

Active R3057494 Board: F House/Single Family	10581 RIVER ROAD N. Delta Annieville V4C 2R1	Residential Detached \$1,199,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1969
Frontage(feet): 70.00	Bathrooms: 2	Age: 57
Frontage(metres): 21.34	Full Baths: 2	Zoning: RD3
Depth / Size: 127	Half Baths: 0	Gross Taxes: \$3,941.53
Lot Area (sq.ft.): 8,923.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.20	P.I.D.: 000-570-966	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: Yes: RIVER, MOUNTAINS, NEW WEST		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
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: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air	Metered Water:		
Outdoor Area: Balcony(s)	R.I. Plumbing:		
Type of Roof: Metal	Fixtures Leased: No :COURT ORDERED SALE		
	Fixtures Rmvd: Yes :COURT ORDERED SALE		
	Floor Finish:		

Legal: **LOT 8, PLAN NWP23742, DISTRICT LOT 17, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP5044**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,226	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'2 x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 8'8"			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	11'6 x 10'			x	Bsmt 4
Finished Floor (Basement):	1,215	Main	Primary Bedroom	13' x 12'7"			x	
Finished Floor (Total):	2,441 sq. ft.	Main	Bedroom	12'3 x 10'			x	
Unfinished Floor:	0	Main	Office	12' x 11'			x	
Grand Total:	2,441 sq. ft.	Bsmt	Living Room	15'10 x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	11' x 7'3"			x	
		Bsmt	Eating Area	11' x 9'			x	
		Bsmt	Bedroom	13' x 12'			x	
		Bsmt	Flex Room	13' x 13'			x	
Suite: None				x			x	
Basement: Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

North Delta home with large lot of 8923 sq ft. 3 bedroom and 2 baths. 2 fireplaces, air condition hooked up, hardwood flooring. 1 bedroom plus den suite in the basement. Nice view of the river, mountains, New Westminster. Close to all amenities. A must see!

Active R3075178 Board: F House/Single Family	8923 SHEPHERD WAY N. Delta Nordel V4C 4J9	Residential Detached \$1,200,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,200,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1956
Frontage(feet): 0.00	Bathrooms: 2	Age: 70
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
R3055340
Board: F
House/Single Family

10302 MAIN STREET

N. Delta
Nordel
V4C 2P4

Residential Detached

\$1,290,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,290,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2009**
Frontage(feet): **50.82** Bathrooms: **6** Age: **17**
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 x13'60			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	13'10 x13'50			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	15'11 x10'11			x	Main	4
Finished Floor (Basement):	0	Main	Foyer	9'90 x7'70			x	Above	4
		Main	Family Room	13'90 x13'11			x	Above	4
Finished Floor (Total):	2,708sq. ft.	Main	Dining Room	16'00 x11'60			x	Above	4
Unfinished Floor:	0	Main	Patio	14'11 x8'0			x	Above	3
Grand Total:	2,708sq. ft.	Above	Primary Bedroom	13'10 x13'11			x		
		Above	Primary Bedroom	13'90 x13'10			x		
		Above	Bedroom	13'20 x10'11			x		
		Above	Bedroom	19'11 x10'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Other	13'10 x35'50			x		
Suite: None				x			x		
Basement: Unfinished									
Crawl/Bsmt. Height:	# of Levels: 2	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 media room, or customize it to suit your lifestyle needs. Walking distance to schools, parks, shops, and North Delta Community Park.

Active
R3068947
Board: F
House/Single Family

11132 PATRICIA DRIVE

N. Delta
Nordel
V4C 3A4

Residential Detached
\$1,290,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,290,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1976**
Frontage(feet): **62.00** Bathrooms: **3** Age: **50**
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: **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 w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
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), Fenced Yard**
Type of Roof: **Asphalt**

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

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

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

Amenities: **None**

Site Influences: **Cul-de-Sac, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
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	Main 3
Finished Floor (Basement):	1,323	Main	Living Room	18'71 x 15'4			x	Below 4
Finished Floor (Total):	2,795sq. ft.	Main	Kitchen	16'11 x 10'10			x	
Unfinished Floor:	0	Main	Dining Room	11'2 x 9'7			x	
Grand Total:	2,795sq. ft.	Main	Family Room	16'1 x 9'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	15'0 x 9'1			x	
Suite: Unauthorized Suite		Below	Bedroom	9'10 x 13'8			x	
Basement: Fully Finished		Below	Living Room	18'0 x 11'11			x	
		Below	Kitchen	11'8 x 10'11			x	
		Below	Recreation Room	11'3 x 19'1			x	
				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): **RE/MAX Crest Realty**

