

**Active**  
**R3075697**  
Board: F  
Manufactured

**136 7790 KING GEORGE BOULEVARD**

Surrey  
East Newton  
V3W 5Y4

Residential Detached  
**\$169,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$169,000**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **1975**  
 Frontage(feet): Bathrooms: **1** Age: **51**  
 Frontage(metres): Full Baths: **1** Zoning: **MHR**  
 Depth / Size: Half Baths: **0** Gross Taxes: **\$593.65**  
 Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2025**  
 Lot Area (acres): **0.00** P.I.D.: **800-183-280** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **No**:  
 Complex/Subdiv: **CRISPEN BAYS**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Manufactured/Mobile**

Construction: **Frame - Wood**

Exterior: **Aluminum, Mixed**

Foundation: **None**

Renovations:

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

Fireplace Fuel:

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

Outdoor Area: **None**

Type of Roof: **Other**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**

Parking: **Carport; Single**

Driveway Finish: **Asphalt**

Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**

Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No :SOLD AS IS AT THE TIME OF POSSESSION**

R.I. Plumbing: **No** Fixtures Rmvd: **:SOLD AS IS AT THE TIME OF POSSESSION**

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

Legal: **BEDIX LEADER MHR# 015522 SERIAL # GESCEYMP68X126300**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	<b>768</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>0</b>	Main	<b>Kitchen</b>	<b>13' x11'6</b>				x	Main	4
Finished Floor (AbvMain2):	<b>0</b>	Main	<b>Living Room</b>	<b>17'8 x11'6</b>				x		
Finished Floor (Below):	<b>0</b>	Main	<b>Laundry</b>	<b>3' x5'</b>				x		
Finished Floor (Basement):	<b>0</b>	Main	<b>Primary Bedroom</b>	<b>13' x11'6</b>				x		
Finished Floor (Total):	<b>768 sq. ft.</b>	Main	<b>Den</b>	<b>13'4 x11'5</b>				x		
Unfinished Floor:	<b>0</b>			x				x		
Grand Total:	<b>768 sq. ft.</b>			x				x		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>			x				x		
Suite: <b>None</b>				x				x		
Basement: <b>None</b>				x				x		
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type: <b>Single Wide</b>	Registered in MHR?: <b>Yes</b>	PAD Rental: <b>\$100.00</b>						
# of Kitchens: <b>1</b>	# of Rooms: <b>5</b>	MHR#: <b>15522</b>	CSA/BCE: <b>308138</b>	Maint. Fee:						
		ByLaw Restrictions:								

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

**Wow!! Great way to get into the market or downsize. Crispin Bays mobile Home Park, in a very central location, Close to schools, shopping, transit and parks. Nice yard space with outlook onto trees. Home features an enclosed porch that uses as a den. Large living room area open to the kitchen. Bring your paint brush and decorating ideas.**

**Active**  
**R3057930**

Board: F  
House/Single Family

**13960 80A AVENUE**

Surrey  
East Newton  
V3W 6P6

Residential Detached

**\$879,000 (LP)**  
(SP)



Sold Date:	If new, GST/HST inc?:	No	Original Price: <b>\$899,000</b>
Meas. Type:	<b>Feet</b>	Bedrooms:	<b>4</b>
Frontage(feet):	<b>40.00</b>	Bathrooms:	<b>3</b>
Frontage(metres):	<b>12.19</b>	Full Baths:	<b>3</b>
Depth / Size:	<b>100</b>	Half Baths:	<b>0</b>
Lot Area (sq.ft.):	<b>4,000.00</b>	Rear Yard Exp:	
Lot Area (acres):	<b>0.09</b>	P.I.D.:	<b>004-922-531</b>
Flood Plain:	<b>No</b>		
View:	<b>No :</b>		
Complex/Subdiv:			
First Nation Reserve:			
Services Connected:	<b>Electricity, Water</b>		
Sewer Type:	<b>Community</b>	Water Supply:	<b>City/Municipal</b>

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

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

Total Parking: **5** Covered Parking: **0** Parking Access: **Front**  
Parking: **Add. Parking Avail., None**  
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 :COURT ORDERED SALE**  
Fixtures Rmvd: **Yes :COURT ORDERED SALE**  
Floor Finish:

Legal: **LEGAL LOT 40, PLAN NWP51321, SECTION 28, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	<b>729</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>423</b>	<b>Main</b>	<b>Living Room</b>	<b>13'5 x 11'4</b>				x		
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>9'5 x 8'4</b>				x		
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Eating Area</b>	<b>8'4 x 5'</b>				x		
Finished Floor (Basement):	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>8' x 9'7</b>				x		
Finished Floor (Total):	<b>1,152sq. ft.</b>	<b>Main</b>	<b>Laundry</b>	<b>5' x 4'</b>				x		
Unfinished Floor:	<b>0</b>			x				x		
Grand Total:	<b>1,152sq. ft.</b>	<b>Main</b>	<b>Porch (enclosed)</b>	<b>10' x 10'</b>				x		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Above</b>	<b>Bedroom</b>	<b>12' x 10'</b>				x		
Suite: <b>None</b>		<b>Above</b>	<b>Bedroom</b>	<b>10' x 10'</b>				x		
Basement: <b>None</b>		<b>Above</b>	<b>Bedroom</b>	<b>10' x 10'</b>				x		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>		MHR#:		CSA/BCE:		Maint. Fee:			
			ByLaw Restrictions:							

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

**Renovated home 3 large bedrooms up and a separate bedroom with bath on main. Lot is 4000 sq ft Close to all amenities**

**Active**  
**R3067693**

Board: F  
House/Single Family

**9496 160A STREET**

Surrey  
Fleetwood Tynehead  
V4N 2P4

Residential Detached

**\$1,129,000 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,129,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1989</b>
Frontage(feet): <b>42.88</b>	Bathrooms: <b>2</b>	Age: <b>37</b>
Frontage(metres): <b>13.07</b>	Full Baths: <b>2</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,359.80</b>
Lot Area (sq.ft.): <b>7,110.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>011-695-501</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>

Style of Home: **1 Storey, Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

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

Fireplace Fuel:

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

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

Type of Roof: **Asphalt**

Total Parking: **Covered Parking:** **Parking Access:**

Parking: **Garage; Double**

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 22, PLAN NWP78402, SECTION 36, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main): <b>1,689</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): <b>0</b>	<b>Main</b>	<b>Foyer</b>	<b>8'7 x10'6</b>				<b>x</b>		
Finished Floor (AbvMain2): <b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>15'7 x16'7</b>				<b>x</b>		
Finished Floor (Below): <b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>15'5 x10'3</b>				<b>x</b>		
Finished Floor (Basement): <b>0</b>	<b>Main</b>	<b>Eating Area</b>	<b>5'7 x10'0</b>				<b>x</b>		
Finished Floor (Total): <b>1,689 sq. ft.</b>	<b>Main</b>	<b>Kitchen</b>	<b>7'10 x12'1</b>				<b>x</b>		
Unfinished Floor: <b>0</b>	<b>Main</b>	<b>Family Room</b>	<b>13'3 x12'1</b>				<b>x</b>		
Grand Total: <b>1,689 sq. ft.</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>13'11 x12'1</b>				<b>x</b>		
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	<b>Main</b>	<b>Walk-In Closet</b>	<b>7'3 x5'7</b>				<b>x</b>		
Suite: <b>None</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'7 x9'9</b>				<b>x</b>		
Basement: <b>None</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'1 x9'9</b>				<b>x</b>		
Crawl/Bsmt. Height: # of Levels: <b>1</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'1 x11'2</b>				<b>x</b>		
# of Kitchens: <b>1</b>	<b>Main</b>	<b>Laundry</b>	<b>10'7 x5'3</b>				<b>x</b>		
		Manuf Type:			Registered in MHR?:		PAD Rental:		
		MHR#:			CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:							

