrooms: 2	Age: 999
Frontage(metres): 41.15	Full Baths: 2	Zoning: RS1
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,027.58
Lot Area (sq.ft.): 19,142.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.44	P.I.D.: 006-735-193	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 1/2 Storey	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Open		
Exterior: Mixed, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: :		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Forced Air	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 159, PLAN NWP32729, DISTRICT LOT 15, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,182	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	689	Main	Dining Room	10' x 12'2	Above	Bedroom	12' x 18'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18'2 x 13'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'8 x 12'2			x	Above 4
Finished Floor (Basement):	0	Main	Bedroom	11' x 11'4			x	
Finished Floor (Total):	1,871 sq. ft.	Main	Foyer	4'3 x 5'3			x	
Unfinished Floor:	0	Main	Bedroom	10'7 x 11'4			x	
Grand Total:	1,871 sq. ft.	Main	Steam Room	10'7 x 10'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Porch (enclosed)	3' x 8'9			x	
Suite:		Above	Attic	7'2 x 18'11			x	
Basement: Crawl		Above	Bedroom	11'11 x 12'			x	
		Above	Attic	3'3 x 5'7			x	
		Above	Nook	10'4 x 5'			x	
		Above	Loft	17'3 x 6'8			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Bozz Realty**

Great development and investment potential. Property has a potential to be a part of land assembly alongside the neighbouring property at 9401 Ebor Road Delta (listed on MLS). Combined lot size is total 36,544 plus square feet. Potential to develop into single family homes, row houses or coach houses, town houses etc. Buyer and buyer's agent should confirm zoning details from the City of Delta. SOLD AS IS, WHERE IS.

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active R3020573 Board: F House/Single Family	9401 EBOR ROAD N. Delta Annieville V4C 4R4	Residential Detached \$2,255,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$2,255,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1968
Frontage(feet): 139.00	Bathrooms: 2	Age: 57
Frontage(metres): 42.37	Full Baths: 2	Zoning: RS-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,038.00
Lot Area (sq.ft.): 17,352.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.40	P.I.D.: 006-735-274	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Mixed, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: :		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Forced Air			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt	Floor Finish:		

Legal: **LOT 160, PLAN NWP32729, DISTRICT LOT 15, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,564	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16' x 13'3"			x	Main 4
Finished Floor (Below):	997	Main	Dining Room	11' x 9'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	13' x 12'			x	
Finished Floor (Total):	2,561 sq. ft.	Main	Bedroom	10' x 9'			x	
Unfinished Floor:	0	Bsmt	Den	12' x 10'			x	
Grand Total:	2,561 sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: Full, Partly Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Bozz Realty**

Great development and investment potential. Property has a potential to be a part of land assembly alongside the neighbouring property at 11120 River Road Delta (listed on MLS). Combined lot size is total 36,544 plus square feet. Potential to develop into single family homes, row houses or coach houses, town houses, etc. Buyer and buyer's agent should confirm zoning details from the City of Delta. SOLD AS IS, WHERE IS.

Active
R3042966

Board: F
House/Single Family

11668 95A AVENUE

N. Delta
Annieville
V4C 7P6

Residential Detached

\$2,599,999 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,599,999**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2023**
Frontage(feet): **47.50** Bathrooms: **8** Age: **2**
Frontage(metres): **14.48** Full Baths: **7** Zoning: **RS1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$7,872.29**
Lot Area (sq.ft.): **8,181.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.19** P.I.D.: **004-836-561** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 566, PLAN NWP51883, SECTION 36, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Security System, Smoke Alarm, Wet Bar**