11132 Patricia Drive, Delta, BC V4C 3A4 — Court Order Sale. This 5-bed, 3-bath basement-entry home sits on a quiet, family-friendly street in one of North Delta's most desirable neighbourhoods. Bright and inviting with updated flooring, refreshed kitchen cabinets, newer windows, and a large backyard deck. The main level offers 3 bedrooms and 2 full baths, while the lower level includes a self-contained 2-bed suite with separate entry and kitchen. Convenient access to Alex Fraser Bridge, Hwy 17, Richmond, New Westminster, Langley, and more. Walking distance to Devon Gardens Elementary and close to Delview Secondary, parks, shopping, and transit.

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
\$1,470,000 (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: **21**
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: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
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	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 11'			x	
		Above	Bedroom	10' x 10'			x	
		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
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Active
R3073013
Board: F
House/Single Family

17396 62A AVENUE

Cloverdale
Cloverdale BC
V3S 5J1

Residential Detached
\$1,479,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,479,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1977**
Frontage(feet): **60.00** Bathrooms: **5** Age: **49**
Frontage(metres): **18.29** Full Baths: **5** Zoning: **RES**
Depth / Size: **125** Half Baths: **0** Gross Taxes: **\$8,288.67**
Lot Area (sq.ft.): **7,576.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **003-957-128** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
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: **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:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 190, PLAN NWP50042, 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
		Main	Bedroom	9'8 x 8'8			x	Below 3
Finished Floor (Total):	2,636sq. ft.	Main	Bedroom	9'2 x 8'9			x	Below 3
Unfinished Floor:	0	Main	Bedroom	9'8 x 8'9			x	
Grand Total:	2,636sq. ft.	Below	Kitchen	10' x 8'			x	
		Below	Family Room	8' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	9' x 9'			x	
		Below	Kitchen	10' x 8'			x	
Suite: Unauthorized Suite		Below	Family Room	8' x 9'			x	
Basement: None		Below	Bedroom	9' x 9'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 4	# of Rooms: 16	MHR#:	CSA/BCE:		Maint. Fee: \$0.00			
ByLaw Restrictions: No 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
\$1,549,000 (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: **36**
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
R3075165
Board: F
House/Single Family

18011 63B AVENUE

Cloverdale
Cloverdale BC
V3S 4G1

Residential Detached

\$1,749,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,749,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2006**
Frontage(feet): **62.30** Bathrooms: **7** Age: **20**
Frontage(metres): **18.99** Full Baths: **6** Zoning: **R3**
Depth / Size: **96.72** Half Baths: **1** Gross Taxes: **\$7,339.76**
Lot Area (sq.ft.): **6,029.00** Rear Yard Exp: **North** For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **026-088-851** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: 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: **2 Storey w/ Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Tile - Concrete**

Reno. Year: **2022**
Rain Screen: **Full**
Metered Water: **Yes**
R.I. Plumbing: **No**

Total Parking: **10** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
Driveway Finish: **Asphalt, Concrete**
Dist. to Public Transit: **170m** Dist. to School Bus: **500m**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **Yes: Unknown - Court Order Sale**
Fixtures Rmvd: **:Unknown - Court Order Sale**
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 2, PLAN BCP14184, SECTION 8, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Lane Access, Recreation Nearby**

Features:

Finished Floor (Main):	1,808	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,180	Main	Living Room	11'11 x 13'8	Below	Kitchen	11'5 x 9'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'7 x 11'2	Below	Bedroom	9'2 x 10'5	Main 2
Finished Floor (Below):	1,356	Main	Kitchen	13'1 x 12'8	Below	Bedroom	11'5 x 11'10	Main 3
Finished Floor (Basement):	0	Main	Nook	12'8 x 9'5	Below	Living Room	11'5 x 12'7	Above 4
Finished Floor (Total):	4,344sq. ft.	Main	Family Room	19'1 x 12'8	Below	Kitchen	5'9 x 12'7	Above 4
Unfinished Floor:	0	Main	Bedroom	17'5 x 14'4	Below	Bedroom	11'9 x 10'2	Above 4
Grand Total:	4,344sq. ft.	Main	Den	9'1 x 11'11			x	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	5'10 x 12'8			x	Below 4
Suite: Licensed Suite, Unauthorized		Above	Primary Bedroom	14'9 x 16'11			x	
Basement: Full		Above	Bedroom	11'6 x 14'1			x	
		Above	Bedroom	11'6 x 13'2			x	
		Above	Bedroom	10'1 x 11'4			x	
		Below	Living Room	11'5 x 15'2			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **4** # of Rooms: **19**