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

**Century 21 Coastal Realty Ltd.**

**Discover the perfect opportunity to build your dream home in a fantastic neighbourhood! This 3-bedroom, 2-bath rancher features a solid exterior and a fully fenced, private yard in a quiet, well-established community. The interior has been taken down to the studs following a previous fire, providing a true blank canvas for your creativity. Whether you're a builder, investor, or a homeowner with a vision, this property offers the freedom to design every detail exactly the way you want. Strong structure, great lot, and endless potential. Bring your ideas and transform this space into something exceptional! Bonus: Duplex potential—verify with the city.**

**Active**  
**R3063964**

Board: F  
House/Single Family

**7782 126A STREET**

Surrey  
West Newton  
V3W 4A9

Residential Detached

**\$1,149,000 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,149,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1959</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>1</b>	Age: <b>67</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>1</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,022.57</b>
Lot Area (sq.ft.): <b>7,200.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>008-868-930</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard**  
Outdoor Area: **None**  
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: **Mixed**

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 17, BLOCK 11, PLAN NWP20558, PART NE1/4, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Lane Access, Shopping Nearby**

Features:

Finished Floor (Main): <b>998</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): <b>0</b>	Main	Bedroom	<b>10'0 x10'0</b>				<b>x</b>	Main	<b>3</b>
Finished Floor (AbvMain2): <b>0</b>	Main	Bedroom	<b>11'0 x10'0</b>				<b>x</b>		
Finished Floor (Below): <b>0</b>	Main	Bedroom	<b>11'0 x10'4</b>				<b>x</b>		
Finished Floor (Basement): <b>0</b>	Main	Kitchen	<b>10'0 x6'0</b>				<b>x</b>		
Finished Floor (Total): <b>998 sq. ft.</b>	Main	Living Room	<b>12'0 x11'0</b>				<b>x</b>		
Unfinished Floor: <b>0</b>			<b>x</b>				<b>x</b>		
Grand Total: <b>998 sq. ft.</b>			<b>x</b>				<b>x</b>		
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>			<b>x</b>				<b>x</b>		
Suite: <b>None</b>			<b>x</b>				<b>x</b>		
Basement: <b>None</b>			<b>x</b>				<b>x</b>		
Crawl/Bsmt. Height: # of Levels: <b>1</b>		Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>1</b>		MHR#:			CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:							

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

**\*\*\*COURT ORDER SALE\*\*\*. Rare opportunity to secure this rancher house sitting on a 7,200 sq.ft. prime rectangle lot in one of the most convenient locations near Newton Athletic Park. Listed well over \$180,000 below BC Assessment, this flat lot with 60 frontage is perfect for builders looking for their next project or for a family ready to design and build their dream home. Steps away from shopping, schools, transit, and major bus routes, this property offers unmatched convenience and long-term value. Whether you're an investor, a custom home builder, or a family planning for the future, this lot checks all the boxes.**

**Active**  
**R3073083**

Board: F  
House/Single Family



**8899 128TH STREET**

Surrey  
Queen Mary Park Surrey  
V3V 5M6

Residential Detached

**\$1,150,000 (LP)**

(SP)

Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,150,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1983</b>
Frontage(feet): <b>59.00</b>	Bathrooms: <b>2</b>	Age: <b>43</b>
Frontage(metres): <b>17.98</b>	Full Baths: <b>1</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,936.68</b>
Lot Area (sq.ft.): <b>8,820.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.20</b>	P.I.D.: <b>006-170-820</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>

Style of Home: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Wood**

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:

Parking Access: **Front**

Parking: **Open**

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 326, PLAN NWP47018, PART SE1/4, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main): <b>1,056</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): <b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>11' x13'</b>				<b>x</b>		
Finished Floor (AbvMain2): <b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>9' x8'</b>				<b>x</b>		
Finished Floor (Below): <b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>8' x10'</b>				<b>x</b>		
Finished Floor (Basement): <b>0</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>12' x10'</b>				<b>x</b>		
Finished Floor (Total): <b>1,056 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>10' x9'</b>				<b>x</b>		
Unfinished Floor: <b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>9' x10'</b>				<b>x</b>		
Grand Total: <b>1,056 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>10' x12'</b>				<b>x</b>		
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	<b>Main</b>	<b>Kitchen</b>	<b>8' x8'</b>				<b>x</b>		
Suite: <b>Unauthorized Suite</b>							<b>x</b>		
Basement: <b>None</b>							<b>x</b>		
Crawl/Bsmt. Height: # of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:		PAD Rental:					
# of Kitchens: <b>2</b>	MHR#:	CSA/BCE:		Maint. Fee:					
	ByLaw Restrictions:								

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

**Builder Alert !!! Discover the potential of this 8,600+ square foot lot located close to schools, shopping and recreation. This property is situated along 128th Street in the Queen Mary Park neighbourhood of Surrey, allowing easy access to Nordel Way. The property is improved with a 4-bedroom 2-bathroom home.**

**Active**  
**R3063500**

Board: F  
House/Single Family

**12560 64 AVENUE**

Surrey  
Panorama Ridge  
V3W 1W9

Residential Detached

**\$1,239,000 (LP)**

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,239,000**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1998**  
 Frontage(feet): **34.40** Bathrooms: **4** Age: **28**  
 Frontage(metres): **10.49** Full Baths: **4** Zoning: **SFD**  
 Depth / Size: **111** Half Baths: **0** Gross Taxes: **\$5,822.80**  
 Lot Area (sq.ft.): **3,864.00** Rear Yard Exp: For Tax Year: **2024**  
 Lot Area (acres): **0.09** P.I.D.: **024-081-159** 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: **Brick, Vinyl**

Foundation: **Concrete Perimeter**

Renovations:

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

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Hot Water, Natural Gas**

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

Type of Roof: **Asphalt**

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

Parking: **Add. Parking Avail., Garage; Double**

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 :**

Fixtures Rmvd: **Yes :Court ordered sale**

Floor Finish:

Legal: **LOT 5, PLAN LMP37067, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	<b>1,043</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	<b>1,002</b>	Main	Living Room	<b>17'5 x 13'5</b>	Bsmt	Bedroom	<b>13'6 x 12'8</b>	Floor #Pcs
Finished Floor (AbvMain2):	<b>0</b>	Main	Dining Room	<b>12'5 x 9'10</b>	Bsmt	Bedroom	<b>13'9 x 9'8</b>	Main 4
Finished Floor (Below):	<b>0</b>	Main	Kitchen	<b>12'5 x 9'7</b>	Bsmt	Laundry	<b>10' x 9'</b>	Above 5
Finished Floor (Basement):	<b>1,074</b>	Main	Nook	<b>12'5 x 9'7</b>			x	Above 4
Finished Floor (Total):	<b>3,119 sq. ft.</b>	Main	Family Room	<b>14' x 14'</b>			x	Bsmt 4
Unfinished Floor:	<b>0</b>	Main	Bedroom	<b>10' x 9'3</b>			x	
Grand Total:	<b>3,119 sq. ft.</b>	Main	Foyer	<b>10' x 4'</b>			x	
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	Above	Primary Bedroom	<b>15' x 13'</b>			x	
Suite: Unauthorized Suite		Above	Bedroom	<b>11'9 x 10'8</b>			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	<b>11' x 10'6</b>			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Bsmt	Living Room	<b>16' x 10'5</b>			x	
# of Kitchens: <b>2</b>	# of Rooms: <b>16</b>	Bsmt	Kitchen	<b>13' x 10'5</b>			x	
		Bsmt	Bedroom	<b>13'9 x 13'8</b>			x	
Manuf Type:				Registered in MHR?:			PAD Rental:	
MHR#:				CSA/BCE:			Maint. Fee:	
ByLaw Restrictions:								

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

**Panorama Ridge.** This 3-level home features 7 bedrooms and 4 bathrooms. The main floor offers a spacious living room, kitchen, dining area, family room, and a bedroom. Upstairs includes 3 bedrooms, a master with a 5-piece ensuite, and a main bathroom. The basement offers a 2-bedroom unauthorized suite plus an additional bedroom, laundry, and parking. Includes a double car garage and 4 open parking spaces. Conveniently located steps from both levels of schools, parks, and transit, with easy access to major routes, and shopping.