Finished Floor (Main):	2,081	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,069	Main	Living Room	19'11 x 16'9	Above	Walk-In Closet	6'2 x 6'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'7 x 12'11	Above	Laundry	5'8 x 5'5	Main 2
Finished Floor (Below):	1,643	Main	Family Room	20'7 x 15'0	Below	Media Room	24'1 x 18'8	Main 3
Finished Floor (Basement):	0	Main	Kitchen	14'7 x 8'9	Below	Living Room	20'9 x 17'4	Above 5
Finished Floor (Total):	5,793sq. ft.	Main	Wok Kitchen	9'2 x 6'10	Below	Kitchen	10'9 x 8'0	Above 3
Unfinished Floor:	0	Main	Foyer	19'4 x 3'2	Below	Bedroom	10'7 x 9'7	Above 3
Grand Total:	5,793sq. ft.	Main	Bedroom	12'0 x 11'0	Below	Bedroom	10'7 x 10'2	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'6 x 12'2	Below	Living Room	14'5 x 14'2	Below 3
Suite: Other, Unauthorized Suite		Above	Walk-In Closet	6'3 x 9'5	Below	Bedroom	10'11 x 10'0	Below 3
Basement: Fully Finished		Above	Bedroom	12'1 x 10'3				
		Above	Bedroom	11'11 x 12'1				
		Above	Walk-In Closet	5'8 x 4'5				
		Above	Bedroom	15'4 x 12'2				

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **22**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **eXp Realty of Canada, Inc.**

eXp Realty of Canada, Inc.

eXp Realty of Canada, Inc.

Magnificently built luxury home in North Delta's highly desired Annieville neighborhood with easy access to Sungod Rec Centre & the new ND Running Track. This 8-bed, 9-bath residence is a true showpiece featuring a brilliant floating staircase, stone & Polar White stucco exterior, oversized black-glazed windows, and engineered hardwood flooring. The gourmet kitchen boasts a massive island, Fisher & Paykel appliances, and an additional spice kitchen for culinary convenience. Spa-inspired baths with high-power rain showers, radiant heating, and modern comforts like built-in A/C, Generac generator, security system with cameras, central vacuum, and built-in sound system elevate the lifestyle. Designed for entertaining, enjoy a full bar, media/entertainment room, and large deck with gas hookup.

Active
R3038747
Board: F
House with Acreage

4586 176 STREET

Cloverdale
Serpentine
V3S 0L5

Residential Detached

\$16,500,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$16,500,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1949**
Frontage(feet): **1,372.6** Bathrooms: **2** Age: **76**
Frontage(metres): **418.39** Full Baths: **2** Zoning: **A1**
Depth / Size: **2,582.88** Half Baths: **0** Gross Taxes: **\$8,633.52**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **110.00** P.I.D.: **013-255-746** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour: **Virtual Tour URL**
View: **Yes: Mountain and Valley Views**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Metal**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PART NW1/4, SECTION 32, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PL 17425, PTN S NICOM DBL EXP C8071587**

Amenities: **Barn, Workshop Detached**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	3,200	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	0' x 0'			x	Main 4
Finished Floor (Below):	0	Main	Family Room	0' x 0'			x	
Finished Floor (Basement):	0	Main	Kitchen	0' x 0'			x	
Finished Floor (Total):	3,200sq. ft.	Main	Primary Bedroom	0' x 0'			x	
Unfinished Floor:	0	Main	Bedroom	0' x 0'			x	Main 4
Grand Total:	3,200sq. ft.	Main	Bedroom	0' x 0'			x	
Flr Area (Det'd 2nd Res):	1,000sq. ft.			x			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada, Inc.**

COURT ORDER SALE: 110 ACRE - FOOD PROCESSING FACILITY. Large 30,000 SQ/FT Freezer with 30 Ft. Height, 9,302 SQ/FT Frozen fruit processing buildings with IQF Tunnel, 6,192 SQ/FT Blast Coolers, 6,624 SQ/FT Fresh fruit processing building, 4,838 SQ/FT Dairy product processing building, 4,834 SQ/FT Controlled atmosphere building, 3,802 SQ/FT Lunch room with washrooms, 2,000 SQ/FT Shipping and receiving building with loading docks, 1,896 SQ/FT of Office space, and 3 Homes. Large parkade is great for outdoor storage, and truck access. Fertile soil is great for various crops. Close to all amenities and easy access to Highway #17, Highway #10, Highway #1, and USA Border.