EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos
Macdonald Realty (Surrey/152)
Cell: 604-626-6755
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themy@evolvereg.com

Active
R3135875
Board: F
House/Single Family

9678 PRINCESS DRIVE
North Surrey
Royal Heights
V3V 2T4

Residential Detached
$863,550 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$959,500**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1958**
Frontage(feet):	**115.00**	Bathrooms:	**2**	Age:	**68**
Frontage(metres):	**35.05**	Full Baths:	**2**	Zoning:	**R3**
Depth / Size:	**63**	Half Baths:	**0**	Gross Taxes:	**$4,708.32**
Lot Area (sq.ft.):	**7,314.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.17**	P.I.D.:	**001-295-209**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	

View: **Yes: Fraser river & New West**
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 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **0** Parking Access: **Front, Side**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **3 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Laminate, Carpet**

Legal: **LOT 39, SECTION 34 AND 35, BLOCK 5 NORM, RANGE 3 WEST, NEW WESTMINSTER DISTRICT PLAN 17697**

Amenities: **In Suite Laundry**

Site Influences: **Paved Road, Shopping Nearby**
Features:

Finished Floor (Main):	**837**
Finished Floor (Above):	**696**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**667**
Finished Floor (Total):	**2,200 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,200 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **13**

Floor	Type	Dimensions
Main	**Living Room**	**18'0 x15'0**
Main	**Kitchen**	**15'0 x10'0**
Main	**Dining Room**	**11'0 x10'0**
Main	**Family Room**	**13'0 x10'0**
Main	**Recreation Room**	**10'0 x14'0**
Main	**Foyer**	**5'0 x14'0**
Above	**Primary Bedroom**	**13'0 x12'0**
Above	**Bedroom**	**11'0 x10'0**
Above	**Bedroom**	**12'0 x10'0**
Below	**Living Room**	**13'0 x13'0**
Below	**Kitchen**	**8'0 x6'5**
Below	**Bedroom**	**10'11 x10'0**
Below	**Bedroom**	**10'0 x10'0**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Above	**4**
Below	**4**

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

Listing Broker(s): **Macdonald Realty (Surrey/152)** **Macdonald Realty (Surrey/152)**

Royal Heights - 3 level split home with view of the Fraser River and mountains. Set on a generous 7,314 sq ft lot, this property offers 3 spacious bedrooms up and 1 full bathroom. The main floor features a bright west exposed living room, dining room, kitchen family room and solarium. The lower level includes a suite, perfect for extended family or rental income. Located close to schools, transit, South Perimeter Road, Pattullo and Alex Fraser Bridge, Hwy 91 and Skytrain. This home blends comfort with convenience in a desirable neighbourhood

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Active
R3122107
Board: F
House/Single Family

12244 SULLIVAN STREET
South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 3B6

Residential Detached
$899,900 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,100,000**
Meas. Type:	**Feet**	Bedrooms:	**2**	Approx. Year Built:	**1940**
Frontage(feet):	**35.38**	Bathrooms:	**2**	Age:	**86**
Frontage(metres):	**10.78**	Full Baths:	**2**	Zoning:	**SF**
Depth / Size:	**116**	Half Baths:	**0**	Gross Taxes:	**$4,224.97**
Lot Area (sq.ft.):	**3,358.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.08**	P.I.D.:	**003-235-319**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	**:**				
Complex/Subdiv:	**Crescent Beach**				
First Nation Reserve:					
Services Connected:	**Electricity, Natural Gas, Water**				
Sewer Type:	**City/Municipal**	Water Supply:	**City/Municipal**		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
concrete
Renovations:
# of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **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: **Hardwood, Mixed**

Legal: **LOT 1, BLOCK 9, PLAN NWP2482, DISTRICT LOT 52, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	**1,219**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,219 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,219 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions
Main	**Living Room**	**12' x10'**
Main	**Kitchen**	**8' x10'**
Main	**Dining Room**	**10' x12'**
Main	**Primary Bedroom**	**10' x12'**
Main	**Bedroom**	**10' x12'**
Main	**Den**	**9' x8'**
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Main	**3**

