

Active
R3075697
Board: F
Manufactured

136 7790 KING GEORGE BOULEVARD

Surrey
East Newton
V3W 5Y4

Residential Detached

\$169,000 (LP)

(SP) **M**



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**

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

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**
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):	768	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	13' x11'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'8 x11'6			x	Main	4
Finished Floor (Below):	0	Main	Laundry	3' x5'			x		
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x11'6			x		
Finished Floor (Total):	768sq. ft.	Main	Den	13'4 x11'5			x		
Unfinished Floor:	0			x			x		
Grand Total:	768sq. 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: Single Wide		Registered in MHR?: Yes		PAD Rental: \$100.00			
# of Kitchens: 1	# of Rooms: 5	MHR#: 15522		CSA/BCE: 308138		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.

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

Active R3057930 Board: F House/Single Family	13960 80A AVENUE Surrey East Newton V3W 6P6	Residential Detached \$879,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$899,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1977
Frontage(feet): 40.00	Bathrooms: 3	Age: 49
Frontage(metres): 12.19	Full Baths: 3	Zoning: RF
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$4,204.80
Lot Area (sq.ft.): 4,000.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.09	P.I.D.: 004-922-531	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 5	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., None		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Electric	Rain Screen:		
Fuel/Heating: Electric	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s)	R.I. Plumbing:		
Type of Roof: Asphalt	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):	729	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	423	Main	Living Room	13'5" x 11'4"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'5" x 8'4"			x	Main 3
Finished Floor (Below):	0	Main	Eating Area	8'4" x 5'			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	8' x 9'7"			x	Above 4
Finished Floor (Total):	1,152sq. ft.	Main	Laundry	5' x 4'			x	
Unfinished Floor:	0						x	
Grand Total:	1,152sq. ft.	Main	Porch (enclosed)	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 10'			x	
		Above	Bedroom	10' x 10'			x	
		Above	Bedroom	10' x 10'			x	
							x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	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

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Active
R3067693
Board: F
House/Single Family

9496 160A STREET
Surrey
Fleetwood Tynehead
V4N 2P4

Residential Detached
\$1,129,000 (LP)
(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,129,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1989
Frontage(feet): 42.88	Bathrooms: 2	Age: 37
Frontage(metres): 13.07	Full Baths: 2	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,359.80
Lot Area (sq.ft.): 7,110.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 011-695-501	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: 1 Storey, Rancher/Bungalow	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Mixed	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Title to Land: Freehold NonStrata
	Dist. to School Bus: Land Lease Expiry Year:
Renovations:	Property Disc.: No
# of Fireplaces: 0 R.I. Fireplaces:	Fixtures Leased: No :
Fireplace Fuel:	Fixtures Rmvd: No :
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:
Outdoor Area: Balcny(s) Patio(s) Dck(s)	
Type of Roof: Asphalt	

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

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,689	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Foyer	8'7 x10'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'7 x16'7			x	Main	4
Finished Floor (Below):	0	Main	Dining Room	15'5 x10'3			x	Main	3
Finished Floor (Basement):	0	Main	Eating Area	5'7 x10'0			x		
Finished Floor (Total):	1,689 sq. ft.	Main	Kitchen	7'10 x12'1			x		
Unfinished Floor:	0	Main	Family Room	13'3 x12'1			x		
Grand Total:	1,689 sq. ft.	Main	Primary Bedroom	13'11 x12'1			x		
		Main	Walk-In Closet	7'3 x5'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'7 x9'9			x		
		Main	Bedroom	10'1 x9'9			x		
		Main	Bedroom	10'1 x11'2			x		
		Main	Laundry	10'7 x5'3			x		
Suite: None				x			x		
Basement: None									
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	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.

Presented by:
Themy Gittersos - PREC

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Active R3063964 Board: F House/Single Family	7782 126A STREET Surrey West Newton V3W 4A9	Residential Detached \$1,149,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,149,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1959
Frontage(feet): 60.00	Bathrooms: 1	Age: 67
Frontage(metres): 18.29	Full Baths: 1	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,022.57
Lot Area (sq.ft.): 7,200.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 008-868-930	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Mixed, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Fuel/Heating: Baseboard	Floor Finish: Mixed		
Outdoor Area: None			
Type of Roof: Asphalt			