**Active**  
**R3056391**

Board: F  
House/Single Family

**13421 87A AVENUE**

Surrey  
Queen Mary Park Surrey  
V3W 6B7

Residential Detached

**\$1,279,000 (LP)**  
(SP)



Sold Date:      If new, GST/HST inc?: **No**      Original Price: **\$1,220,000**  
 Meas. Type: **Feet**      Bedrooms: **5**      Approx. Year Built: **1978**  
 Frontage(feet): **65.00**      Bathrooms: **4**      Age: **48**  
 Frontage(metres): **19.81**      Full Baths: **3**      Zoning: **SFR**  
 Depth / Size: **130**      Half Baths: **1**      Gross Taxes: **\$5,193.52**  
 Lot Area (sq.ft.): **8,450.00**      Rear Yard Exp:      For Tax Year: **2025**  
 Lot Area (acres): **0.19**      P.I.D.: **000-497-045**      Tax Inc. Utilities?:  
 Flood Plain:      Tour:  
 View: **No :**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**      Water Supply: **City/Municipal**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**

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

Total Parking: **4**      Covered Parking: **0**      Parking Access: **Front**  
 Parking: **Open**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Mixed**

Dist. to School Bus:  
 Land Lease Expiry Year:

Legal: **LOT 69, PLAN NWP46714, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
 Features:

Finished Floor (Main):	<b>1,085</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>10'1 x 11'10</b>				<b>x</b>	<b>Main</b>	<b>3</b>
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>9'11 x 11'8</b>				<b>x</b>	<b>Main</b>	<b>3</b>
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>6'6 x 9'4</b>				<b>x</b>	<b>Bsmt</b>	<b>3</b>
Finished Floor (Basement):	<b>1,085</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>9'11 x 13'0</b>				<b>x</b>	<b>Bsmt</b>	<b>2</b>
Finished Floor (Total):	<b>2,170 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>8'0 x 9'6</b>				<b>x</b>		
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>8'0 x 10'7</b>				<b>x</b>		
Grand Total:	<b>2,170 sq. ft.</b>	<b>Bsmt</b>	<b>Kitchen</b>	<b>9'0 x 11'8</b>				<b>x</b>		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>9'7 x 11'11</b>				<b>x</b>		
		<b>Bsmt</b>	<b>Bedroom</b>	<b>10'9 x 12'2</b>				<b>x</b>		
				<b>x</b>				<b>x</b>		
				<b>x</b>				<b>x</b>		
				<b>x</b>				<b>x</b>		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:						
# of Kitchens: <b>2</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:						
		ByLaw Restrictions:								

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

**Court order Sale, 6 bedroom home in Queen Mary Park, 3 bedroom basement suite, 4 baths, 8450 square foot lot, steps from Bear Creek Park. Property is tenant occupied. Potential 4 plex lot check with city.**

**Active**  
**R3066969**

Board: F  
House/Single Family

**12984 64 AVENUE**  
Surrey  
Panorama Ridge  
V3W 1X6

Residential Detached  
**\$1,279,888** (LP)  
(SP)



Sold Date:      If new, GST/HST inc?:      Original Price: **\$1,279,888**  
 Meas. Type: **Feet**      Bedrooms: **6**      Approx. Year Built: **1980**  
 Frontage(feet): **64.00**      Bathrooms: **4**      Age: **46**  
 Frontage(metres): **19.51**      Full Baths: **4**      Zoning: **RES**  
 Depth / Size: **112.5**      Half Baths: **0**      Gross Taxes: **\$5,878.58**  
 Lot Area (sq.ft.): **7,201.00**      Rear Yard Exp:      For Tax Year: **2024**  
 Lot Area (acres): **0.17**      P.I.D.: **005-822-351**      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, Basement Entry**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Renovations: **Partly**

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

Fireplace Fuel: **Wood**

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

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

Type of Roof: **Asphalt**

Total Parking: **9**      Covered Parking:

Parking: **Add. Parking Avail.**

Driveway Finish:

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

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Reno. Year: **2007**      Property Disc.: **No**

Rain Screen:      Fixtures Leased: **No** :

Metered Water:

R.I. Plumbing:

Fixtures Rmvd:      :

Floor Finish: **Laminate**

Legal: **LOT 64, PLAN NWP59836, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage, Wheelchair Access**

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

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

Finished Floor (Main):	<b>1,280</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>16' x 15'</b>	<b>Bsmt</b>	<b>Living Room</b>	<b>11' x 10'</b>		<b>Main</b>	<b>4</b>
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>11' x 10'</b>	<b>Bsmt</b>	<b>Kitchen</b>	<b>11' x 7'</b>		<b>Main</b>	<b>3</b>
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>15' x 10'</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>11' x 10'</b>		<b>Bsmt</b>	<b>4</b>
Finished Floor (Basement):	<b>1,280</b>	<b>Main</b>	<b>Eating Area</b>	<b>6' x 7'</b>	<b>Bsmt</b>	<b>Laundry</b>	<b>10' x 7'</b>		<b>Bsmt</b>	<b>4</b>
Finished Floor (Total):	<b>2,560 sq. ft.</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>16' x 12'</b>	<b>Bsmt</b>	<b>Steam Room</b>	<b>10' x 12'</b>			
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Walk-In Closet</b>	<b>6' x 4'</b>				<b>x</b>		
Grand Total:	<b>2,560 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>12' x 9'</b>				<b>x</b>		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>12' x 9'6</b>				<b>x</b>		
Suite: <b>Unauthorized Suite</b>		<b>Bsmt</b>	<b>Living Room</b>	<b>16' x 12'6</b>				<b>x</b>		
Basement: <b>Full, Fully Finished, Separate Entry</b>		<b>Bsmt</b>	<b>Kitchen</b>	<b>8' x 10'</b>				<b>x</b>		
Crawl/Bsmt. Height:	<b># of Levels: 2</b>	<b>Bsmt</b>	<b>Eating Area</b>	<b>8' x 6'</b>				<b>x</b>		
# of Kitchens: <b>3</b>	<b># of Rooms: 18</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>12' x 10'</b>				<b>x</b>		
		<b>Bsmt</b>	<b>Bedroom</b>	<b>11' x 10'</b>				<b>x</b>		
			Manuf Type:			Registered in MHR?:		PAD Rental:		
			MHR#:			CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:							

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

**3 bedrooms + 2 bathrooms on main floor. Back lane access. Walking distance to frequent bus route and Tamanawis Park. Easy access to Highway 91 via 64 Avenue and Highway 10 via 128 Street.**

**Active**  
**R3034278**

Board: F  
House/Single Family

**12356 56 AVENUE**

Surrey  
Panorama Ridge  
V3X 2X2

Residential Detached

**\$1,292,600 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,405,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1988</b>
Frontage(feet): <b>28.80</b>	Bathrooms: <b>3</b>	Age: <b>38</b>
Frontage(metres): <b>8.78</b>	Full Baths: <b>2</b>	Zoning: <b>RF-G</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,946.79</b>
Lot Area (sq.ft.): <b>6,648.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>009-953-388</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>Yes: Mountains</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Electric, 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, 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** :

Fixtures Rmvd: **No** :

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

Legal: **LOT 20 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 77011**

Amenities:

Site Influences: **Cul-de-Sac, Greenbelt, Private Yard**

Features:

