

Active
R3052978
Board: F
Manufactured

235 1840 160 STREET
South Surrey White Rock
King George Corridor
V4A 4X4

Residential Detached
\$179,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$154,000**
Meas. Type: Bedrooms: **2** Approx. Year Built: **1975**
Frontage(feet): Bathrooms: **1** Age: **51**
Frontage(metres): Full Baths: **1** Zoning: **MHR**
Depth / Size: Half Baths: **0** Gross Taxes: **\$341.00**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.00** P.I.D.: **300-023-541** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: :
Complex/Subdiv: **BREAKWAY BAYS**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Aluminum**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
Type of Roof: **Metal**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate**

Legal: **MHR 9790 CSA84367 SILVER LABEL 550209**

Amenities: **Club House, Exercise Centre, Pool; Outdoor**

Site Influences: **Central Location, Cul-de-Sac, Shopping Nearby**
Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Windows - Thermo**

Finished Floor (Main):	860	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	13' x 13'				Floor
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x 10'				#Pcs
Finished Floor (Below):	0	Main	Kitchen	13' x 11'				
Finished Floor (Basement):	0	Main	Living Room	13' x 12'				
Finished Floor (Total):	860 sq. ft.	Main	Flex Room	10' x 9'				
Unfinished Floor:	0	Main	Dining Room	16' x 7'				
Grand Total:	860 sq. ft.							
Flr Area (Det'd 2nd Res):	sq. ft.							
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 1		Manuf Type: Single Wide		Registered in MHR?: Yes		PAD Rental: \$1,375.00	
# of Kitchens: 1	# of Rooms: 6		MHR#: 9790		CSA/BCE: 550209		Maint. Fee:	
			ByLaw Restrictions: Pets Allowed					

Listing Broker(s): **Royal LePage West Real Estate Services**

Breakway Bays, Family Park with resort like features on cul de sac, one of the best location's in the park a stone throw to clubhouse, pool and visitor parking, HUGE patio half open and other half covered for BBQing year round. Newer appliances, electrical upgrade completed 2025. Island work station on wheels. Vacant move tomorrow Pad Rent \$1375 per month.

Active
R3054602

Board: F
House/Single Family

13075 OLD YALE ROAD

North Surrey
Whalley
V3T 3C3

Residential Detached

\$915,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,025,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1972
Frontage(feet): 60.00	Bathrooms: 1	Age: 54
Frontage(metres): 18.29	Full Baths: 1	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$0.00
Lot Area (sq.ft.): 7,566.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 006-331-581	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: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Forced Air**

Outdoor Area: **None**

Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**

Parking: **Carport; Single, Open**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

R.I. Plumbing: Fixtures Rmvd: :

Floor Finish:

Legal: **LOT 60, BLOCK 5N, PLAN NWP42123, SECTION 28, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

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

Features:

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	0	Main	Kitchen	17'10 x9'9				x	Main	3
Finished Floor (AbvMain2):	0	Main	Living Room	16' x13'6				x		
Finished Floor (Below):	0	Main	Bedroom	11'11 x9'7				x		
Finished Floor (Basement):	0	Main	Bedroom	11'2 x8'6				x		
Finished Floor (Total):	988 sq. ft.	Main	Bedroom	9'7 x8'8				x		
Unfinished Floor:	0	Main	Laundry	9'3 x6'9				x		
Grand Total:	988 sq. ft.				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.				x			x		
Suite: None					x			x		
Basement: None					x			x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:						
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:						
		ByLaw Restrictions:								

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

Unlock the potential of this 7,500+ sq. ft. lot featuring a well-maintained 3-bedroom, 1-bathroom home in Surrey's vibrant Whalley neighbourhood. Perfectly situated nears shopping, schools, and recreation, this property offers versatility for both families and investors alike. The true value lies in its redevelopment potential—especially when combined with the adjacent 10,751 sq. ft. vacant lot (13069 Old Yale Road). Located within the Urban Neighbourhood Community Plan, the assembly may allow for up to 15 units per acre (buyer to verify with the City of Surrey). Whether you're seeking a family home, a long-term investment, or a redevelopment site, this is an opportunity not to be missed.

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

Active
R3032581

Board: F
House/Single Family

15930 20 AVENUE
South Surrey White Rock
King George Corridor
V4A 2B2

Residential Detached
\$950,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,000,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1983
Frontage(feet): 58.83	Bathrooms: 2	Age: 43
Frontage(metres): 17.93	Full Baths: 1	Zoning: R-3
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,951.48
Lot Area (sq.ft.): 7,072.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-231-166	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**
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double, Open**

Driveway Finish:

Dist. to Public Transit: <500 m

Dist. to School Bus: **1km**

Land Lease Expiry Year:

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: Property Disc.: Yes
Rain Screen: Fixtures Leased: No
Metered Water: Fixtures Rmvd: No
R.I. Plumbing: Floor Finish: Mixed

Legal: LOT 196, PLAN NWP65159, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: **Garden**

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,330	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	10' x10'			x	Floor
Finished Floor (AbvMain2):	0	Main	Bedroom	10' x10'			x	Main
Finished Floor (Below):	0	Main	Bedroom	10' x10'			x	Main
Finished Floor (Basement):	0	Main	Kitchen	10' x10'			x	2
Finished Floor (Total):	1,330 sq. ft.	Main	Dining Room	10' x10'			x	
Unfinished Floor:	0	Main	Living Room	10' x10'			x	
Grand Total:	1,330 sq. ft.	Main	Foyer	10' x10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 7	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

eXp Realty of Canada Inc.