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):	998	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Bedroom	10'0 x 10'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'0 x 10'0			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11'0 x 10'4			x	
Finished Floor (Basement):	0	Main	Kitchen	10'0 x 6'0			x	
Finished Floor (Total):	998sq. ft.	Main	Living Room	12'0 x 11'0			x	
Unfinished Floor:	0			x			x	
Grand Total:	998sq. 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): **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) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,150,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1983
Frontage(feet): 59.00	Bathrooms: 2	Age: 43
Frontage(metres): 17.98	Full Baths: 1	Zoning: R3
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,936.68
Lot Area (sq.ft.): 8,820.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.20	P.I.D.: 006-170-820	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow	Total Parking: 3	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Forced Air			
Outdoor Area: None			
Type of Roof: Asphalt	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):	1,056	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9' x 8'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	8' x 10'			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Total):	1,056sq. ft.	Main	Bedroom	10' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	9' x 10'			x	
Grand Total:	1,056sq. ft.	Main	Bedroom	10' x 12'			x	
			Kitchen	8' x 8'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 8	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.

Macdonald Realty (Surrey/152)
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themy@evolvereg.com

Active R3063500 Board: F House/Single Family	12560 64 AVENUE Surrey Panorama Ridge V3W 1W9	Residential Detached \$1,239,000 (LP) (SP) M
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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.	Total Parking: 6	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
Exterior: Brick, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Hot Water, Natural Gas	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	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):	1,043	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,002	Main	Living Room	17'5 x 13'5	Bsmt	Bedroom	13'6 x 12'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'5 x 9'10	Bsmt	Bedroom	13'9 x 9'8	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'5 x 9'7	Bsmt	Laundry	10' x 9'	Above 5
Finished Floor (Basement):	1,074	Main	Nook	12'5 x 9'7			x	Above 4
Finished Floor (Total):	3,119sq. ft.	Main	Family Room	14' x 14'			x	Bsmt 4
Unfinished Floor:	0	Main	Bedroom	10' x 9'3			x	
Grand Total:	3,119sq. ft.	Main	Foyer	10' x 4'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15' x 13'			x	
Suite: Unauthorized Suite		Above	Bedroom	11'9 x 10'8			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	11' x 10'6			x	
		Bsmt	Living Room	16' x 10'5			x	
		Bsmt	Kitchen	13' x 10'5			x	
		Bsmt	Bedroom	13'9 x 13'8			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 16	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.

Macdonald Realty (Surrey/152)
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Active
R3056391
Board: F
House/Single Family

13421 87A AVENUE
Surrey
Queen Mary Park Surrey
V3W 6B7

Residential Detached

\$1,279,000 (LP)

(SP) **M**



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**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **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: **Mixed**

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

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,085	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10'1 x 11'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'11 x 11'8			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	6'6 x 9'4			x	Main 3
Finished Floor (Basement):	1,085	Main	Primary Bedroom	9'11 x 13'0			x	Bsmt 3
Finished Floor (Total):	2,170sq. ft.	Main	Bedroom	8'0 x 9'6			x	Bsmt 2
Unfinished Floor:	0	Main	Bedroom	8'0 x 10'7			x	
Grand Total:	2,170sq. ft.	Bsmt	Kitchen	9'0 x 11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	9'7 x 11'11			x	
		Bsmt	Bedroom	10'9 x 12'2			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 9	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) M
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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	Total Parking: 9	Covered Parking:	Parking Access: Rear
Construction: Frame - Wood	Parking: Add. Parking Avail.		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: No		
# of Fireplaces: 2 R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s)	Floor Finish: Laminate		
Type of Roof: Asphalt			

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

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.

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

Active
R3034278
Board: F
House/Single Family

12356 56 AVENUE

Surrey
Panorama Ridge
V3X 2X2

Residential Detached

\$1,292,600 (LP)

(SP) **M**



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

Style of Home: **2 Storey**
Construction: **Frame - Wood, 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**

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

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: **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):	1,421	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,111	Main	Living Room	14'6 x12'4			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	13'10 x12'4			x	#Pcs
Finished Floor (Below):	0	Main	Kitchen	11'9 x11'8			x	Main
Finished Floor (Basement):	0	Main	Family Room	17' x13'7			x	2
		Main	Eating Area	11' x11'7			x	
Finished Floor (Total):	2,532sq. ft.	Main	Den	10'5 x10'3			x	
Unfinished Floor:	0	Main	Foyer	7' x14'5			x	Above
Grand Total:	2,532sq. ft.	Main	Laundry	7' x7'			x	5
		Above	Primary Bedroom	16'5 x17'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	7'7 x14'5			x	
		Above	Bedroom	10'2 x13'2			x	Above
		Above	Bedroom	9'10 x10'10			x	4
				x			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

Listing Broker(s): **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. Dont miss out on this one!