Finished Floor (Main): <b>1,421</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): <b>1,111</b>	<b>Main</b>	<b>Living Room</b>	<b>14'6 x12'4</b>				<b>x</b>		
Finished Floor (AbvMain2): <b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>13'10 x12'4</b>				<b>x</b>		
Finished Floor (Below): <b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>11'9 x11'8</b>				<b>x</b>		
Finished Floor (Basement): <b>0</b>	<b>Main</b>	<b>Family Room</b>	<b>17' x13'7</b>				<b>x</b>		
Finished Floor (Total): <b>2,532sq. ft.</b>	<b>Main</b>	<b>Eating Area</b>	<b>11' x11'7</b>				<b>x</b>		
Unfinished Floor: <b>0</b>	<b>Main</b>	<b>Den</b>	<b>10'5 x10'3</b>				<b>x</b>		
Grand Total: <b>2,532sq. ft.</b>	<b>Main</b>	<b>Foyer</b>	<b>7' x14'5</b>				<b>x</b>	<b>Above</b>	<b>5</b>
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	<b>Main</b>	<b>Laundry</b>	<b>7' x7'</b>				<b>x</b>		
Suite: <b>None</b>	<b>Above</b>	<b>Primary Bedroom</b>	<b>16'5 x17'3</b>				<b>x</b>		
Basement: <b>None</b>	<b>Above</b>	<b>Walk-In Closet</b>	<b>7'7 x14'5</b>				<b>x</b>	<b>Above</b>	<b>4</b>
Crawl/Bsmt. Height: # of Levels: <b>2</b>									
# of Kitchens: <b>1</b>									
		Manuf Type:			Registered in MHR?:		PAD Rental:		
		MHR#:			CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:							

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

**COURT ORDER SALE-Welcome to this elegant 2-storey detached residence nestled in the prestigious Panorama Ridge community. This beautifully maintained 3-bedroom + den, 3-bathroom home offers timeless design and thoughtful updates including fresh paint throughout. The functional layout features a grand foyer with vaulted ceilings, a spacious den ideal for a home office or guest room, and a bright, open-concept living space perfect for entertaining. Situated on a quiet street with a double garage and extended driveway parking for 4, this home backs onto lush greenery offering privacy and tranquility. Just minutes from top schools, parks, shopping, gyms, restaurants, Highway 99, Walmart and more—this is a truly exceptional family home in a prime location. Don't miss out on this one!**

**Active**  
**R3070137**

 Board: F  
 House/Single Family

**15120 96 AVENUE**  
 Surrey  
 Fleetwood Tynemouth  
 V3R 1E9

 Residential Detached  
**\$1,295,000 (LP)**  
 (SP) 


Sold Date:      If new, GST/HST inc?: **No**      Original Price: **\$1,295,000**  
 Meas. Type: **Feet**      Bedrooms: **5**      Approx. Year Built: **1961**  
 Frontage(feet): **62.00**      Bathrooms: **2**      Age: **65**  
 Frontage(metres): **18.90**      Full Baths: **2**      Zoning: **R3**  
 Depth / Size: **117**      Half Baths: **0**      Gross Taxes: **\$5,146.63**  
 Lot Area (sq.ft.): **7,174.63**      Rear Yard Exp:      For Tax Year: **2025**  
 Lot Area (acres): **0.16**      P.I.D.: **000-685-372**      Tax Inc. Utilities?: **No**  
 Flood Plain:      Tour:  
 View: **No :**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**      Water Supply: **City/Municipal**

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

Total Parking: **4**      Covered Parking: **1**      Parking Access: **Front, Lane**  
 Parking: **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 13, BLOCK 1, PLAN NWP21036, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PARCEL K (BYLAW PLAN 68366)**

Amenities:

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

Features:

Finished Floor (Main):	<b>1,097</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>17'2 x12'4</b>				x		
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>9'4 x8'</b>				x		
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>13' x9'5</b>				x		
Finished Floor (Basement):	<b>821</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>12'2 x11'6</b>				x		
Finished Floor (Total):	<b>1,918sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>10' x9'5</b>				x		
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>10' x8'</b>				x		
Grand Total:	<b>1,918sq. ft.</b>	<b>Below</b>	<b>Bedroom</b>	<b>11' x10'5</b>				x		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Below</b>	<b>Bedroom</b>	<b>12' x11'</b>				x		
		<b>Below</b>	<b>Kitchen</b>	<b>11'5 x10'</b>				x		
				x				x		
				x				x		
				x				x		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:						
# of Kitchens: <b>2</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:						
		ByLaw Restrictions:								

 Listing Broker(s): **Sotheby's International Realty Canada**      **Sotheby's International Realty Canada**

**COURT ORDERED SALE**, offered for below assessed value. Don't miss out on this opportunity to acquire a great investment property with development potential. Centrally located in Surrey near Guildford Mall, 152 St, restaurants, schools, & public transit, this quaint house is currently zoned R3 but Stage 1 approved for Low Rise Residential (4-6 storeys) with a 2.0 FAR in the proposed Fleetwood plan. A highly-livable home with an unauthorized suite, this property is offered along w/neighbouring 15112 96 AV (see MLS# R3070167). Neighbouring property 15128 96 AV (MLS# R3037410) actively listed w/land assembly opportunity to acquire all 3 neighbouring properties. Property basement is tenanted. Property sold as is, where is. All offers subject to court approval.

**Active**  
**R3064981**

Board: F  
House/Single Family

**9284 126A STREET**

Surrey  
Queen Mary Park Surrey  
V3V 5G2

Residential Detached

**\$1,299,000 (LP)**  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,399,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1973</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>3</b>	Age: <b>53</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>2</b>	Zoning: <b>SFR</b>
Depth / Size: <b>125</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,199.95</b>
Lot Area (sq.ft.): <b>7,589.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>003-849-228</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>

Style of Home: **Basement Entry**

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: **5** Covered Parking: **1** Parking Access: **Front**

Parking: **Add. Parking Avail., Garage; Single, Open**

Driveway Finish:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **Yes :COURT ORDERED SALE**

Floor Finish:

Legal: **LOT 17, PLAN NWP20676, PART NE1/4, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main): <b>1,260</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): <b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>17' x13'</b>				<b>x</b>		
Finished Floor (AbvMain2): <b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>10' x9'</b>				<b>x</b>		<b>4</b>
Finished Floor (Below): <b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>15' x10'</b>				<b>x</b>		<b>2</b>
Finished Floor (Basement): <b>920</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>15' x12'</b>				<b>x</b>		
Finished Floor (Total): <b>2,180 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>12' x9'</b>				<b>x</b>		
Unfinished Floor: <b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>11' x9'</b>				<b>x</b>		
Grand Total: <b>2,180 sq. ft.</b>	<b>Bsmt</b>	<b>Living Room</b>	<b>17' x11'</b>				<b>x</b>		
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	<b>Bsmt</b>	<b>Kitchen</b>	<b>12' x7'</b>				<b>x</b>		
Suite: <b>Unauthorized Suite</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>11' x10'</b>				<b>x</b>		
Basement: <b>Fully Finished, Separate Entry</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>11' x10'</b>				<b>x</b>		
Crawl/Bsmt. Height: # of Levels: <b>2</b>		<b>Laundry</b>	<b>8' x6'</b>				<b>x</b>		
# of Kitchens: <b>2</b>							<b>x</b>		
							<b>x</b>		
Manuf Type:									
MHR#:									
ByLaw Restrictions:									
Registered in MHR?:									
CSA/BCE:									
PAD Rental:									
Maint. Fee:									

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

**Large lot on quiet street in Queen Mary Park area. Total of 5 bedrooms and 3 bathrooms. 2 bedroom mortgage helper. Lot is 7589 sq ft. Close to all amenities. A must see. Call to book your showing.**

**Active**  
**R3037410**

Board: F  
House/Single Family

**15128 96 AVENUE**  
Surrey  
Fleetwood Tynemouth  
V3R 1E9

Residential Detached  
**\$1,345,000** (LP)  
(SP)



Sold Date:      If new, GST/HST inc?:      Original Price: **\$1,480,000**  
 Meas. Type: **Feet**      Bedrooms: **4**      Approx. Year Built: **1982**  
 Frontage(feet): **62.83**      Bathrooms: **3**      Age: **44**  
 Frontage(metres): **19.15**      Full Baths: **3**      Zoning: **R3**  
 Depth / Size: **114.07**      Half Baths: **0**      Gross Taxes: **\$5,655.72**  
 Lot Area (sq.ft.): **7,182.00**      Rear Yard Exp: **Southwest**      For Tax Year: **2024**  
 Lot Area (acres): **0.16**      P.I.D.: **000-450-987**      Tax Inc. Utilities?: **No**  
 Flood Plain: **Exempt**      Tour:  
 View:      :  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Water**  
 Sewer Type: **City/Municipal**      Water Supply: **City/Municipal**