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

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

Cute cottage, 2 bedroom and den, plus loft, updated main bath with heated flooring updated kitchen, wood flooring, 2 baths, gas fireplace (not working) air conditioning and heat pump. Lane access. Ideal starter home, 2 blocks to crescent beach. Easy to show Court date to approve sale October 28 New Westminster Court 651 Carnarvon Court room 418 time 9:45am Offer going to Court $865,000

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Active
R2995796
Board: F
House/Single Family

15855 VINE AVENUE
South Surrey White Rock
White Rock
V4B 2T5

Residential Detached
$899,999 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,139,000**
Meas. Type:	**Feet**	Bedrooms:	**2**	Approx. Year Built:	**1972**
Frontage(feet):	**47.90**	Bathrooms:	**1**	Age:	**54**
Frontage(metres):	**14.60**	Full Baths:	**1**	Zoning:	**RS-2**
Depth / Size:	**136**	Half Baths:	**0**	Gross Taxes:	**$5,722.50**
Lot Area (sq.ft.):	**6,514.00**	Rear Yard Exp:	**North**	For Tax Year:	**2024**
Lot Area (acres):	**0.15**	P.I.D.:	**007-365-187**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Electricity**				
Sewer Type:	**City/Municipal**	Water Supply:	**City/Municipal**		

Style of Home:	**Rancher/Bungalow**	Total Parking:	Covered Parking: Parking Access:
Construction:	**Frame - Wood**	Parking:	**Carport; Single**
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:	Reno. Year:	Property Disc.:	**No**
# of Fireplaces: R.I. Fireplaces:	Rain Screen:	Fixtures Leased:	**:**
Fireplace Fuel:	Metered Water:		
Fuel/Heating:	**Forced Air** R.I. Plumbing:	Fixtures Rmvd:	**:**
Outdoor Area:	**Fenced Yard**		
Type of Roof:	**Asphalt**	Floor Finish:	

Legal: **LOT 239, PLAN NWP36249, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	**1,060**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,060 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,060 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions
Main	**Living Room**	**17' x13'**
Main	**Dining Room**	**11' x9'**
Main	**Kitchen**	**15' x9'**
Main	**Bedroom**	**13' x10'**
Main	**Bedroom**	**12' x10'**
Main	**Laundry**	**8' x7'**
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**

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

Listing Broker(s): **NAI Commercial** **NAI Commercial (Langley) Ltd.** **NAI Commercial (Langley) Ltd.**

Court Ordered Sale. All offers subject to court approval. Well located rancher in White Rock. Redevelopment potential under Small Scale Multi-Unit Housing (SSMUH). Based on the parameters set by the City of White Rock, the property would qualify for up to four (4) dwelling units at a maximum density of 0.85 times the lot area with a maximum site coverage of 45%. The changes are Maximum Density (from 1.15 to 0.85) and Maximum Site Coverage (from 50% to 45%).

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Active
R3160615
Board: F
House/Single Family

13950 BLACKBURN AVENUE
South Surrey White Rock
White Rock
V4B 2Z5

Residential Detached
$1,048,800 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,048,800**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1974**
Frontage(feet):	**54.00**	Bathrooms:	**2**	Age:	**52**
Frontage(metres):	**16.46**	Full Baths:	**2**	Zoning:	**SFD**
Depth / Size:	**92**	Half Baths:	**0**	Gross Taxes:	**$6,898.55**
Lot Area (sq.ft.):	**5,134.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.12**	P.I.D.:	**007-258-836**	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, Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: **2** Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Electric, Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **LOT 272, PLAN NWP44154, PART NW1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**1,174**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**682**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,856 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,856 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **11**

Floor	Type	Dimensions
Main	**Living Room**	**20'9 x12'1**
Main	**Kitchen**	**13'7 x10'2**
Main	**Eating Area**	**10'2 x9'8**
Main	**Office**	**12' x9'4**
Main	**Bedroom**	**11'9 x11'7**
Main	**Bedroom**	**12'7 x10'7**
Below	**Primary Bedroom**	**20'1 x12'1**
Below	**Walk-In Closet**	**14' x10'6**
Below	**Laundry**	**10'6 x5'1**
Below	**Utility**	**4'5 x4'5**
Below	**Storage**	**11' x2'8**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**5**
Below	**3**