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

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

Welcome to this open concept & spacious home in Cloverdale! FULLY RENOVATED 4286 SAFT HOUSE on a 6029 SQFT LOT with a large drive way & also BACK LANE ACCESS. The well designed home has a PRIMARY BEDROOM on the MAIN FLOOR, with an ensuite & walk in closet. Other features on the main floor include large family room, living room, separate dining area, spice kitchen & a HOME OFFICE/DEN. Upstairs there are 4 bedrooms, 3 with OWN ENSUITES. The home is equipped with 2+1 SUITES. Also STEPS AWAY FROM LORD TWEEDSMUIR SECONDARY. Close distance to shopping, Sikh Temple & on Christian Elementary. Check out the 3D virtual Tour!

Active R3073303 Board: F House/Single Family	11764 83A AVENUE N. Delta Scottsdale V4C 2K1	Residential Detached \$2,099,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$2,099,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2019
Frontage(feet): 61.00	Bathrooms: 7	Age: 7
Frontage(metres): 18.59	Full Baths: 6	Zoning: RD3
Depth / Size:	Half Baths: 1	Gross Taxes: \$7,343.24
Lot Area (sq.ft.): 6,100.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 001-039-105	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: <150m	Dist. to School Bus: CLOSE	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Other			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt	Floor Finish:		

Legal: **LOT 185, PLAN NWP37626, SECTION 25, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,392	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,277	Main	Living Room	13'6 x 15'8	Bsmt	Living Room	13'7 x 20'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	21'2 x 17'0	Bsmt	Recreation Room	11'8 x 12'8	Main	3
Finished Floor (Below):	1,844	Main	Dining Room	13'9 x 10'0	Bsmt	Bedroom	10'2 x 9'0	Above	4
Finished Floor (Basement):	0	Main	Den	13'5 x 8'4	Bsmt	Bedroom	9'0 x 10'6	Above	3
Finished Floor (Total):	4,513sq. ft.	Main	Kitchen	18'3 x 12'6	Bsmt	Bar Room	0' x 0'	Above	3
Unfinished Floor:	0	Main	Wok Kitchen	9'0 x 8'0			x	Bsmt	2
Grand Total:	4,513sq. ft.	Above	Primary Bedroom	11'0 x 15'8			x	Below	3
		Above	Bedroom	11'6 x 10'2			x	Bsmt	3
		Above	Bedroom	11'6 x 13'4			x		
		Above	Bedroom	14'8 x 11'6			x		
		Above	Walk-In Closet	8'0 x 11'0			x		
		Above	Laundry	5'2 x 3'6			x		
		Bsmt	Media Room	13'7 x 19'0			x		
Suite:									
Basement:	Fully Finished, Separate Entry								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 18	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Sutton Premier Realty**

Sutton Premier Realty

Luxury-style custom modern home in North Delta offering approximately 4,500 sq. ft. of living space, located in the sought-after Scottsdale neighbourhood. Open-concept main floor with spacious bedrooms upstairs. The lower level features an in-ground suite offering excellent flexibility. Conveniently located close to transit, parks, and schools. Court ordered sale. Property sold as is, where is. Any sale is subject to Court approval. The Seller makes no representations or warranties regarding the condition of the property. No Property Disclosure Statement will be provided. Buyers are advised to conduct their own due diligence. Please allow time for Court approval after acceptance. Showings temporarily on hold. Further instructions to follow.