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

Renovations:  
 # of Fireplaces: **1**      R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Other**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Other**

Total Parking: **4**      Covered Parking: **2**      Parking Access: **Lane**  
 Parking: **Garage; Double**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **near**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 Fixtures Leased: **No** :

Dist. to School Bus: **near**  
 Land Lease Expiry Year:

Legal: **LOT 14, BLOCK 1, PLAN NWP21036, PART NE1/4, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN B/L 68366**

Amenities: **Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Other - See Remarks**

Finished Floor (Main):	<b>695</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>630</b>	<b>Main</b>	<b>Living Room</b>	<b>18' x 13'</b>				x		
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>10' x 10'</b>				x		
Finished Floor (Below):	<b>628</b>	<b>Main</b>	<b>Kitchen</b>	<b>8' x 7'</b>				x		
Finished Floor (Basement):	<b>0</b>	<b>Above</b>	<b>Bedroom</b>	<b>8' x 8'</b>				x		
Finished Floor (Total):	<b>1,953 sq. ft.</b>	<b>Above</b>	<b>Bedroom</b>	<b>7' x 8'</b>				x		
Unfinished Floor:	<b>0</b>	<b>Above</b>	<b>Bedroom</b>	<b>10' x 8'</b>				x		
Grand Total:	<b>1,953 sq. ft.</b>	<b>Below</b>	<b>Bedroom</b>	<b>7' x 8'</b>				x		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Below</b>	<b>Kitchen</b>	<b>10' x 6'</b>				x		
Suite: <b>Unauthorized Suite</b>								x		
Basement: <b>None</b>								x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:						
# of Kitchens: <b>2</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:						
		ByLaw Restrictions:								

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

**Central location, close to Guildford mall, parks, schools, public transportation. Home needs updating.**

**Active**  
**R3068287**

Board: F  
House/Single Family

**13572 68 AVENUE**

Surrey  
West Newton  
V3W 2G3

Residential Detached

**\$1,369,900 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>			Original Price: <b>\$1,369,900</b>
Meas. Type:	<b>Feet</b>	Bedrooms:	<b>12</b>	Approx. Year Built: <b>1986</b>
Frontage(feet):	<b>65.00</b>	Bathrooms:	<b>7</b>	Age: <b>40</b>
Frontage(metres):	<b>19.81</b>	Full Baths:	<b>7</b>	Zoning: <b>HSE</b>
Depth / Size:	<b>102.75</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$9,301.59</b>
Lot Area (sq.ft.):	<b>6,679.00</b>	Rear Yard Exp:		For Tax Year: <b>2024</b>
Lot Area (acres):	<b>0.15</b>	P.I.D.:	<b>000-755-281</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:				Tour:
View:	<b>No :</b>			
Complex/Subdiv:				
First Nation Reserve:				
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>			
Sewer Type:	<b>City/Municipal</b>	Water Supply:	<b>City/Municipal</b>	

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

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front, Rear**  
Parking: **Add. Parking Avail., Open**  
Driveway Finish: **Concrete**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:  
Fixtures Rmvd: :  
Floor Finish: **Mixed**  
Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 492, PLAN NWP62718, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	<b>2,786</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>2,100</b>	<b>Main</b>	<b>Living Room</b>	<b>15'1 x 16'1</b>	<b>Below</b>	<b>Kitchen</b>	<b>11'8 x 14'0</b>			
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>9'11 x 10'5</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'9 x 9'3</b>	<b>Main</b>	<b>4</b>	
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>14'11 x 10'0</b>	<b>Below</b>	<b>Bedroom</b>	<b>10'8 x 11'11</b>	<b>Below</b>	<b>4</b>	
Finished Floor (Basement):	<b>0</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>13'11 x 11'10</b>	<b>Below</b>	<b>Living Room</b>	<b>10'5 x 11'0</b>	<b>Below</b>	<b>4</b>	
Finished Floor (Total):	<b>4,886 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>11'0 x 11'10</b>	<b>Below</b>	<b>Kitchen</b>	<b>10'0 x 11'0</b>	<b>Main</b>	<b>4</b>	
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>12'4 x 9'10</b>	<b>Below</b>	<b>Living Room</b>	<b>11'8 x 11'3</b>	<b>Below</b>	<b>4</b>	
Grand Total:	<b>4,886 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'4 x 10'1</b>	<b>Below</b>	<b>Kitchen</b>	<b>11'8 x 14'0</b>	<b>Below</b>	<b>3</b>	
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Main</b>	<b>Living Room</b>	<b>12'4 x 10'5</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'9 x 9'3</b>	<b>Main</b>	<b>4</b>	
Suite: <b>Unauthorized Suite</b>		<b>Main</b>	<b>Kitchen</b>	<b>6'5 x 6'0</b>	<b>Below</b>	<b>Bedroom</b>	<b>10'8 x 11'11</b>			
Basement: <b>None</b>		<b>Main</b>	<b>Bedroom</b>	<b>11'4 x 8'5</b>	<b>Below</b>	<b>Living Room</b>	<b>10'5 x 11'0</b>			
Crawl/Bsmt. Height:	# of Levels: <b>2</b>		Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>5</b>	# of Rooms: <b>26</b>		MHR#:			CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:							

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

**Big on space, big on possibilities. This 12-bed, 7-bath West Newton property is an exceptional opportunity with both strong rental appeal (5 suites) and long-term development potential. Ideally located steps to shops, schools, parks, and transit. This is the perfect fit for the buyer who sees potential. The opportunity is here — the next move is yours.**

**Active**  
**R3014712**

Board: F  
House/Single Family

**13538 84 AVENUE**

Surrey  
Queen Mary Park Surrey  
V3W 3H2

Residential Detached

**\$1,386,900 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,675,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>13</b>	Approx. Year Built: <b>1956</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>8</b>	Age: <b>70</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>5</b>	Zoning: <b>SFD</b>
Depth / Size: <b>124</b>	Half Baths: <b>3</b>	Gross Taxes: <b>\$10,418.64</b>
Lot Area (sq.ft.): <b>7,438.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>015-186-652</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View:	:	
Complex/Subdiv:	<b>NEWTON-BEAR CREEK AREA</b>	
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type:	<b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **2 Storey, Basement Entry**

Construction: **Frame - Wood**

Exterior: **Mixed, Vinyl**

Foundation: **Concrete Perimeter**

Renovations:

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

Fireplace Fuel: **None**

Fuel/Heating: **Baseboard, Electric, Hot Water**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking:

Parking: **Add. Parking Avail.**

Parking Access:

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** :

Fixtures Rmvd: **No** :

Floor Finish:

Legal: **LOT 11, PLAN 83423, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	<b>2,800</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>12'8 x 27'</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>19' x 9'</b>			
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Foyer</b>	<b>12'8 x 13'</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>11' x 11'</b>		<b>Main</b>	<b>4</b>
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>12' x 18'</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>11' x 11'</b>		<b>Main</b>	<b>4</b>
Finished Floor (Basement):	<b>2,700</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>11' x 15'</b>	<b>Bsmt</b>	<b>Living Room</b>	<b>13'10 x 15'</b>		<b>Main</b>	<b>4</b>
Finished Floor (Total):	<b>5,500 sq. ft.</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>11'9 x 13'5</b>	<b>Bsmt</b>	<b>Kitchen</b>	<b>14'10 x 10'</b>		<b>Main</b>	<b>4</b>
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>9'6 x 15'7</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>11'7 x 13'6</b>		<b>Main</b>	<b>4</b>
Grand Total:	<b>5,500 sq. ft.</b>	<b>Main</b>	<b>Living Room</b>	<b>15' x 25'</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>11'10 x 11'</b>		<b>Main</b>	<b>4</b>
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Main</b>	<b>Kitchen</b>	<b>13'3 x 13'9</b>	<b>Bsmt</b>	<b>Living Room</b>	<b>15' x 13'</b>		<b>Bsmt</b>	<b>1</b>
Suite: <b>Unauthorized Suite</b>		<b>Main</b>	<b>Primary Bedroom</b>	<b>13'8 x 12'2</b>	<b>Bsmt</b>	<b>Kitchen</b>	<b>8' x 13'</b>		<b>Bsmt</b>	<b>1</b>
Basement: <b>Separate Entry</b>		<b>Main</b>	<b>Primary Bedroom</b>	<b>12' x 11'</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>15' x 10'</b>		<b>Bsmt</b>	<b>1</b>
Crawl/Bsmt. Height:	# of Levels: <b>2</b>		Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>6</b>	# of Rooms: <b>26</b>		MHR#:			CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:							