Unique opportunity in South Surrey's Sunnyside. This property is R-3 zoned in a highly sought-after neighbourhood. Ideally located less than 500m from bus stops, it provides quick access to Hwy 99 & King George Blvd. Surrounded by top-rated schools including South Meridian, Jessie Lee & Peace Arch Elementary, Earl Marriott Secondary & close to premier parks like Alderwood & Bakerview, this property is perfect for families. Enjoy nearby recreation at Grandview Aquatic Centre, South Surrey Recreation and Arts Centre with convenient shopping at Semiahmoo Mall, Walmart, Superstore, Morgan Crossing & the vibrant shops & restaurants along White Rock Beach. Don't miss this rare chance to own in this prime location!

Active
R3030040

Board: F
House/Single Family

9678 PRINCESS DRIVE

North Surrey
Royal Heights
V3V 2T4

Residential Detached

\$1,043,300 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,260,000
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: CD
Depth / Size: 63	Half Baths: 0	Gross Taxes: \$4,645.83
Lot Area (sq.ft.): 7,314.00	Rear Yard Exp:	For Tax Year: 2024
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: Royal Heights		
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:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking:

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 SECTIONS 34 AND 35 BLOCK5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	837	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	696	Main	Kitchen	15' x10'				x		
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x10'				x		
Finished Floor (Below):	0	Main	Living Room	18' x15'				x		
Finished Floor (Basement):	667	Main	Family Room	13' x10'				x		
Finished Floor (Total):	2,200 sq. ft.	Main	Recreation Room	10' x14'				x		
Unfinished Floor:	0	Main	Foyer	14' x5'				x		
Grand Total:	2,200 sq. ft.	Above	Primary Bedroom	13' x12'				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x10'				x		
Suite: Unauthorized Suite		Above	Bedroom	12' x10'				x		
Basement: Separate Entry		Below	Living Room	13' x13'				x		
Crawl/Bsmt. Height:	# of Levels: 3	Below	Kitchen	8' x6'5				x		
# of Kitchens: 2	# of Rooms: 13	Below	Bedroom	10'11 x10'				x		
		Below	Bedroom	10' x10'				x		
Manuf Type:					Registered in MHR?:			PAD Rental:		
MHR#:					CSA/BCE:			Maint. Fee:		
					ByLaw Restrictions:					

Listing Broker(s): **Macdonald Realty (Delta)**

Macdonald Realty (Delta)

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.

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

Active
R2995796

Board: F
House/Single Family

15855 VINE AVENUE

South Surrey White Rock
White Rock
V4B 2T5

Residential Detached

\$1,080,000 (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
Construction: Frame - Wood
Exterior: Mixed
Foundation: Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit: Dist. to School:
Title to Land: **Freehold NonStrata** Land
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

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

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,060	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Unfinished Floor:	0	Main	Living Room	17' x13'			x	Floor
Grand Total:	1,060 sq. ft.	Main	Dining Room	11' x9'			x	#Pcs
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	15' x9'			x	
Suite:		Main	Bedroom	13' x10'			x	
Basement:None		Main	Bedroom	12' x10'			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **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 1.15 times the lot area with a maximum site coverage of 50%.

Active
R3067459

Board: F
House/Single Family

15847 RUSSELL AVENUE

South Surrey White Rock
White Rock
V4B 2S5

Residential Detached

\$1,149,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,999
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1969
Frontage(feet): 53.60	Bathrooms: 3	Age: 57
Frontage(metres): 16.34	Full Baths: 2	Zoning: RS-2
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,759.92
Lot Area (sq.ft.): 7,343.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 006-900-364	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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Hot Water, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**

Parking: **Garage; Single**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

Fixtures Rmvd: **No** :

Floor Finish: **Mixed**

Legal: **LOT 189 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 33527**

Amenities:

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

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

Finished Floor (Main):	1,055	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	0	Main	Living Room	0' x0'				x		
Finished Floor (AbvMain2):	0	Main	Dining Room	0' x0'				x		
Finished Floor (Below):	158	Main	Kitchen	0' x0'				x		
Finished Floor (Basement):	0	Main	Primary Bedroom	0' x0'				x		
Finished Floor (Total):	1,213 sq. ft.	Main	Bedroom	0' x0'				x		
Unfinished Floor:	617	Main	Bedroom	0' x0'				x		
Grand Total:	1,830 sq. ft.	Below	Recreation Room	0' x0'				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	0' x0'				x		
Suite: None								x		
Basement: Full								x		
Crawl/Bsmt. Height:	# of Levels: 2		Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 8		MHR#:			CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:							

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

RE/MAX Colonial Pacific Realty

Great Location! Perfect opportunity to move in, rent it out, or build your dream home. Walking distance to schools, shops, and parks! Just a 10-minute stroll to White Rock Beach & Pier, and only 5 minutes to the USA border. Situated in a highly sought-after residential neighbourhood, don't miss this chance!

Active
R3049244

Board: F
House/Single Family

14361 MELROSE DRIVE

North Surrey
Bolivar Heights
V3R 5R6

Residential Detached

\$1,185,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,240,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1959
Frontage(feet): 70.00	Bathrooms: 3	Age: 67
Frontage(metres): 21.34	Full Baths: 2	Zoning: RA
Depth / Size: 157	Half Baths: 1	Gross Taxes: \$5,053.08
Lot Area (sq.ft.): 11,017.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.25	P.I.D.: 000-591-572	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 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Single**
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** :
R.I. Plumbing: Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT D, BLOCK 124, PLAN NWP14129, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main): 2,067	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Living Room	11'6 x20'				Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Dining Room	9' x10'				Above 3
Finished Floor (Below): 0	Main	Primary Bedroom	12' x15'6				Above 4
Finished Floor (Basement): 0	Above	Bedroom	9' x9'				Bsmt 1
Finished Floor (Total): 2,067 sq. ft.	Above	Bedroom	12'6 x10'6				
Unfinished Floor: 1,000	Above	Bedroom	11' x8'				
Grand Total: 3,067 sq. ft.	Below	Eating Area	15'6 x12'				
Flr Area (Det'd 2nd Res): sq. ft.	Below	Media Room	12' x22'				
Suite: None	Below	Den	7' x7'6				
Basement: Partly Finished	Bsmt	Other	16' x19'				
Crawl/Bsmt. Height: # of Levels: 1		Manuf Type:	Registered in MHR?:		PAD Rental:		
# of Kitchens: 0		MHR#:	CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:					

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

An exceptional opportunity to own a 3-bedroom home in the thriving Bolivar Heights community. Situated on a rare, flat 11,000 + sq. ft. lot, this property offers endless potential-perfect for first-time buyers or investors in a rapidly developing neighbourhood. Enjoy seamless access to King George Blvd, the Port Mann Bridge, and Highway 1. Don't miss your chance to invest in this prime location!