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

Listing Broker(s): **RE/MAX All Points Realty**

Welcome home to this charming White Rock property situated on a private, corner lot! Located on a quiet street just minutes from the beach, Centennial Park, recreation, shopping and the amenities of both White Rock and Ocean Park. The functional layout offers an open concept main level with a spacious kitchen and living area, two bedrooms, full bathroom and access to multiple outdoor spaces. Downstairs you'll find a generous primary bedroom with walk-in closet and full bathroom. Mature landscaping, multiple decks and patios, plus plenty of outdoor space create excellent potential to make this property your own. A unique opportunity to own a detached home in an established White Rock neighbourhood without the strata fees!

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Active
R3148420
Board: F
House/Single Family

15580 20 AVENUE
South Surrey White Rock
King George Corridor
V4A 2A5

Residential Detached
$1,049,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,225,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1985**
Frontage(feet):	**65.75**	Bathrooms:	**2**	Age:	**41**
Frontage(metres):	**20.04**	Full Baths:	**2**	Zoning:	**R3**
Depth / Size:	**116.93**	Half Baths:	**0**	Gross Taxes:	**$5,114.83**
Lot Area (sq.ft.):	**7,704.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.18**	P.I.D.:	**002-593-866**	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: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **5 Minutes walk** Dist. to School Bus: **3 minutes walk**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 213, PLAN NWP60708, PART SW1/4, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Storage Shed**

Finished Floor (Main):	**1,734**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,734 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,734 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **11**

Floor	Type	Dimensions
Main	**Primary Bedroom**	**16' x12'2**
Main	**Bedroom**	**11'1 x10'8**
Main	**Bedroom**	**13'1 x13'2**
Main	**Walk-In Closet**	**5'2 x5'**
Main	**Living Room**	**21'1 x15'5**
Main	**Dining Room**	**11'8 x10'5**
Main	**Kitchen**	**13'11 x11'7**
Main	**Laundry**	**7'8 x6'6**
Main	**Storage**	**5'10 x3'4**
Main	**Foyer**	**5'3 x6'7**
Main	**Solarium**	**10' x10'**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Main	**3**

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

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

Welcome to this cozy one-level rancher offering three bedrooms and 2 bathrooms, complete with a private fenced backyard. Situated on a generous 7,700+ sq. ft. lot in a central, family-friendly neighbourhood, this home combines comfort, space, and privacy. Ideally located in South Surrey White Rock, you'll enjoy convenient access to shopping, recreation, schools, and everyday amenities. Ideal for first-time buyers seeking affordability or small families, this property presents an outstanding opportunity to own one of Surrey's centrally located communities.

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EVOLVE
REAL ESTATE GROUP

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themy@evolvereg.com

Active
R3098490
Board: F
House/Single Family

13115 107A AVENUE
North Surrey
Whalley
V3T 2G9

Residential Detached
$1,149,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,280,000**
Meas. Type:	**Feet**	Bedrooms:	**7**	Approx. Year Built:	**1969**
Frontage(feet):	**60.00**	Bathrooms:	**4**	Age:	**57**
Frontage(metres):	**18.29**	Full Baths:	**4**	Zoning:	**SF**
Depth / Size:	**136**	Half Baths:	**0**	Gross Taxes:	**$8,283.08**
Lot Area (sq.ft.):	**8,160.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.19**	P.I.D.:	**002-285-134**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	

View: **Yes: MOUNTAINS - NORTH SHORE**
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: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Wood** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Torch-On**

Total Parking: **8** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, 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: **:"AS IS WHERE IS "**
Floor Finish:

Legal: **LOT 109, BLOCK 5N, PLAN NWP34224, SECTION 21, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	**1,301**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**969**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,270 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,270 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **4** # of Rooms: **15**