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

**Exceptional investment opportunity in Surrey! This property boasts 6 units with a potential monthly rental income of over \$12,000-\$13,000. Upstairs, two spacious units feature 3 beds and 3 baths each, while the downstairs units include a 3-bed/1-bath, a 2-bed/1-bath, and two 1-bed/1-bath suites. This property is located within a frequent bus stop area providing great development opportunity. Strategically situated near transit, schools, shopping, and major routes, this property offers significant development potential, making it perfect for savvy investors looking to secure a high-potential asset in a sought-after location.**

**Active**  
**R3070167**

 Board: F  
 House/Single Family

**15112 96 AVENUE**  
 Surrey  
 Fleetwood Tynemouth  
 V3R 1E9

 Residential Detached  
**\$1,395,000 (LP)**  
 (SP) 


Sold Date:	If new, GST/HST inc?:	<b>No</b>	Original Price: <b>\$1,395,000</b>
Meas. Type:	<b>Feet</b>	Bedrooms:	<b>3</b>
Frontage(feet):	<b>62.00</b>	Bathrooms:	<b>3</b>
Frontage(metres):	<b>18.90</b>	Full Baths:	<b>2</b>
Depth / Size:	<b>118</b>	Half Baths:	<b>1</b>
Lot Area (sq.ft.):	<b>7,267.80</b>	Rear Yard Exp:	
Lot Area (acres):	<b>0.17</b>	P.I.D.:	<b>000-450-758</b>
Flood Plain:			
View:	<b>No :</b>		
Complex/Subdiv:			
First Nation Reserve:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>	Water Supply:	<b>City/Municipal</b>

 Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
  
 Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

 Total Parking: **5** Covered Parking: **2** Parking Access: **Lane, Rear**  
 Parking: **Carport; Multiple, Open**  
 Driveway Finish: **Concrete**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Dist. to School Bus:  
 Land Lease Expiry Year:  
 Fixtures Rmvd: **:**  
 Floor Finish:

 Legal: **LOT 12, BLOCK 1, PLAN NWP21036, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PARCEL J (BYLAW PLAN 68366)**

Amenities:

 Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	<b>1,281</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>819</b>	<b>Main</b>	<b>Living Room</b>	<b>19'3 x 15'6</b>				<b>x</b>		
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>12'6 x 11'1</b>				<b>x</b>		
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>12'6 x 8'6</b>				<b>x</b>		
Finished Floor (Basement):	<b>0</b>	<b>Main</b>	<b>Laundry</b>	<b>11'6 x 8'3</b>				<b>x</b>		
Finished Floor (Total):	<b>2,100 sq. ft.</b>	<b>Main</b>	<b>Foyer</b>	<b>10'9 x 9'3</b>				<b>x</b>		
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Family Room</b>	<b>17'3 x 12'0</b>				<b>x</b>		
Grand Total:	<b>2,100 sq. ft.</b>	<b>Main</b>	<b>Eating Area</b>	<b>11'0 x 8'0</b>				<b>x</b>		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Above</b>	<b>Primary Bedroom</b>	<b>17'6 x 14'0</b>				<b>x</b>		
Suite: <b>None</b>		<b>Above</b>	<b>Bedroom</b>	<b>13'2 x 10'1</b>				<b>x</b>		
Basement: <b>Crawl</b>		<b>Above</b>	<b>Bedroom</b>	<b>12' x 9'4</b>				<b>x</b>		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	<b>Above</b>	<b>Patio</b>	<b>12'4 x 8'6</b>				<b>x</b>		
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>							<b>x</b>		
			Manuf Type:			Registered in MHR?:		PAD Rental:		
			MHR#:			CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:							

 Listing Broker(s): **Sotheby's International Realty Canada**      **Sotheby's International Realty Canada**

**COURT ORDERED SALE**, offered for below assessed value. Don't miss out on this opportunity to acquire a great investment property w/development potential. Centrally located in Surrey near Guildford Mall, 152 Street, restaurants, schools, & public transit, this quaint house is currently zoned R3 but Stage 1 approved for Low Rise Residential (4-6 storeys) with a 2.0 FAR in the proposed Fleetwood plan. A highly-livable single-family home, this property is offered along with neighboring 15120 96 AV (See MLS# R3070137). Property has ample yard space, perfect for a young family. Neighbouring property 15128 96 AV actively listed (see MLS# R3037410) w/land assembly opportunity to acquire all 3 neighboring properties. Property sold as-is, where-is. All offers subject to court approval.

**Active**  
**R3039195**

Board: F  
House/Single Family

**6138 134A STREET**

Surrey  
Panorama Ridge  
V3X 1L9

Residential Detached

**\$1,407,000 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,460,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1987</b>
Frontage(feet): <b>72.00</b>	Bathrooms: <b>4</b>	Age: <b>39</b>
Frontage(metres): <b>21.95</b>	Full Baths: <b>3</b>	Zoning: <b>R3</b>
Depth / Size: <b>134</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,470.69</b>
Lot Area (sq.ft.): <b>7,104.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>004-668-570</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Slab**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**  
Parking: **Carport & Garage**  
Driveway Finish: **Asphalt, Concrete**  
Dist. to Public Transit: **Close**  
Title to Land: **Freehold NonStrata**

Dist. to School Bus: **Close**  
Land Lease Expiry Year:

Reno. Year: **2021** Property Disc.: **No**  
Rain Screen: **No**  
Metered Water: **No**  
R.I. Plumbing: **No**

Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **LOT 11, PLAN NWP72446, PART NE1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main): <b>1,125</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): <b>1,006</b>	<b>Main</b>	<b>Living Room</b>	<b>12'3 x 15'4</b>	<b>Main</b>	<b>Kitchen</b>	<b>9'11 x 5'3</b>	Floor #Pcs
Finished Floor (AbvMain2): <b>0</b>	<b>Main</b>	<b>Family Room</b>	<b>11' x 6'10</b>			<b>x</b>	<b>Main</b> <b>2</b>
Finished Floor (Below): <b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>11'10 x 15'5</b>			<b>x</b>	<b>Above</b> <b>4</b>
Finished Floor (Basement): <b>0</b>	<b>Main</b>	<b>Laundry</b>	<b>8'2 x 10'5</b>			<b>x</b>	<b>Main</b> <b>3</b>
Finished Floor (Total): <b>2,131 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>9'10 x 11'10</b>			<b>x</b>	<b>Main</b> <b>3</b>
Unfinished Floor: <b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'9 x 11'10</b>			<b>x</b>	
Grand Total: <b>2,131 sq. ft.</b>	<b>Main</b>	<b>Dining Room</b>	<b>12'7 x 10'3</b>			<b>x</b>	
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	<b>Main</b>	<b>Kitchen</b>	<b>13'6 x 14'6</b>			<b>x</b>	
	<b>Main</b>	<b>Foyer</b>	<b>6'3 x 6'9</b>			<b>x</b>	
	<b>Above</b>	<b>Primary Bedroom</b>	<b>12' x 16'4</b>			<b>x</b>	
	<b>Above</b>	<b>Bedroom</b>	<b>9'5 x 11'</b>			<b>x</b>	
	<b>Above</b>	<b>Bedroom</b>	<b>9'4 x 8'4</b>			<b>x</b>	
	<b>Above</b>	<b>Bedroom</b>	<b>10'7 x 15'7</b>			<b>x</b>	
Crawl/Bsmt. Height: # of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>3</b>	MHR#:	CSA/BCE:	Maint. Fee:				
	ByLaw Restrictions:						