Active
R3060575

Board: F
House/Single Family

13833 114 AVENUE

North Surrey
Bolivar Heights
V3R 2L8

Residential Detached

\$1,279,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,279,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1963**
 Frontage(feet): **74.00** Bathrooms: **4** Age: **63**
 Frontage(metres): **22.56** Full Baths: **4** Zoning: **R3**
 Depth / Size: **120** Half Baths: **0** Gross Taxes: **\$5,645.99**
 Lot Area (sq.ft.): **8,957.00** Rear Yard Exp: For Tax Year: **2025**
 Lot Area (acres): **0.21** P.I.D.: **009-886-613** Tax Inc. Utilities?: **No**
 Flood Plain: **No** 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: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**

Parking: **Add. Parking Avail.**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No** :

Dist. to School Bus:

Land Lease Expiry Year:

R.I. Plumbing: Fixtures Rmvd: **No** :

Floor Finish:

Legal: **LOT 12, BLOCK 5N, PLAN NWP13976, SECTION 11, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	1,287	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x13'				x
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x11'				x
Finished Floor (Below):	1,047	Main	Kitchen	10' x12'				x
Finished Floor (Basement):	0	Main	Primary Bedroom	13'5 x12'				x
Finished Floor (Total):	2,334 sq. ft.	Main	Bedroom	11'7 x9'8				x
Unfinished Floor:	0	Main	Bedroom	11'10 x9'8				x
Grand Total:	2,334 sq. ft.	Below	Recreation Room	28' x13'				x
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	12' x10'				x
Suite: Unauthorized Suite		Below	Bedroom	12'7 x8'0				x
Basement: Part		Below	Bedroom	11'11 x10'				x
Crawl/Bsmt. Height:	# of Levels: 2	Below	Bedroom	10'8 x8'0				x
# of Kitchens: 2	# of Rooms: 12	Below	Laundry	7'0 x4'0				x

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

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

Court Order Court, Rancher with walkout basement in Bolivar Heights, 6 bedrooms, 4 baths. Three bedroom suite, sunken living room, floor to ceiling stone fireplace, wood flooring, good size kitchen, formal dining room, vaulted ceilings, Private backyard, quite street. 24 hour notice required

Active
R3062546

Board: F
House/Single Family

14686 ST. ANDREWS DRIVE

North Surrey
Guildford
V3R 5V4

Residential Detached

\$1,298,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:**No** Original Price: **\$1,298,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**
 Frontage(feet): **120.37** Bathrooms: **3** Age: **40**
 Frontage(metres): **36.69** Full Baths: **3** Zoning: **RF**
 Depth / Size: **0.00** Half Baths: **0** Gross Taxes: **\$5,084.73**
 Lot Area (sq.ft.): **7,104.00** Rear Yard Exp: **South** For Tax Year: **2025**
 Lot Area (acres): **0.16** P.I.D.: **003-529-436** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **Yes: Mountains Partial**
 Complex/Subdiv: **Bolivar Heights**
 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: **Vinyl**
 Foundation: **Concrete Perimeter, Concrete Slab**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Rear**
 Parking: **Garage; Single**
 Driveway Finish: **Asphalt**
 Dist. to Public Transit: **1 Blk.**
 Title to Land: **Freehold NonStrata** Dist. to School Bus: **2 Blks.**
 Property Disc.: **No** Land Lease Expiry Year:
 Fixtures Leased: **No :Court Ordered Sale. Foreclosure**
 Metered Water: **No**
 R.I. Plumbing: **No** Fixtures Rmvd: **Yes :Court Ordered Sale. Foreclosure. Appliances**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 2, PLAN NWP71232, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,172	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	0	Main	Living Room	18' x14'4	Below	Other	7'6 x 4'8			
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x9'4	Below	Storage	4'8 x 3'6		Main	3
Finished Floor (Below):	964	Main	Dining Room	13' x8'8	Below	Walk-In Closet	8'7 x 3'9		Main	4
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x11'	Below	Dining Room	8'8 x 6'7		Below	4
Finished Floor (Total):	2,136 sq. ft.	Main	Bedroom	10'2 x10'2				x		
Unfinished Floor:	0	Main	Bedroom	11'3 x8'9				x		
Grand Total:	2,136 sq. ft.	Main	Other	7'7 x6'3				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	6'5 x7'7				x		
Suite: Unauthorized Suite		Below	Living Room	13'5 x13'				x		
Basement: Fully Finished		Below	Kitchen	15'4 x11'5				x		
Crawl/Bsmt. Height:	# of Levels: 2	Below	Bedroom	13'3 x8'7				x		
# of Kitchens: 2	# of Rooms: 17	Below	Laundry	5'3 x5'1				x		
		Below	Foyer	8'8 x6'2				x		
Manuf Type:					Registered in MHR?:			PAD Rental:		
MHR#:					CSA/BCE:			Maint. Fee:		
					ByLaw Restrictions:					