Floor	Type	Dimensions
Main	**Living Room**	**13' x12'6**
Main	**Dining Room**	**8' x6'**
Main	**Kitchen**	**14'7 x7'6**
Main	**Primary Bedroom**	**15'8 x15'7**
Main	**Bedroom**	**11'4 x9'2**
Main	**Bedroom**	**10'1 x15'8**
Main	**Kitchen**	**14'4 x11'6**
Main	**Bedroom**	**10'6 x8'6**
Below	**Bedroom**	**12'10 x10'10**
Below	**Bedroom**	**9'5 x12'3**
Below	**Bedroom**	**15'9 x12'4**
Below	**Kitchen**	**16' x11'**
Below	**Den**	**8'3 x9'1**

Floor	Type	Dimensions
Below	**Kitchen**	**11'6 x 9'**
Below	**Living Room**	**11'6 x 12'11**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**3**
Below	**4**
Below	**4**

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

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

Court Ordered Sale. Renovated home sitting on 8,160 Sq.ft lot with Back-alley access located in the heart of North Surrey! Featuring three bedrooms and one bathroom upstairs for your personal use, the property includes three suites: 3 bed + 1 bed + a bachelor suite. Open House Saturday August 1st 1 PM to 3 PM.

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Active
R3142604
Board: F
House/Single Family

15661 ROPER AVENUE
South Surrey White Rock
White Rock
V4B 2G9

Residential Detached
$1,151,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,250,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1957**
Frontage(feet):	**61.72**	Bathrooms:	**2**	Age:	**69**
Frontage(metres):	**18.81**	Full Baths:	**1**	Zoning:	**RS1SSM**
Depth / Size:	**117**	Half Baths:	**1**	Gross Taxes:	**$7,051.83**
Lot Area (sq.ft.):	**7,219.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.17**	P.I.D.:	**010-308-628**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	

View: **Yes: Partial Ocean & Mountain**
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: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **0** Parking Access: **Front**
Parking: **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: **:**
Floor Finish:

Legal: **LOT 11, BLOCK 35A, PLAN NWP17877, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	**1,188**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,188 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,188 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions
Main	**Living Room**	**18' x15'**
Main	**Dining Room**	**11' x10'**
Main	**Kitchen**	**12' x10'**
Main	**Primary Bedroom**	**12'8 x11'**
Main	**Bedroom**	**12'5 x10'8**
Main	**Bedroom**	**11'8 x10'**
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**2**

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

Listing Broker(s): **Green Leaf Realty Ltd.**

Court Ordered Sale for a corner lot with potential ocean views from new build duplex or single-family home. Ideally located close to White Rock Beach, parks, restaurants, shopping, and Semiahmoo Shopping Centre, and within walking distance to great schools.

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Active
R3152412
Board: F
House/Single Family

14523 104A AVENUE
North Surrey
Guildford
V3R 1R2

Residential Detached
$1,299,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$1,299,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1976**
Frontage(feet):	**59.97**	Bathrooms:	**1**	Age:	**50**
Frontage(metres):	**18.28**	Full Baths:	**1**	Zoning:	**R3**
Depth / Size:	**182.25**	Half Baths:	**0**	Gross Taxes:	**$8,950.36**
Lot Area (sq.ft.):	**10,903.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.25**	P.I.D.:	**004-659-724**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			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: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **0** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
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 12, SECTION 19, BLOCK 5 NORTH RANGE 1 , NEW WESTMINSTER DISTRICT PLAN 14849**

Amenities: **None**

Site Influences: **Central Location**
Features:

Finished Floor (Main):	**1,104**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,104 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,104 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions
Main	**Living Room**	**19'0 x13'0**
Main	**Dining Room**	**11'0 x7'6**
Main	**Kitchen**	**11'0 x10'0**
Main	**Bedroom**	**12'0 x11'0**
Main	**Bedroom**	**10'6 x9'3**
Main	**Bedroom**	**9'9 x7'9**
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**

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

Listing Broker(s): **RE/MAX Colonial Pacific Realty** **RE/MAX Colonial Pacific Realty**

COURT ORDERED CONDUCT OF SALE - This property is located the Guildford - 104 Avenue NCP. Level property with services at lot line. Excellent potential as a holding property. Property sold as is, where is.