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

**Sutton Group-West Coast Realty**

**This 2 storey home is located on a quiet cul-de-sac in the highly desirable Panorama Ridge neighbourhood, situated on a large 7,100+ sq ft lot. The home offers 4 bedrooms upstairs including a primary with mountain views. The property includes a 2 bedroom ground level suite and studio suite. Home was renovated in past with new kitchen, countertops, lighting, bathrooms, flooring in approx 2021, but it now in need of some repairs and upgrades throughout. The driveway accommodates up to 8 vehicles, with additional street parking available. Conveniently located within walking distance to North Ridge Elementary, Panorama Ridge Secondary, and nearby parks.**

**Active**  
**R3065982**

Board: F  
House/Single Family

**15077 86B AVENUE**

Surrey

Bear Creek Green Timbers  
V3S 4V3

Residential Detached

**\$1,445,900 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,530,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1976</b>
Frontage(feet): <b>42.00</b>	Bathrooms: <b>4</b>	Age: <b>50</b>
Frontage(metres): <b>12.80</b>	Full Baths: <b>4</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,827.73</b>
Lot Area (sq.ft.): <b>9,934.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.23</b>	P.I.D.: <b>000-491-284</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Forced Air**  
Outdoor Area: **Balcony(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **1** Parking Access:  
Parking: **Add. Parking Avail., Garage; Single**

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

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 115, SECTION 27, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 49956**

Amenities:

Site Influences:

Features:

Finished Floor (Main): <b>1,620</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): <b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>15'10 x 13'6</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'1 x 10'4</b>			
Finished Floor (AbvMain2): <b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>9'5 x 7'10</b>	<b>Below</b>	<b>Bedroom</b>	<b>12'8 x 11'4</b>		<b>Main</b>	<b>4</b>
Finished Floor (Below): <b>1,406</b>	<b>Main</b>	<b>Kitchen</b>	<b>12'5 x 10'5</b>					<b>Main</b>	<b>4</b>
Finished Floor (Basement): <b>0</b>	<b>Main</b>	<b>Family Room</b>	<b>12' x 14'2</b>	<b>Below</b>	<b>Kitchen</b>	<b>13'3 x 10'9</b>		<b>Below</b>	<b>4</b>
Finished Floor (Total): <b>3,026 sq. ft.</b>	<b>Main</b>	<b>Wok Kitchen</b>	<b>12'3 x 11'1</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'5 x 11'2</b>		<b>Below</b>	<b>4</b>
Unfinished Floor: <b>0</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>12'8 x 15'11</b>						
Grand Total: <b>3,026 sq. ft.</b>	<b>Main</b>	<b>Walk-In Closet</b>	<b>8'8 x 8'2</b>						
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>8'5 x 10'9</b>						
	<b>Main</b>	<b>Bedroom</b>	<b>8'5 x 9'11</b>						
	<b>Below</b>	<b>Bedroom</b>	<b>8'0 x 11'5</b>						
			x						
	<b>Below</b>	<b>Living Room</b>	<b>16'9 x 7'9</b>						
	<b>Below</b>	<b>Kitchen</b>	<b>13'1 x 7'2</b>						
Crawl/Bsmt. Height: # of Levels: <b>2</b>		Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>4</b>		MHR#:			CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:							

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

**Welcome to this stunning family home nestled in Surrey's most sought-after neighborhood! This spacious 3000+ sq ft home sits on an approx. 10,000 sq ft lot and boasts a huge living area and separate family area, 4 bedrooms, 2 bathrooms, and a beautifully designed main kitchen with additional spice/work kitchen in the main house area. An attached garage adds convenience. The lower level offers two basement suites (2 beds + 1 bath & 1 bed + 1 bath) for potential mortgage helpers. With recent renovations including updated kitchens, floors, bathrooms, and lighting, this home is turn-key ready. Enjoy easy access to Fraser Highway, schools, parks, grocery stores, restaurants, and Skytrain. Make this home your own and bring your ideas!**

**Active**  
**R3032325**

Board: F  
House/Single Family

**6038 145 STREET**  
Surrey  
Sullivan Station  
V3S 4R4

Residential Detached

**\$1,450,000 (LP)**

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,549,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2013**  
Frontage(feet): **44.00** Bathrooms: **4** Age: **13**  
Frontage(metres): **13.41** Full Baths: **3** Zoning: **RF**  
Depth / Size:  
Lot Area (sq.ft.): **3,500.00** Half Baths: **1** Gross Taxes: **\$5,768.94**  
Lot Area (acres): **0.08** Rear Yard Exp: For Tax Year: **2024**  
P.I.D.: **027-065-804** Tax Inc. Utilities?:  
Flood Plain:  
View: : Tour:  
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.**

Construction: **Frame - Wood**

Exterior: **Vinyl, Wood**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air**

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:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No** :

Dist. to School Bus:

Land Lease Expiry Year:

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Fixtures Rmvd: :

Floor Finish:

Legal: **LOT 53, PLAN BCP29809, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

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

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

Features:

Finished Floor (Main):	<b>1,318</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>1,106</b>	<b>Main</b>	<b>Foyer</b>	<b>10'7 x 4'11</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>11'2 x 10'7</b>			
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Office</b>	<b>11'10 x 12'0</b>	<b>Bsmt</b>	<b>Kitchen</b>	<b>10'9 x 15'6</b>		<b>Main</b>	<b>2</b>
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>17'2 x 17'0</b>	<b>Bsmt</b>	<b>Living Room</b>	<b>16'7 x 14'0</b>		<b>Above</b>	<b>4</b>
Finished Floor (Basement):	<b>963</b>	<b>Main</b>	<b>Kitchen</b>	<b>14'2 x 9'6</b>	<b>Bsmt</b>	<b>Flex Room</b>	<b>11'5 x 13'7</b>		<b>Above</b>	<b>4</b>
Finished Floor (Total):	<b>3,387 sq. ft.</b>	<b>Main</b>	<b>Eating Area</b>	<b>17'0 x 10'10</b>					<b>Bsmt</b>	<b>3</b>
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>14'6 x 16'6</b>						
Grand Total:	<b>3,387 sq. ft.</b>	<b>Main</b>	<b>Patio</b>	<b>16'7 x 18'6</b>						
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Above</b>	<b>Primary Bedroom</b>	<b>16'8 x 13'11</b>						
		<b>Above</b>	<b>Walk-In Closet</b>	<b>9'3 x 5'8</b>						
		<b>Above</b>	<b>Bedroom</b>	<b>10'11 x 9'7</b>						
		<b>Above</b>	<b>Bedroom</b>	<b>22'5 x 9'10</b>						
		<b>Above</b>	<b>Walk-In Closet</b>	<b>5'3 x 4'4</b>						
		<b>Above</b>	<b>Laundry</b>	<b>7'1 x 5'1</b>						
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:						
# of Kitchens: <b>2</b>	# of Rooms: <b>17</b>	MHR#:	CSA/BCE:	Maint. Fee:						
		ByLaw Restrictions:								

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

**Immaculate orig-owner home in Sullivan Heights! 2013 built, this sunlit 4Bed/4Bath home offers 3,387sf of living on a 3,500sf lot. Originally 5 beds—2 upstairs beds professionally combined into 2nd XL primary suite (easily reversible). Features A/C, security&cam system, gourmet kitchen, tons of cabinets, huge pantry, gas F/P w/stone mantle, built-in TV area, designer tilework, moldings, chic chandeliers, floating shelves, foyer niches & recessed walls. Expansive open-concept layout incl spacious office/flex. Legal 1Bed bsmt suite w/sep entry & laundry—great mortgage helper! All rooms are generously sized, bright & modern. Walk to Sullivan Heights Sec, Goldstone Elem, YMCA, parks & shops. A stunning, well-kept home in prime location! Vacant & move-in ready! Openhouse Sat, Oct 25 from 2-4 pm**