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

This well-maintained and inviting home offers a great mix of comfort, convenience, and potential. Just one minute from Hwy 1 and two minutes to Guildford Mall, it provides quick access to Vancouver, shopping, dining, and essentials. The home is also close to parks, transit, and top-rated schools—perfect for families. Inside, you'll find spacious rooms with tasteful updates, including sleek quartz countertops. The fully fenced backyard is a private retreat, ideal for relaxing or entertaining. A separate basement suite adds flexibility for extended family or mortgage-helper potential; however, the property contains accommodation which is not authorized. Whether you're looking to move in or invest, this home offers strong long-term value. 24 Hours Notice. Touch Base Pls. Tks Luke

Active
R3066947

Board: F
House/Single Family

13950 BLACKBURN AVENUE

South Surrey White Rock
White Rock
V4B 2Z5

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: **1974**
 Frontage(feet): **85.00** Bathrooms: **2** Age: **52**
 Frontage(metres): **25.91** Full Baths: **2** Zoning: **SFD**
 Depth / Size: **60** Half Baths: **0** Gross Taxes: **\$6,956.32**
 Lot Area (sq.ft.): **5,134.00** Rear Yard Exp: **South** For Tax Year: **2025**
 Lot Area (acres): **0.12** P.I.D.: **007-258-836** Tax Inc. Utilities?: **No**
 Flood Plain: **No** 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, Split Entry**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter concrete**
 Renovations:
 # of Fireplaces: **2** R.I. Fireplaces: **0**
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s), Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single, Open**
 Driveway Finish: **Asphalt, Concrete**
 Dist. to Public Transit: **3 Blks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Metered Water: **No**
 R.I. Plumbing: **No** Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed**

Dist. to School Bus:
Land Lease Expiry Year:

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

Amenities: **In Suite Laundry, Storage**

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

Features:

Finished Floor (Main):	1,174	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	0	Main	Living Room	20'8 x 11'11				x		
Finished Floor (AbvMain2):	0	Main	Dining Room	10'5 x 9'11				x		
Finished Floor (Below):	0	Main	Kitchen	13'5 x 10'5				x		
Finished Floor (Basement):	682	Main	Bedroom	15'6 x 10'3				x		
Finished Floor (Total):	1,856 sq. ft.	Main	Bedroom	11'10 x 11'8				x		
Unfinished Floor:	0	Main	Solarium	11'9 x 9'6				x		
Grand Total:	1,856 sq. ft.	Bsmt	Primary Bedroom	20'7 x 11'5				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Walk-In Closet	13'10 x 10'7				x		
Suite: None		Bsmt	Laundry	6'2 x 4'11				x		
Basement: Full, Fully Finished		Bsmt	Storage	8'3 x 6'6				x		
Crawl/Bsmt. Height:	# of Levels: 2	Bsmt	Other	15'2 x 4'4				x		
# of Kitchens: 1	# of Rooms: 11		Manuf Type: MHR#:		Registered in MHR?: CSA/BCE:		PAD Rental: Maint. Fee:			
			ByLaw Restrictions:							

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

Totally White Rock! A few minutes to the beach with a smaller town lifestyle, while being convenient to all amenities. Home is situated on a quite street. The corner lot provides an abundance of natural light. Open main floor concept with a newer kitchen, a 20' x 11' living room, and 2 spacious bedrooms. Downstairs the primary bedroom has its own fireplace, with a huge closet and full ensuite. Outside is easy outdoor living with a private fenced yard and numerous decks. Ideal for a professional couple or a smaller family. Better than a townhouse with its own space and w/o strata fees. Priced to sell at nearly \$200K under current assessed value. **OPEN HOUSE SATURDAY JAN 10TH 2:00 to 4:00 pm.**

Active
R3063845

Board: F
House/Single Family

14523 104A AVENUE

North Surrey
Guildford
V3R 1R2

Residential Detached

\$1,399,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,399,000**
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: **\$8,640.60**
Lot Area (sq.ft.): **10,903.00** Rear Yard Exp: **North** For Tax Year: **2025**
Lot Area (acres): **0.25** P.I.D.: **004-659-724** 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: **Stucco**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **0** R.I. Fireplaces: **0**

Fireplace Fuel:

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **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:

Land Lease Expiry Year:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

R.I. Plumbing: 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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	0	Main	Living Room	19'0 x13'0				x	Main	3
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x7'6				x		
Finished Floor (Below):	0	Main	Kitchen	11'0 x10'0				x		
Finished Floor (Basement):	0	Main	Bedroom	12'0 x11'0				x		
Finished Floor (Total):	1,104 sq. ft.	Main	Bedroom	10'6 x9'3				x		
		Main	Bedroom	9'9 x7'9				x		
Unfinished Floor:	0			x				x		
Grand Total:	1,104 sq. ft.			x				x		
Flr Area (Det'd 2nd Res):	sq. ft.			x				x		
Suite: None				x				x		
Basement:Crawl				x				x		
Crawl/Bsmt. Height:		Manuf Type:		Registered in MHR?:		PAD Rental:				
# of Levels: 1		MHR#:		CSA/BCE:		Maint. Fee:				
# of Kitchens: 1		ByLaw Restrictions:								

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

RE/MAX Colonial Pacific Realty

Homelife Benchmark Realty Corp.

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.