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

Active
R3070137
Board: F
House/Single Family

15120 96 AVENUE
Surrey
Fleetwood Tynehead
V3R 1E9

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



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**

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

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

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 :**
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):	1,097	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'2 x 12'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'4 x 8'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13' x 9'5			x	Below 4
Finished Floor (Basement):	821	Main	Primary Bedroom	12'2 x 11'6			x	
Finished Floor (Total):	1,918sq. ft.	Main	Bedroom	10' x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	10' x 8'			x	
Grand Total:	1,918sq. ft.	Below	Bedroom	11' x 10'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12' x 11'			x	
		Below	Kitchen	11'5 x 10'			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Separate Entry								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 9	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.

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

Active
R3064981
Board: F
House/Single Family

9284 126A STREET

Surrey
Queen Mary Park Surrey
V3V 5G2

Residential Detached

\$1,299,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,399,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**
Frontage(feet): **60.00** Bathrooms: **3** Age: **53**
Frontage(metres): **18.29** Full Baths: **2** Zoning: **SFR**
Depth / Size: **125** Half Baths: **1** Gross Taxes: **\$6,199.95**
Lot Area (sq.ft.): **7,589.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **003-849-228** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, 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: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Single, 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: **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):	1,260	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 10'			x	Main 2
Finished Floor (Basement):	920	Main	Primary Bedroom	15' x 12'			x	Bsmt 4
Finished Floor (Total):	2,180sq. ft.	Main	Bedroom	12' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	11' x 9'			x	
Grand Total:	2,180sq. ft.	Bsmt	Living Room	17' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	12' x 7'			x	
		Bsmt	Bedroom	11' x 10'			x	
		Bsmt	Bedroom	11' x 10'			x	
		Bsmt	Laundry	8' x 6'			x	
				x			x	
				x			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished, Separate Entry**

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

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

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.

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

Active
R3037410
Board: F
House/Single Family

15128 96 AVENUE
Surrey
Fleetwood Tynehead
V3R 1E9

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



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**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Other**

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):	695	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	630	Main	Living Room	18' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Above 4
Finished Floor (Below):	628	Main	Kitchen	8' x 7'			x	Above 3
Finished Floor (Basement):	0	Above	Bedroom	8' x 8'			x	Below 3
Finished Floor (Total):	1,953sq. ft.	Above	Bedroom	7' x 8'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 8'			x	
Grand Total:	1,953sq. ft.	Below	Bedroom	7' x 8'			x	
		Below	Kitchen	10' x 6'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 8	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) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,369,900**
Meas. Type: **Feet** Bedrooms: **12** Approx. Year Built: **1986**
Frontage(feet): **65.00** Bathrooms: **7** Age: **40**
Frontage(metres): **19.81** Full Baths: **7** Zoning: **HSE**
Depth / Size: **102.75** Half Baths: **0** Gross Taxes: **\$9,301.59**
Lot Area (sq.ft.): **6,679.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.15** P.I.D.: **000-755-281** 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, 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**

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

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** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

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):	2,786	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,100	Main	Living Room	15'1 x 16'1	Below	Kitchen	11'8 x 14'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 10'5	Below	Bedroom	11'9 x 9'3	Main 4
Finished Floor (Below):	0	Main	Kitchen	14'11 x 10'0	Below	Bedroom	10'8 x 11'11	Below 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'11 x 11'10	Below	Living Room	10'5 x 11'0	Below 4
Finished Floor (Total):	4,886sq. ft.	Main	Bedroom	11'0 x 11'10	Below	Kitchen	10'0 x 11'0	Main 4
Unfinished Floor:	0	Main	Bedroom	12'4 x 9'10	Below	Living Room	11'8 x 11'3	Below 4
Grand Total:	4,886sq. ft.	Main	Bedroom	10'4 x 10'1	Below	Kitchen	11'8 x 14'0	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	12'4 x 10'5	Below	Bedroom	11'9 x 9'3	Main 4
Suite: Unauthorized Suite		Main	Kitchen	6'5 x 6'0	Below	Bedroom	10'8 x 11'11	
Basement: None		Main	Bedroom	11'4 x 8'5	Below	Bedroom	10'5 x 11'0	
		Main	Bedroom	11'5 x 8'11			x	
		Main	Bedroom	9'10 x 10'1	Below	Bedroom	10'3 x 11'0	
		Below	Living Room	11'8 x 11'3			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **5** # of Rooms: **26**

Manuf Type: Registered in MHR?: PAD Rental:
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.