**Active**  
**R3039659**

Board: F  
House/Single Family

**5901 141 STREET**

Surrey  
Sullivan Station  
V3X 2R9

Residential Detached

**\$1,499,000 (LP)**

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,835,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2021**  
 Frontage(feet): **0.00** Bathrooms: **6** Age: **5**  
 Frontage(metres): **0.00** Full Baths: **5** Zoning: **R-4**  
 Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$8,183.93**  
 Lot Area (sq.ft.): **5,759.00** Rear Yard Exp: For Tax Year: **2024**  
 Lot Area (acres): **0.13** P.I.D.: **030-687-381** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **No :**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Construction: **Frame - Wood**

Exterior: **Other**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Electric**

Fuel/Heating: **Natural Gas, Radiant**

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

Type of Roof: **Asphalt**

Total Parking: **4** 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 AT TIME OF POSSESSION**

Fixtures Rmvd: **:SOLD AS IS WHERE IS AT TIME OF POSSESSION**

Floor Finish: **Laminate, Tile**

Legal: **LOT 31 SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN EPP83449**

Amenities:

Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	<b>987</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>1,072</b>	<b>Main</b>	<b>Living Room</b>	<b>12'10 x 12'8</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>12'0 x 11'0</b>			
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>11'5 x 8'2</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>12'0 x 10'0</b>		<b>Main</b>	<b>2</b>
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>17'10 x 12'6</b>	<b>Bsmt</b>	<b>Living Room</b>	<b>16'0 x 8'0</b>		<b>Above</b>	<b>3</b>
Finished Floor (Basement):	<b>987</b>	<b>Main</b>	<b>Family Room</b>	<b>17'6 x 16'8</b>	<b>Bsmt</b>	<b>Kitchen</b>	<b>10'0 x 5'0</b>		<b>Above</b>	<b>3</b>
Finished Floor (Total):	<b>3,046 sq. ft.</b>	<b>Main</b>	<b>Kitchen</b>	<b>7'10 x 6'9</b>	<b>Bsmt</b>	<b>Living Room</b>	<b>13'0 x 11'0</b>		<b>Above</b>	<b>4</b>
Unfinished Floor:	<b>0</b>	<b>Above</b>	<b>Primary Bedroom</b>	<b>14'2 x 13'1</b>				x	<b>Bsmt</b>	<b>3</b>
Grand Total:	<b>3,046 sq. ft.</b>	<b>Above</b>	<b>Walk-In Closet</b>	<b>6'0 x 5'4</b>				x	<b>Bsmt</b>	<b>3</b>
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Above</b>	<b>Bedroom</b>	<b>13'2 x 9'0</b>				x		
Suite: <b>Legal Suite, Unauthorized Suite</b>		<b>Above</b>	<b>Bedroom</b>	<b>10'4 x 10'0</b>				x		
Basement: <b>Full, Fully Finished</b>		<b>Above</b>	<b>Bedroom</b>	<b>10'3 x 10'0</b>				x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	<b>Above</b>	<b>Laundry</b>	<b>5'10 x 4'10</b>				x		
# of Kitchens: <b>4</b>	# of Rooms: <b>18</b>	<b>Above</b>	<b>Loft</b>	<b>11'2 x 7'3</b>				x		
		<b>Bsmt</b>	<b>Kitchen</b>	<b>16'0 x 5'0</b>				x		
			Manuf Type:			Registered in MHR?:		PAD Rental:		
			MHR#:			CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:							

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

**Wow!! Great location for the family. This home features some nicely finished details; feature wall in the living room, glass railings which open up the formal rooms and provide a brighter home, stair case with indirect lighting, 10' ceilings on the main floor, lots of crown moldings, exterior brick accent, unique under stairs storage unit. Main floor layout has a large open formal area, family sized kitchen with large centre island, secondary spice kitchen, laminate flooring, huge family room with access to back deck and fenced yard-perfect for the kids. Upper floor has a convenient laundry room, a loft -perfect for gaming or a computer station/reading area, bedrooms have en-suite baths with the primary bedroom having a walk in closet, 4pc en-suite with dbl. vanities and large shower.**

**Active**  
**R3074289**

Board: F  
House/Single Family

**13138 58A AVENUE**

Surrey  
Panorama Ridge  
V3X 0E4

Residential Detached

**\$1,499,900 (LP)**

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,499,900**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2011**  
 Frontage(feet): **45.20** Bathrooms: **5** Age: **15**  
 Frontage(metres): **13.78** Full Baths: **4** Zoning: **R4**  
 Depth / Size: **75.97** Half Baths: **1** Gross Taxes: **\$6,739.86**  
 Lot Area (sq.ft.): **3,445.00** Rear Yard Exp: For Tax Year: **2025**  
 Lot Area (acres): **0.08** P.I.D.: **028-577-426** 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: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **3** R.I. Fireplaces:

Fireplace Fuel: **Electric, Natural Gas**

Fuel/Heating: **Forced Air**

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

Type of Roof: **Asphalt**

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

Parking: **Add. Parking Avail., Garage; Double**

Driveway Finish: **Concrete, Paving Stone**

Dist. to Public Transit: **CLOSE BY**

Dist. to School Bus:

Land Lease Expiry Year:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No** :

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

Fixtures Rmvd: **No** :

Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 17, PLAN BCP47977, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP47979**

Amenities:

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main):	<b>989</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	<b>1,070</b>	Main	Workshop	<b>9'3 x 7'0</b>	Above	Walk-In Closet	<b>3'4 x 5'7</b>	Floor #Pcs
Finished Floor (AbvMain2):	<b>0</b>	Main	Workshop	<b>13'4 x 7'0</b>	Above	Primary Bedroom	<b>14'4 x 14'5</b>	Main 2
Finished Floor (Below):	<b>0</b>	Main	Solarium	<b>24'5 x 16'2</b>	Above	Foyer	<b>7'8 x 7'2</b>	Above 4
Finished Floor (Basement):	<b>977</b>	Main	Patio	<b>7'6 x 10'8</b>	Bsmt	Bedroom	<b>13'3 x 9'5</b>	Above 4
Finished Floor (Total):	<b>3,036 sq. ft.</b>	Main	Kitchen	<b>13'11 x 13'12</b>	Bsmt	Bedroom	<b>9'11 x 10'6</b>	Above 5
Unfinished Floor:	<b>0</b>	Main	Living Room	<b>19'8 x 13'9</b>	Bsmt	Bedroom	<b>13'6 x 10'9</b>	Bsmt 4
Grand Total:	<b>3,036 sq. ft.</b>	Main	Bedroom	<b>11'9 x 9'1</b>	Bsmt	Family Room	<b>18'1 x 9'2</b>	
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	Main	Dining Room	<b>15' x 8'4</b>	Bsmt	Walk-In Closet	<b>5'7 x 3'7</b>	
Suite: Legal Suite		Main	Family Room	<b>18' x 14'7</b>	Bsmt	Laundry	<b>5'8 x 5'3</b>	
Basement: Fully Finished, Separate Entry		Main	Porch (enclosed)	<b>18'2 x 4'4</b>	Bsmt	Foyer	<b>3' x 10'2</b>	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Main	Gym	<b>17'11 x 20'2</b>	Bsmt	Kitchen	<b>29'8 x 9'11</b>	
# of Kitchens: <b>2</b>	# of Rooms: <b>25</b>	Above	Bedroom	<b>11'3 x 12'9</b>	Bsmt	Storage	<b>9'7 x 11'9</b>	
		Above	Walk-In Closet	<b>6' x 5'2</b>				x
Manuf Type:				Registered in MHR?:			PAD Rental:	
MHR#:				CSA/BCE:			Maint. Fee:	
ByLaw Restrictions:								

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

**Court Ordered Sale.** Located in sought-after Panorama Ridge, this well-appointed 8 bedroom, 5 bathroom home offers over 3,000 sq ft of versatile living space. The bright main level features open living and dining areas, a chef-inspired kitchen with stainless steel appliances, office/den, and a covered deck ideal for year-round use. Upstairs offers 4 spacious bedrooms, including a generous primary with walk-in closet. The fully finished basement includes a 2-bedroom suite with separate entry and potential for a third bedroom. Additional features include central A/C, built-in vacuum, double garage, and a fully fenced yard. Conveniently located near schools, transit, shopping, and parks.