Active
R3056930

Board: F
House/Single Family

10476 169A STREET

North Surrey
Fraser Heights
V4N 3L9

Residential Detached

\$1,499,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,650,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1994**
Frontage(feet): **0.00** Bathrooms: **4** Age: **32**
Frontage(metres): **0.00** Full Baths: **3** Zoning: **R3**
Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$6,444.59**
Lot Area (sq.ft.): **7,909.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.18** P.I.D.: **018-501-222** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: MOUNTAINS**
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 w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Brick, Mixed, Stucco**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish: **Concrete**

Dist. to Public Transit: **CLOSE**

Dist. to School Bus: **CLOSE**

Land Lease Expiry Year:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :SOLD AS IS WHERE IS**

R.I. Plumbing: **No** Fixtures Rmvd: **:SOLD AS IS WHERE IS**

Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed, Carpet**

Legal: **LOT 15 SECTION 7 TOWNSHIP 9 NEW WESTMINSTER DISTRICT PLAN LMP12747**

Amenities:

Site Influences: **Central Location, Private Yard**

Features:

Finished Floor (Main):	1,404	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,188	Main	Foyer	7'0 x8'4	Bsmt	Recreation Room	22'0 x 11'5	Floor
Finished Floor (AbvMain2):	0	Main	Living Room	14'9 x13'2	Bsmt	Bedroom	11'2 x 11'0	#Pcs
Finished Floor (Below):	0	Main	Dining Room	14'10 x11'3				
Finished Floor (Basement):	617	Main	Kitchen	16'0 x12'0				
Finished Floor (Total):	3,209 sq. ft.	Main	Eating Area	11'2 x9'5				
Unfinished Floor:	0	Main	Family Room	15'0 x12'0				
Grand Total:	3,209 sq. ft.	Main	Den	13'0 x9'0				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Laundry	7'0 x6'6				
Suite: None		Above	Primary Bedroom	16'0 x10'0				
Basement: Fully Finished, Part, Separate Entry		Above	Walk-In Closet	11'3 x6'4				
Crawl/Bsmt. Height:	# of Levels: 3	Above	Bedroom	13'0 x11'0				
# of Kitchens: 1	# of Rooms: 15	Above	Bedroom	16'0 x10'0				
		Above	Bedroom	15'3 x12'0				
Manuf Type:				Registered in MHR?:			PAD Rental:	
MHR#:				CSA/BCE:			Maint. Fee:	
ByLaw Restrictions:								

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! North Surrey Fraser Heights location, quiet street with large level lot. A beautiful big backyard with a mountain view. Features include; beautiful wood floors throughout, sunken living room, large formal dining room, perfect main floor office for those that work from home, kitchen with separate eating area which has access to rear deck/yard. Upper floor has generous sized bedrooms with the primary bedroom offering a deep tub, large shower in it's spa like en-suite and a walk in closet. The fully finished part basement has a large playroom and a bedroom for one more, slider door to rear yard. There is a large 1/2 basement/crawl space for lots of additional storage. Bring your paint brush and decorating ideas.

Active
R3068176

Board: F
House/Single Family

13115 107A AVENUE

North Surrey
Whalley
V3T 2G9

Residential Detached

\$1,599,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,599,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1969**
 Frontage(feet): **60.00** Bathrooms: **0** Age: **57**
 Frontage(metres): **18.29** Full Baths: **0** Zoning: **RF**
 Depth / Size: 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: Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt, Torch-On**

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

Legal: **LOT 109 SECTION 21 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 34224**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,301	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'0 x12'6	Bsmt	Living Room	11'6 x 12'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x6'				x
Finished Floor (Below):	0	Main	Kitchen	14'7 x7'6				x
Finished Floor (Basement):	696	Main	Primary Bedroom	12'8 x15'7				x
Finished Floor (Total):	1,997 sq. ft.	Main	Bedroom	10'1 x15'8				x
Unfinished Floor:	0	Main	Bedroom	11'4 x9'2				x
Grand Total:	1,997 sq. ft.	Main	Bedroom	10'6 x8'6				x
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	14'4 x11'6				x
Suite:		Bsmt	Living Room	12'1 x10'1				x
Basement: Fully Finished		Bsmt	Kitchen	16'5 x11'				x
Crawl/Bsmt. Height:	# of Levels: 2	Bsmt	Bedroom	15'9 x12'4				x
# of Kitchens: 3	# of Rooms: 14	Bsmt	Bedroom	9'5 x12'3				x
		ByLaw Restrictions:	Manuf Type:	Registered in MHR?:	PAD Rental:			
			MHR#:	CSA/BCE:	Maint. Fee:			

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

Court-Ordered Sale – Property Sold "As Is, Where Is." Fully renovated home on an 8,160 sqft lot with back-alley access in North Surrey. The upper level includes three bedrooms and one bathroom for your use. The property offers three income-generating suites—a two-bedroom, one-bedroom, and bachelor—producing about \$5,000 monthly. Great opportunity for investors seeking strong rental potential. All offers subject to court approval.

Active
R3070697

Board: F
House/Single Family

12711 104A AVENUE

North Surrey
Cedar Hills
V3V 6C1

Residential Detached

\$1,650,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,650,000
Meas. Type: Metres	Bedrooms: 7	Approx. Year Built: 2018
Frontage(feet): 45.34	Bathrooms: 6	Age: 8
Frontage(metres): 13.82	Full Baths: 6	Zoning: R4
Depth / Size: 28.12	Half Baths: 0	Gross Taxes: \$6,967.00
Lot Area (sq.ft.): 4,188.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.10	P.I.D.: 030-185-491	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View:	:	
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Fibre Cement Board, Stone, Vinyl**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Electric, Natural Gas**

Fuel/Heating: **Radiant**

Outdoor Area: **Balcony(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit: **1 Block**

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No** :

R.I. Plumbing: **No** :

Fixtures Rmvd: **No** :

Floor Finish: **Laminate, Tile**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 6 SECTION 20 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP69700**