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

Active
R3069367
Board: F
House/Single Family

11668 95A AVENUE

N. Delta
Annieville
V4C 7P6

Residential Detached
\$2,199,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,249,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2023**
Frontage(feet): **47.50** Bathrooms: **9** Age: **3**
Frontage(metres): **14.48** Full Baths: **7** Zoning: **RS1**
Depth / Size: Half Baths: **2** 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 - Metal**
Exterior: **Stone, Stucco**
Foundation: **Concrete Block**

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 SECTION 36 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 51883**

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):	1,635	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,619	Main	Living Room	22'6 x 12'1	Above	Walk-In Closet	7'4 x 6'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'7 x 12'11	Above	Laundry	5'8 x 5'5	Main 2
Finished Floor (Below):	1,638	Main	Family Room	16'7 x 13'6	Below	Media Room	17'11 x 11'5	Main 3
Finished Floor (Basement):	0	Main	Kitchen	15'8 x 14'11	Below	Living Room	14'9 x 9'4	Above 5
Finished Floor (Total):	4,892sq. ft.	Main	Wok Kitchen	9'4 x 7'4	Below	Kitchen	14'9 x 5'9	Above 3
Unfinished Floor:	0	Main	Den	5'11 x 5'4	Below	Bedroom	11'10 x 9'4	Above 3
Grand Total:	4,892sq. ft.	Main	Bedroom	12'4 x 11'2	Below	Bedroom	11'3 x 10'6	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'11 x 11'11	Below	Living Room	12'6 x 9'8	Below 2
Suite: Other, Unauthorized Suite		Above	Walk-In Closet	9'0 x 6'9	Below	Bedroom	11'3 x 10'6	Below 3
Basement: Fully Finished		Above	Bedroom	11'2 x 11'1	Main	Kitchen	18'0 x 7'7	Below 3
		Above	Bedroom	11'8 x 11'2			x	
		Above	Walk-In Closet	6'2 x 4'6			x	
		Above	Bedroom	15'7 x 12'7			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **4** # of Rooms: **23** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Sutton Group-West Coast Realty (Langley)**

Experience luxury in this 8-bed, 9-bath modern masterpiece by Builder Bros Construction. Featuring an eye-catching Stone and Polar White stucco exterior, engineered hardwood floors, and oversized black-glazed windows, this home blends style and function. Enjoy spa-inspired bathrooms with rain showers and radiant heat, a chef's kitchen with a large island and high-end appliances, plus extras like a Generac generator, AC, security system, central vac, and built-in sound. Entertain with ease in the media room, grand bar, or on the deck with a gas hookup—every detail is thoughtfully designed.

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

Active R3073285 Board: F House/Single Family	9404 EBOR ROAD N. Delta Annieville V4C 4R5	Residential Detached \$2,799,330 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$2,799,330
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1987
Frontage(feet): 135.00	Bathrooms: 3	Age: 39
Frontage(metres): 41.15	Full Baths: 3	Zoning: RS1
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,321.00
Lot Area (sq.ft.): 48,787.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 1.12	P.I.D.: 001-092-715	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double
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: R.I. Fireplaces:	Fixtures Leased: No
Fireplace Fuel:	Fixtures Rmvd: :
Fuel/Heating: Baseboard, Hot Water	Floor Finish:
Outdoor Area: Fenced Yard	
Type of Roof: Tar & Gravel	

Legal: **LOT 161, PLAN NWP32729, DISTRICT LOT 15, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 77295**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,100	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,100	Main	Living Room	11' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	9' x 14'			x	Above 4
Finished Floor (Basement):	0	Main	Den	9' x 14'			x	Above 3
		Main	Laundry	7' x 8'			x	
Finished Floor (Total):	2,200sq. ft.	Above	Primary Bedroom	12' x 12'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 11'			x	
Grand Total:	2,200sq. ft.	Above	Bedroom	10' x 12'			x	
		Above	Bedroom	10' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Family Room	10' x 13'			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Gilco Real Estate Services**

Gilco Real Estate Services

Attention Developers and Builders! Exceptional opportunity to secure this 1.12-acre property in North Delta. The existing residence, constructed in the late 1980s, has been maintained well and remains comfortable and move-in ready, presenting an ideal investment, holding, or redevelopment opportunity. SOLD AS IS WHERE IS. COURT ORDER SALE.

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

Active R3073277	11128 RIVER ROAD	Residential Detached
Board: F	N. Delta	\$3,899,330 (LP)
House/Single Family	Annieville	(SP) M
	V4C 2S4	