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Active
R3162481
Board: F
House/Single Family

10618 140 STREET
North Surrey
Whalley
V3T 4N8

Residential Detached
$1,299,900 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,299,900**
Meas. Type:	**Feet**	Bedrooms:	**2**	Approx. Year Built:	**1956**
Frontage(feet):	**64.86**	Bathrooms:	**1**	Age:	**70**
Frontage(metres):	**19.77**	Full Baths:	**1**	Zoning:	**R3**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$5,486.01**
Lot Area (sq.ft.):	**19,035.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.44**	P.I.D.:	**000-640-930**	Tax Inc. Utilities?:	
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: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Baseboard** R.I. Plumbing:
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **0** Parking Access:
Parking: **Open, RV Parking Avail.**
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: :
Floor Finish:

Legal: **LOT 1, BLOCK 5N, PLAN NWP12636, SECTION 24, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	**1,480**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,480 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,480 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **4**

Floor	Type	Dimensions
Main	**Living Room**	**17' x11'5**
Main	**Bedroom**	**10'5 x9'**
Main	**Bedroom**	**13'5 x11'**
Main	**Kitchen**	**16'5 x10'5**
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**

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

Listing Broker(s): **Oakwyn Realty Ltd.**

Strategic investment opportunity in Surrey City Centre! R3 Urban Residential zoned property offering both current small scale housing potential and long term land assembly upside within Surrey's evolving City Centre. Priced below land assessed value, this property presents an opportunity for builders, investors and developers seeking to secure a position in one of Metro Vancouver's fastest growing neighbourhoods. Existing home offers holding income potential while future plans are explored. Court approval is not required for the sale. Buyers to complete their own due diligence regarding zoning, servicing, development potential, usable land area and City requirements. Contact your REALTOR® for the planning and development package.

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Active
R3093590
Board: F
House/Single Family

14068 NORTH BLUFF ROAD
South Surrey White Rock
White Rock
V4B 3C3

Residential Detached
$1,499,999 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,650,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1948**
Frontage(feet):	**70.00**	Bathrooms:	**1**	Age:	**78**
Frontage(metres):	**21.34**	Full Baths:	**1**	Zoning:	**RS-1**
Depth / Size:	**136**	Half Baths:	**0**	Gross Taxes:	**$6,568.68**
Lot Area (sq.ft.):	**9,520.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.22**	P.I.D.:	**000-766-844**	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: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit: **OUT FRONT** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 6, PLAN NWP8281, PART NE1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 30172**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Shopping Nearby**
Features:

Finished Floor (Main):	**1,198**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,198 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,198 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions
Main	**Living Room**	**15'5 x12'5**
Main	**Dining Room**	**11'9 x12'6**
Main	**Kitchen**	**12'7 x11'6**
Main	**Primary Bedroom**	**12'6 x12'**
Main	**Bedroom**	**9' x11'4**
Main	**Bedroom**	**12'9 x11'4**
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**

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

Listing Broker(s): **The Agency White Rock**

Prime Small-Scale Multi-Unit Housing opportunity in the heart of White Rock. 9,520 sq ft lot with rare & valuable rear lane access, offering exceptional flexibility for site design, parking, and individual unit entry. With new SSMUH, explore the potential for 3–6 units (buyer to verify with City). Outstanding location just minutes to White Rock Beach, the Pier, shops, and amenities. Rare opportunity to secure a prime development site in a high-demand area.

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www.evolvereg.com
themy@evolvereg.com

Active
R3170190
Board: F
House/Single Family

14969 96 AVENUE
North Surrey
Guildford
V3R 9V6

Residential Detached
$1,600,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,600,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**2018**
Frontage(feet):	**60.69**	Bathrooms:	**6**	Age:	**8**
Frontage(metres):	**18.50**	Full Baths:	**6**	Zoning:	**RES**
Depth / Size:	**37.897**	Half Baths:	**0**	Gross Taxes:	**$9,064.64**
Lot Area (sq.ft.):	**7,425.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.17**	P.I.D.:	**028-092-104**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Electricity, Natural Gas**				
Sewer Type:	**City/Municipal**	Water Supply:	**City/Municipal**		

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

Renovations:
# of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s)**
Type of Roof: **Asphalt**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane, Rear**
Parking: **Garage; Double**
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: **Laminate, Tile, Carpet**