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

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

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

Finished Floor (Main):	1,346	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	1,290	Main	Living Room	18' x 16'	Bsmt	Bedroom	12' x 11'6			
Finished Floor (AbvMain2):	0	Main	Dining Room	18' x 6'	Bsmt	Living Room	20' x 10'		Main	3
Finished Floor (Below):	0	Main	Den	12' x 11'6	Bsmt	Kitchen	20' x 5'		Above	3
Finished Floor (Basement):	1,354	Main	Family Room	15' x 12'6	Bsmt	Bedroom	13' x 10'8		Above	5
Finished Floor (Total):	3,990 sq. ft.	Main	Kitchen	14'6 x 12'6	Bsmt	Bedroom	13'8 x 11'4		Above	4
Unfinished Floor:	0	Main	Wok Kitchen	10'8 x 6'					Bsmt	3
Grand Total:	3,990 sq. ft.	Above	Primary Bedroom	16' x 14'6					Bsmt	3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'5 x 13'						
Suite: Legal Suite, Unauthorized Suite		Above	Bedroom	15' x 12'6						
Basement: Full		Above	Bedroom	12'0 x 11'6						
Crawl/Bsmt. Height:	# of Levels: 3	Bsmt	Walk-In Closet	9'5 x 5'0						
# of Kitchens: 4	# of Rooms: 18	Bsmt	Living Room	12'6 x 6'0						
		Bsmt	Kitchen	12'5 x 5'						
Manuf Type:				Registered in MHR?:				PAD Rental:		
MHR#:				CSA/BCE:				Maint. Fee:		
ByLaw Restrictions:										

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

Luxury living w/ this impeccable home in Cedar Hills on a 4188 sqft lot, boasting 7 beds, 6 baths & 3990 sqft of living space. The open layout seamlessly connects the kitchen, living area, dining space, and outdoor zones, creating a welcoming focal point for gatherings. Indulge your culinary passions in the well-appointed kitchen, Spice kitchen, equipped with premium appliances, quartz countertops, and ample storage solutions. Elevating your living experience, the property features 2 primary bedrooms, AC, radiant heating, custom cabinetry, CCTV security, an alarm system, and (2+1) mortgage helpers. Bedroom on the main with washroom. This home is in a family-friendly neighborhood near transit, parks, schools, Hwy 17, Pattullo Bridge, and shopping. Balance of 2/5/10 home warranty.

Active
R3037630

Board: F
House/Single Family

14022 20A AVENUE
South Surrey White Rock
Sunnyside Park Surrey
V4A 9S3

Residential Detached

\$2,199,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,399,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2022**
Frontage(feet): **67.00** Bathrooms: **7** Age: **4**
Frontage(metres): **20.42** Full Baths: **6** Zoning: **R3**
Depth / Size: **124** Half Baths: **1** Gross Taxes: **\$10,080.37**
Lot Area (sq.ft.): **8,438.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.19** P.I.D.: **029-976-090** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
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, Laminate, Tile**

Legal: **LOT 2, PLAN EPP57574, SECTION 16, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Private Yard, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In**

Finished Floor (Main):	2,356	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	1,742	Main	Living Room	13' x 14'	Above	Bedroom	13'10 x 12'8			
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'	Above	Bedroom	13'2 x 11'4		Main	2
Finished Floor (Below):	0	Main	Family Room	18' x 13'0	Above	Bedroom	15'6 x 12'2		Main	3
Finished Floor (Basement):	0	Main	Kitchen	20'4 x 14'8	Above	Walk-In Closet	10' x 8'8		Main	4
Finished Floor (Total):	4,098 sq. ft.	Main	Wok Kitchen	11'6 x 5'10	Above	Walk-In Closet	5' x 5'		Above	4
Unfinished Floor:	0	Main	Eating Area	15'2 x 7'4	Above	Walk-In Closet	5' x 5'		Above	4
Grand Total:	4,098 sq. ft.	Main	Media Room	14'2 x 11'2	Above	Laundry	10'6 x 5'6		Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	11'1 x 7'6	Above	Den	12'4 x 9'10		Above	3
Suite: Legal Suite		Main	Foyer	9'6 x 7'						
Basement: None		Main	Kitchen	15'10 x 13'3						
Crawl/Bsmt. Height:	# of Levels: 2	Main	Bedroom	11'8 x 10'6						
# of Kitchens: 3	# of Rooms: 21	Main	Bedroom	12' x 9'4						
		Above	Primary Bedroom	19'10 x 13'8						
Manuf Type:					Registered in MHR?:		PAD Rental:			
MHR#:					CSA/BCE:		Maint. Fee:			
					ByLaw Restrictions:					

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

The Agency White Rock

The Agency White Rock

Luxury like-new 4,098 sqft home on an 8,438 sqft south-facing lot in sought-after Sunnyside Park. This 6 bed, 6.5 bath residence offers a bright, open layout with soaring ceilings, elegant living/dining, a modern kitchen + wok kitchen, and seamless indoor-outdoor flow—perfect for entertaining. The main floor includes an office/guest room with ensuite. Upstairs features 4 spacious bedrooms, each with a private ensuite + heated floors, plus an open den and laundry room. Other features incl. hardwood flooring throughout, oversized windows, A/C, hot water on demand, Culligan water filtration, fully fenced yard, gated entry, double garage and extra parking, and a legal above-ground suite for a mortgage helper. Located only steps away from transit, parks, schools and beaches. Call today!