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,899,330
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1902
Frontage(feet): 59.00	Bathrooms: 2	Age: 124
Frontage(metres): 17.98	Full Baths: 2	Zoning: RS1
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,024.00
Lot Area (sq.ft.): 89,730.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 2.06	P.I.D.: 011-095-202	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
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: R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Hot Water, Natural Gas	Floor Finish:		
Outdoor Area: Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT B, PLAN NWP6956, DISTRICT LOT 15, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP4464, & DL 24**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,048	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	971	Main	Living Room	13' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Den	11' x 13'			x	Above 4
Finished Floor (Basement):	971	Main	Foyer	8' x 10'			x	
Finished Floor (Total):	2,990sq. ft.	Main	Kitchen	13' x 14'			x	
Unfinished Floor:	0	Main	Mud Room	5' x 6'			x	
Grand Total:	2,990sq. ft.	Above	Primary Bedroom	13' x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x 13'			x	
		Above	Bedroom	9' x 13'			x	
		Above	Bedroom	8' x 11'			x	
Suite:				x			x	
Basement: Fully Finished				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): **Gilco Real Estate Services**

Gilco Real Estate Services

Perched above the Fraser River with breathtaking panoramic views, this exceptional home offers 10' ceilings on the main floor and 9' ceilings upstairs, creating a bright and spacious atmosphere throughout. Situated on a sprawling 2.06-acre (approximately 89,734 sq. ft.) property, the residence features a large, fully insulated detached workshop—perfect for a home office, studio, or entertaining guests. Enjoy stunning million-dollar Fraser River views from nearly every vantage point. Developer/Builder Alert! Incredible opportunity with endless potential for future development or customization. Call for more information. SOLD AS IS WHERE IS.

Active
R3058941
Board: F
House with Acreage

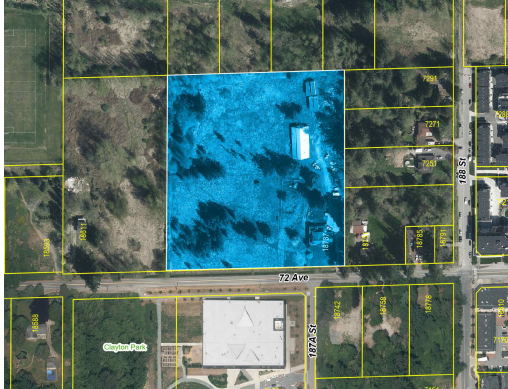
18737 72 AVENUE

Cloverdale
Clayton
V4N 1M9

Residential Detached

\$25,750,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$28,750,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1994**
Frontage(feet): **568.70** Bathrooms: **5** Age: **32**
Frontage(metres): **173.34** Full Baths: **4** Zoning: **RA**
Depth / Size: **625.82** Half Baths: **1** Gross Taxes: **\$163,389.5**
Lot Area (sq.ft.): **354,578.40** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **8.14** P.I.D.: **011-298-600** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
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: **Vinyl**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Hot Water, Radiant**

Outdoor Area: **Balcony(s), 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., DetachedGrge/Carport**

Driveway Finish: **Asphalt**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No** :

Fixtures Rmvd: **No** :

Floor Finish: **Mixed**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 1 SECTION 21 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 8008**

Amenities:

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

Features:

Finished Floor (Main):	1,643	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,514	Main	Kitchen	20' x 17'	Bsmt	Bedroom	10'2 x 13'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	16'5 x 22'5	Bsmt	Bedroom	10' x 13'	Main	2
Finished Floor (Below):	1,603	Main	Dining Room	13' x 12'	Bsmt	Recreation Room	13'1 x 17'4	Above	3
Finished Floor (Basement):	0	Main	Living Room	16' x 10'	Bsmt	Kitchen	13'1 x 9'8		
Finished Floor (Total):	4,760sq. ft.	Main	Laundry	8'8 x 7'10	Bsmt	Laundry	10'6 x 8'9		
Unfinished Floor:	0	Main	Den	12' x 12'	Bsmt	Flex Room	7'5 x 6'9	Above	5
Grand Total:	4,760sq. ft.	Above	Primary Bedroom	18'2 x 13'3			x	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'9 x 12'8			x		
Suite:		Above	Bedroom	12' x 12'			x		
Basement:Fully Finished		Above	Bedroom	16' x 12'			x	Above	3
		Above	Walk-In Closet	6'6 x 6'11			x		
		Bsmt	Dining Room	18'3 x 13'4			x		
		Bsmt	Living Room	12' x 19'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 19	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Court-ordered sale. Sold as is where is. A transit-oriented condo development site in the Clayton Corridor, steps from Fraser Hwy. It's only 730m (3.0 FAR, 8 Storeys) from the future Skytrain station (184 St/ Fraser Hwy), with the Surrey-Langley line anticipated to be in service by late 2029. We encourage you to drive by the site to get a feel for the location.