Legal: **LOT 2, BLOCK 5N, PLAN BCP42972, SECTION 32, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	**2,007**
Finished Floor (Above):	**1,539**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**3,546 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,546 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Legal Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **3** # of Rooms: **17**

Floor	Type	Dimensions
Main	**Living Room**	**14' x16'11**
Main	**Dining Room**	**11' x8'8**
Main	**Wok Kitchen**	**8'1 x11'4**
Main	**Kitchen**	**8'5 x16'11**
Main	**Family Room**	**14' x16'11**
Main	**Eating Area**	**7'7 x9'6**
Main	**Den**	**9'9 x9'4**
Main	**Laundry**	**6'1 x18'3**
Main	**Kitchen**	**12'10 x9'2**
Main	**Living Room**	**12'0 x9'4**
Main	**Bedroom**	**9'3 x10'4**
Main	**Office**	**12'10 x10'**
Main	**Laundry**	**2'3 x3'3**

Floor	Type	Dimensions
Above	**Primary Bedroom**	**16'11 x 16'10**
Above	**Bedroom**	**14'4 x 16'10**
Above	**Bedroom**	**13'10 x 12'10**
Above	**Bedroom**	**13'5 x 14'4**
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Main	**3**
Above	**4**
Above	**4**
Above	**3**
Above	**3**

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

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

COURT ORDERED SALE! Immaculate 6 bedroom & 6 bathroom home offering exceptional space, flexibility and functionality. Soaring vaulted ceilings, sunken living room, spacious family room and stunning kitchen with quartz countertops plus separate wok kitchen. Generous bedrooms upstairs, while the ground level features a 1 bedroom suite with separate entrance and dedicated office—ideal for extended family, guests or added income potential. Enjoy air conditioning, double garage and lane access. Beautifully maintained and move in ready, this versatile home offers the space and layout today's buyers are looking for!! Next showing October 10 from 11 to 1

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EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos

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

Active
R3137899
Board: F
House/Single Family

16055 8 AVENUE
South Surrey White Rock
King George Corridor
V4A 1A1

Residential Detached
$1,645,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,725,000**
Meas. Type:	**Feet**	Bedrooms:	**7**	Approx. Year Built:	**1987**
Frontage(feet):	**45.93**	Bathrooms:	**4**	Age:	**39**
Frontage(metres):	**14.00**	Full Baths:	**4**	Zoning:	**R3**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$7,467.20**
Lot Area (sq.ft.):	**8,145.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.19**	P.I.D.:	**008-031-029**	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: **Stucco**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
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: :
Floor Finish:

Legal: **LOT 3, PLAN NWP74943, PART SW1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	**1,528**
Finished Floor (Above):	**1,799**
Finished Floor (AbvMain2):	**107**
Finished Floor (Below):	**196**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**3,630 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,630 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **22**

Floor	Type	Dimensions
Above	**Living Room**	**16'2 x14'2**
Above	**Dining Room**	**16'2 x9'2**
Above	**Kitchen**	**13'7 x10'**
Above	**Primary Bedroom**	**14'11 x12'5**
Above	**Walk-In Closet**	**5'1 x5'3**
Above	**Primary Bedroom**	**11'10 x11'3**
Above	**Walk-In Closet**	**5'1 x5'3**
Above	**Bedroom**	**12'2 x10'11**
Above	**Bedroom**	**12'5 x11'11**
Above	**Laundry**	**10'11 x4'11**
Main	**Kitchen**	**13'9 x12'1**
Main	**Living Room**	**15'11 x15'**
Main	**Dining Room**	**15'1 x10'5**

Floor	Type	Dimensions
Main	**Bedroom**	**16'10 x 9'9**
Main	**Bedroom**	**10' x 10'**
Main	**Bedroom**	**10'8 x 10'**
Main	**Laundry**	**7'6 x 5'6**
Main	**Storage**	**5'11 x 4'3**
Main	**Foyer**	**7' x 6'6**
		x
Abv Main 2	**Office**	**12'2 x 7'2**
Below	**Foyer**	**7'3 x 6'1**
Below	**Utility**	**9'8 x 7'3**
		x
		x
		x