Active
R3053076

Board: F
House/Single Family

13698 113 AVENUE

North Surrey
Bolivar Heights
V3R 2J1

Residential Detached

\$2,485,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,575,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2021**
Frontage(feet): **82.50** Bathrooms: **6** Age: **5**
Frontage(metres): **25.15** Full Baths: **6** Zoning: **CD**
Depth / Size: Half Baths: **0** Gross Taxes: **\$10,109.76**
Lot Area (sq.ft.): **22,219.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.51** P.I.D.: **011-631-040** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No**:
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Hot Water**
Outdoor Area: **Fenced Yard, Patio(s), Rooftop Deck**
Type of Roof: **Asphalt, Other**

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**:
R.I. Plumbing: Fixtures Rmvd: **No**:
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

Legal: PARCEL "A" (EXPLANATORY PLAN 16942) OF THE WEST 247.5 FEET LOT 2 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 38650 SECONDLY: PART SUBDIVIDED BY PLAN 45187
THIRDLY: PART SUBDIVIDED BY PLAN 55644, SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NWD PLAN 494

Amenities:

Site Influences:
Features:

Finished Floor (Main):	1,657	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	1,325	Main	Family Room	16' x13'				x		
Finished Floor (AbvMain2):	1,402	Main	Dining Room	11' x15'				x		
Finished Floor (Below):	0	Main	Living Room	12' x15'				x		
Finished Floor (Basement):	0	Main	Kitchen	16' x13'				x		
Finished Floor (Total):	4,384 sq. ft.	Main	Den	10' x12'				x		
Unfinished Floor:	0	Above	Primary Bedroom	15' x16'				x		
Grand Total:	4,384 sq. ft.	Above	Bedroom	12' x11'				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14' x13'				x		
Suite:		Abv Main 2	Bedroom	8' x8'				x		
Basement: None		Abv Main 2	Kitchen	10' x10'				x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:							
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:							
		ByLaw Restrictions:								

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

This is a court ordered sale. A great opportunity to acquire: A.) Spacious two-level home, 4,384 sq. ft. on a 10,000 Sq.ft lot. 6 baths, with modern finishes including radiant heating and air conditioning. B.) An additional 12,000 Sq.ft building lot at the rear of the property (to be subdivided). Feel free to drive by the site.

Active
R3075724

Board: F
House/Single Family

3689 159A STREET

South Surrey White Rock
Morgan Creek
V3Z 0P1

Residential Detached

\$2,700,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,700,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2004
Frontage(feet): 85.30	Bathrooms: 4	Age: 22
Frontage(metres): 26.00	Full Baths: 3	Zoning: CD
Depth / Size:	Half Baths: 1	Gross Taxes: \$10,086.56
Lot Area (sq.ft.): 10,075.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.23	P.I.D.: 025-437-615	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View:	Yes: Golf Course - the 15th Fairway	
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 w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stone, Wood**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **4** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air**

Outdoor Area: **Balcony(s) Patio(s) Dck(s)**

Type of Roof: **Wood**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No :**

R.I. Plumbing:

Fixtures Rmvd: **No :**

Floor Finish:

Legal: **LOT 226, PLAN LMP54522, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,562	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	1,235	Main	Great Room	18'6 x17'2				x		
Finished Floor (AbvMain2):	0	Main	Kitchen	15'10 x13'2				x		
Finished Floor (Below):	0	Main	Nook	13'2 x8'5				x		
Finished Floor (Basement):	1,565	Main	Dining Room	13'4 x10'4				x		
Finished Floor (Total):	4,362 sq. ft.	Main	Office	12'11 x12'4				x		
Unfinished Floor:	0	Main	Laundry	7'11 x5'7				x		
Grand Total:	4,362 sq. ft.	Above	Primary Bedroom	15'10 x13'3				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'4 x12'7				x		
Suite: None		Above	Bedroom	13'4 x11'3				x		
Basement: Full		Above	Walk-In Closet	7'9 x6'6				x		
Crawl/Bsmt. Height:	# of Levels: 3	Bsmt	Recreation Room	22'5 x12'2				x		
# of Kitchens: 1	# of Rooms: 13	Bsmt	Games Room	22'8 x17'1				x		
		Bsmt	Office	12'3 x11'7				x		
Manuf Type:					Registered in MHR?:			PAD Rental:		
MHR#:					CSA/BCE:			Maint. Fee:		
					ByLaw Restrictions:					

Listing Broker(s): **Parallel 49 Realty**

Court order sale. Amazing Price. Allow 24 hours' for showings.

Active
R3061950

Board: F
House/Single Family

9990 138 STREET

North Surrey
Whalley
V3T 4K2

Residential Detached

\$2,999,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	No	Original Price: \$2,999,000
Meas. Type:	Feet	Bedrooms:	2
Frontage(feet):	70.00	Bathrooms:	2
Frontage(metres):	21.34	Full Baths:	2
Depth / Size:		Half Baths:	0
Lot Area (sq.ft.):	7,050.00	Rear Yard Exp:	
Lot Area (acres):	0.16	P.I.D.:	010-133-437
Flood Plain:	No		
View:	No		
Complex/Subdiv:			
First Nation Reserve:			
Services Connected:	Electricity, Water		
Sewer Type:	City/Municipal	Water Supply:	City/Municipal

Style of Home: **Basement Entry**
Construction: **Concrete Block, Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **Covered Parking:** **Parking Access:**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
R.I. Plumbing: **Fixtures Rmvd:** **No** :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 1 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15725 EXCEPT PLAN EPP78826**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	1,056	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	0	Main	Living Room	18'6 x 11'6				x		
Finished Floor (AbvMain2):	0	Main	Kitchen	17' x 11'				x		
Finished Floor (Below):	0	Main	Bedroom	11'6 x 11'6				x		
Finished Floor (Basement):	0	Main	Bedroom	14' x 9'				x		
Finished Floor (Total):	1,056 sq. ft.	Main	Family Room	25' x 11'				x		
Unfinished Floor:	0			x				x		
Grand Total:	1,056 sq. ft.			x				x		
Flr Area (Det'd 2nd Res):	sq. ft.			x				x		
Suite: None				x				x		
Basement: None				x				x		
Crawl/Bsmt. Height:	# of Levels: 1		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 5		MHR#:		CSA/BCE:		Maint. Fee:			
			ByLaw Restrictions:							

Listing Broker(s): **eXp Realty**

COURT ORDER SALE! HIGHRISE PARCEL. Rare opportunity to own a prime parcel in the Surrey City Centre plan. The site is surrounded by premier high rise developments and is one of the few sites allowing for a high density and is located in the TOA (transit oriented corridor). All measurements are approximate, Buyer or buyer's agent to verify.