Bathrooms	
Floor	#Pcs
Above	**5**
Main	**4**
Above	**4**
Above	**3**

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

Listing Broker(s): **Green Leaf Realty Ltd.**

Close to White Rock East Beach. This extraordinary home has 7 bedrooms & 4 bathrooms. With no expense spared, this beautifully updated home sits on top of a cul-de-sac with an amazing view of Campbell River! The main level boasts an updated open floor plan, with large windows to enjoy views of the river and French doors that open to your rear deck & private backyard. Savor meals in your contemporary chef-inspired kitchen with a massive island. With 4 bedrooms up, 2 of which are Primary bedrooms with private ensuites. The Lower Level can be used as a mortgage helper for a family or a 3-bedroom self-contained suite.

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Active
R3161431
Board: F
House/Single Family

10850 156 STREET
North Surrey
Fraser Heights
V3R 6J6

Residential Detached
$1,650,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,650,000**
Meas. Type:	**Feet**	Bedrooms:	**6**	Approx. Year Built:	**2018**
Frontage(feet):	**54.00**	Bathrooms:	**6**	Age:	**8**
Frontage(metres):	**16.46**	Full Baths:	**6**	Zoning:	**R3**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$8,022.73**
Lot Area (sq.ft.):	**6,586.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.15**	P.I.D.:	**030-251-834**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Radiant** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**
Parking: **Add. Parking Avail., RV Parking Avail.**
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: **:**
Floor Finish: **Mixed**

Legal: **LOT 1, BLOCK 5N, PLAN EPP63456, SECTION 15, RANGE 1W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	**1,956**
Finished Floor (Above):	**1,445**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**3,401 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,401 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **3** # of Rooms: **15**

Floor	Type	Dimensions
Bsmt	**Foyer**	**0'0 x0'0**
Main	**Living Room**	**0'0 x0'0**
Main	**Dining Room**	**0'0 x0'0**
Main	**Kitchen**	**0'0 x0'0**
Main	**Family Room**	**0'0 x0'0**
Main	**Library**	**0'0 x0'0**
Main	**Kitchen**	**0'0 x0'0**
Main	**Living Room**	**0'0 x0'0**
Main	**Bedroom**	**0'0 x0'0**
Main	**Bedroom**	**0'0 x0'0**
Above	**Primary Bedroom**	**0'0 x0'0**
Above	**Bedroom**	**0'0 x0'0**
Above	**Bedroom**	**0'0 x0'0**

Floor	Type	Dimensions
Above	**Bedroom**	**0'0 x 0'0**
Main	**Wok Kitchen**	**0'0 x 0'0**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Main	**4**
Main	**4**
Main	**4**
Above	**5**
Above	**3**

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

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

This spacious two-level home boasts 6 bedrooms and 6 bathrooms over 3,400 sqft, offering plenty of flexibility for a large or extended family. The main level features separate living and family rooms, a generous kitchen plus auxiliary kitchen, and a separate-entry two-bedroom side suite. Upstairs, all four bedrooms are generously sized and feature their own ensuites. Outside, enjoy a lovely fenced backyard and patio, with laneway access to the double garage plus additional parking. Radiant heat and air conditioning add year-round comfort, all in a central location close to schools, shopping, recreation and Highway 1. A well-rounded family home in a convenient Fraser Heights location.

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Active
R3146246
Board: F
House with Acreage

17311 HILLVIEW PLACE

South Surrey White Rock
Grandview Surrey
V3Z 0C3

Residential Detached
$1,799,900 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,999,900**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1976**
Frontage(feet):	**157.48**	Bathrooms:	**3**	Age:	**50**
Frontage(metres):	**48.00**	Full Baths:	**2**	Zoning:	**RA**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$9,164.89**
Lot Area (sq.ft.):	**53,143.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**1.22**	P.I.D.:	**008-031-428**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	

View: **Yes: Mountains**
Complex/Subdiv: **Country Woods/Hillview**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

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

Renovations: Reno. Year:
# of Fireplaces: **3** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas, Wood** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **8** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**
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: **Yes :AS IS - WHERE IS**

Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 27, BLOCK LS 15, PLAN NWP45247, SECTION 19, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Treed**
Features:

Finished Floor (Main):	**1,334**
Finished Floor (Above):	**724**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,499**
Finished Floor (Total):	**3,557 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,557 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **14**

Floor	Type	Dimensions
Main	**Living Room**	**18'10 x15'**
Main	**Dining Room**	**10'11 x10'4**
Main	**Kitchen**	**16'8 x9'11**
Main	**Family Room**	**17'9 x16'2**
Main	**Laundry**	**22'6 x6'1**
Above	**Primary Bedroom**	**14'3 x18'3**
Above	**Bedroom**	**15'0 x18'3**
Below	**Living Room**	**14'0 x16'4**
Below	**Kitchen**	**13'11 x11'11**
Below	**Dining Room**	**14'0 x9'6**
Below	**Bedroom**	**23'1 x14'1**
Below	**Bedroom**	**13'8 x13'2**
Below	**Flex Room**	**12'3 x9'6**

Floor	Type	Dimensions
Main	**Nook**	**11'4 x 9'0**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**3**
Below	**3**

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

Listing Broker(s): **Homelife Advantage Realty Ltd.** **Homelife Advantage Realty Ltd.**

Fantastic 1.22 acre (53,143 square foot) lot in desirable South Surrey, Grandview Heights neighborhood. Great opportunity to build new or renovate the existing home. North Shore Mountain view, nearby Pacific Heights Elementary, Grandview Heights Highschool and popular Grandview Heights Aquatic Center plus quiet Kensington Prairie. Quick access to Pacific Highway and more. A nice opportunity!

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Active
R3122711
Board: F
House/Single Family

14477 101 AVENUE
North Surrey
Guildford
V3R 0B7

Residential Detached
$1,813,900 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,950,000**
Meas. Type:	**Feet**	Bedrooms:	**7**	Approx. Year Built:	**2021**
Frontage(feet):	**103.14**	Bathrooms:	**6**	Age:	**5**
Frontage(metres):	**31.44**	Full Baths:	**5**	Zoning:	**RES**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$8,272.25**
Lot Area (sq.ft.):	**7,218.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.17**	P.I.D.:	**005-679-257**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			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**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Hot Water, Natural Gas, Radiant** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **2** Parking Access: **Lane, Rear**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
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: **Laminate, Mixed, Tile**

Legal: **LOT 19, BLOCK 5N, PLAN NWP17698, SECTION 30, RANGE 1W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Oven - Built In**

Finished Floor (Main):	**2,165**
Finished Floor (Above):	**1,541**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**3,706 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,706 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Legal Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **3** # of Rooms: **15**

Floor	Type	Dimensions
Main	**Living Room**	**13'9 x11'4**
Main	**Kitchen**	**18'2 x14'**
Main	**Wok Kitchen**	**9' x6'8**
Main	**Dining Room**	**11'4 x9'**
Main	**Family Room**	**22'3 x16'**
Main	**Living Room**	**12' x8'**
Main	**Kitchen**	**12' x7'**
Main	**Bedroom**	**12'6 x10'**
Main	**Bedroom**	**10' x10'2**
Main	**Bedroom**	**10' x9'10**
Above	**Primary Bedroom**	**17'6 x15'**
Above	**Primary Bedroom**	**14'7 x14'1**
Above	**Bedroom**	**12' x12'**

Floor	Type	Dimensions
Above	**Bedroom**	**12'6 x 11'10**
Above	**Laundry**	**9' x 9'7**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Main	**4**
Main	**4**
Above	**4**
Above	**4**
Above	**4**

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

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

Exceptional corner property offering a beautifully designed custom residence on a 7,203 sq.ft. lot with convenient side lane access to the garage. This home showcases quality craftsmanship with a spacious modern layout, oversized windows, and elegant contemporary finishes throughout. The chef-inspired kitchen is equipped with premium appliances and complemented by a separate wok kitchen for added convenience. Enjoy outdoor living on the large private sundeck finished with stylish glass detailing. Features include central A/C, custom-built cabinetry in every bedroom, & private balcony access from all bedrooms. A fully authorized 2-bedroom basement suite provides great rental income potential. Nicely landscaped & fully fenced yard, all within minutes to schools, transit, shopping, & Skytrain

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