Active
R3075069

Board: F
House with Acreage

8415 184 STREET

North Surrey
Port Kells
V4N 6G4

Residential Detached

\$7,150,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,150,000**
Meas. Type: **Feet** Bedrooms: 7 Approx. Year Built: **2010**
Frontage(feet): **663.48** Bathrooms: 12 Age: **16**
Frontage(metres): **202.23** Full Baths: 11 Zoning: **A-1**
Depth / Size: **582.06** Half Baths: 1 Gross Taxes: **\$4,140.86**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **28.92** P.I.D.: **015-022-668** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **No**:
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Other, Radiant**
Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **20** Covered Parking: **3** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**
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**:
R.I. Plumbing: Fixtures Rmvd: **No**:
Floor Finish:

Legal: **LOT 4, PLAN NWP38258, PART NE1/4, SECTION 29, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 52270**

Amenities: **In Suite Laundry**

Site Influences:
Features: **ClothWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **3,124**
Finished Floor (Above): **2,157**
Finished Floor (AbvMain2): **1,801**
Finished Floor (Below): **2,575**
Finished Floor (Basement): **0**
Finished Floor (Total): **9,657 sq. ft.**
Unfinished Floor: **0**
Grand Total: **9,657 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: **26**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Main	Foyer	12'7 x 12'6	Main	Living Room	15'3 x 10'4		Main	2
Main	Living Room	13'7 x 19'5	Main	Bedroom	12'0 x 14'7		Main	3
Main	Bedroom	10'4 x 11'5	Main	Walk-In Closet	7'1 x 3'4		Main	4
Main	Family Room	18'11 x 21'9	Main	Flex Room	6'4 x 4'10		Main	4
Main	Kitchen	13'10 x 11'4	Above	Primary Bedroom	15'6 x 16'11		Main	4
Main	Eating Area	15'0 x 10'0	Above	Walk-In Closet	11'3 x 6'3		Above	4
Main	Nook	11'0 x 11'0	Above	Walk-In Closet	15'1 x 5'11		Above	4
Main	Wok Kitchen	6'11 x 4'11	Above	Flex Room	20'8 x 13'3		Abv Main 2	3
Main	Den	9'4 x 9'2	Above	Bedroom	13'0 x 11'0		Abv Main 2	4
Main	Laundry	13'3 x 6'1	Above	Bedroom	14'0 x 12'0		Below	3
Main	Dining Room	12'9 x 15'11	Above	Bedroom	10'2 x 11'7		Below	4
Main	Dining Room	12'10 x 10'0	Above	Walk-In Closet	5'5 x 5'10		Below	3
Main	Kitchen	7'8 x 11'2	Above	Bedroom	10'10 x 11'0		Below	3
Manuf Type: Registered in MHR?: PAD Rental:				CSA/BCE: Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Sutton Group-Alliance R.E.S.**

Sutton Group-Alliance R.E.S.

Unlock the potential of this extraordinary 29-acre estate in the sought-after Port Kells area! Featuring two luxurious homes with multiple living spaces, this property is perfect for multi-generational living or a savvy investor looking for income-generating opportunities. The modern 2010 residence boasts exceptional craftsmanship, while the beautifully renovated 1974 home offers endless possibilities. Plus, enjoy the bounty of over 20 acres of thriving blueberry plants, including prized Duke, Bluecrop, and Reka varieties. Don't miss this rare chance to own a piece of paradise - schedule your viewing today

Active
R3073138

Board: F
House with Acreage

9072 187TH STREET

North Surrey
Port Kells
V4N 3N4

Residential Detached

\$7,650,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,650,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1961
Frontage(feet):	Bathrooms: 2	Age: 65
Frontage(metres):	Full Baths: 2	Zoning: RA
Depth / Size:	Half Baths: 0	Gross Taxes: \$30,610.73
Lot Area (sq.ft.): 217,364.40	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 4.99	P.I.D.: 011-989-980	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View:	:	
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Water	
Sewer Type: Septic		Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **3** Parking Access: **Front**

Parking: **Garage; Double, Garage; Single**

Driveway Finish:

Dist. to Public Transit:

Dist. to School Bus:

Land Lease Expiry Year:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No** :

R.I. Plumbing:

Fixtures Rmvd: :

Floor Finish: **Mixed**

Legal: **LOT 27, PLAN NWP1070, SECTION 33, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main): 1,300	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): 0	Above	Living Room	25' x13'				x		
Finished Floor (AbvMain2): 0	Above	Dining Room	15' x9'				x		
Finished Floor (Below): 0	Above	Family Room	19' x12'				x		
Finished Floor (Basement): 1,000	Above	Kitchen	18' x10'				x		
Finished Floor (Total): 2,300 sq. ft.	Above	Bedroom	12' x10'				x		
Unfinished Floor: 0	Above	Bedroom	12' x9'				x		
Grand Total: 2,300 sq. ft.	Above	Bedroom	10' x10'				x		
Flr Area (Det'd 2nd Res): sq. ft.	Bsmt	Bedroom	19' x13'				x		
	Bsmt	Bedroom	0' x0'				x		
	Bsmt	Laundry	6' x10'				x		
				x			x		
				x			x		
				x			x		
Crawl/Bsmt. Height: # of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	MHR#:		CSA/BCE:		Maint. Fee:				
	ByLaw Restrictions:								

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

A rare opportunity to acquire 4.99 acres of RA-zoned land in Surrey's Anniedale-Tynehead Neighbourhood. The property includes a single-family residence offering four bedrooms and two bathrooms. The Anniedale-Tynehead NCP designates this site for Industrial Business Park use. Buyers are advised to perform their own due diligence with the City of Surrey. Primary value lies in the land.