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

Active
R3014712
Board: F
House/Single Family

13538 84 AVENUE
Surrey
Queen Mary Park Surrey
V3W 3H2

Residential Detached
\$1,386,900 (LP)
(SP) **M**



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

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year:
of Fireplaces: **0** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **None** Metered Water:
Fuel/Heating: **Baseboard, Electric, Hot Water** R.I. Plumbing:
Outdoor Area: **Patio(s)** Fixtures Leased: **No** :
Type of Roof: **Asphalt** Fixtures Rmvd: **No** :
Floor Finish:

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

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,800	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'8" x 27'	Bsmt	Bedroom	19' x 9'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	12'8" x 13'	Bsmt	Bedroom	11' x 11'	Main 4
Finished Floor (Below):	0	Main	Kitchen	12' x 18'	Bsmt	Bedroom	11' x 11'	Main 4
Finished Floor (Basement):	2,700	Main	Primary Bedroom	11' x 15'	Bsmt	Living Room	13'10" x 15'	Main 4
Finished Floor (Total):	5,500sq. ft.	Main	Primary Bedroom	11'9" x 13'5"	Bsmt	Kitchen	14'10" x 10'	Main
Unfinished Floor:	0	Main	Bedroom	9'6" x 15'7"	Bsmt	Bedroom	11'7" x 13'6"	Main 4
Grand Total:	5,500sq. ft.	Main	Living Room	15' x 25'	Bsmt	Bedroom	11'10" x 11'	Main 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	13'3" x 13'9"	Bsmt	Living Room	15' x 13'	Bsmt 1
Suite: Unauthorized Suite		Main	Primary Bedroom	13'8" x 12'2"	Bsmt	Kitchen	8' x 13'	Bsmt 1
Basement: Separate Entry		Main	Primary Bedroom	12' x 11'	Bsmt	Bedroom	15' x 10'	Bsmt
		Main	Bedroom	13'8" x 11'	Bsmt	Living Room	9' x 13'	Bsmt 1
		Bsmt	Living Room	12' x 11'	Bsmt	Kitchen	8' x 13'	Bsmt
		Bsmt	Kitchen	11' x 11'	Bsmt	Bedroom	16' x 13'	Bsmt 1

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **6** # of Rooms: **26**
Manuf Type: Registered in MHR?: PAD Rental:
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.

Macdonald Realty (Surrey/152)
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Active
R3070167

Board: F
House/Single Family

15112 96 AVENUE

Surrey
Fleetwood Tynehead
V3R 1E9

Residential Detached

\$1,395,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,395,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1981**
Frontage(feet): **62.00** Bathrooms: **3** Age: **45**
Frontage(metres): **18.90** Full Baths: **2** Zoning: **R3**
Depth / Size: **118** Half Baths: **1** Gross Taxes: **\$5,695.50**
Lot Area (sq.ft.): **7,267.80** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **000-450-758** 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: **Wood**
Foundation: **Concrete Perimeter**

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

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

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** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
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):	1,281	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	819	Main	Living Room	19'3 x 15'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x 11'1			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	12'6 x 8'6			x	Above 4
Finished Floor (Basement):	0	Main	Laundry	11'6 x 8'3			x	Above 4
Finished Floor (Total):	2,100sq. ft.	Main	Foyer	10'9 x 9'3			x	
Unfinished Floor:	0	Main	Family Room	17'3 x 12'0			x	
Grand Total:	2,100sq. ft.	Main	Eating Area	11'0 x 8'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'6 x 14'0			x	
		Above	Bedroom	13'2 x 10'1			x	
		Above	Bedroom	12' x 9'4			x	
		Above	Patio	12'4 x 8'6			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	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 prpty 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 prpty 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.

Presented by:
Themy Gittersos - PREC

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

Style of Home: **2 Storey** Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Carport & Garage**
Exterior: **Vinyl** Driveway Finish: **Asphalt, Concrete**
Foundation: **Concrete Slab** Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: **Partly** Reno. Year: **2021** Property Disc.: **No**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
Fireplace Fuel: **Electric** Metered Water: Fixtures Rmvd: **:**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish: **Laminate, Mixed, Carpet**
Outdoor Area: **Patio(s)** Type of Roof: **Asphalt**

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):	1,125	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,006	Main	Living Room	12'3 x 15'4	Main	Kitchen	9'11 x 5'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	11' x 6'10			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	11'10 x 15'5			x	Above 4
Finished Floor (Basement):	0	Main	Laundry	8'2 x 10'5			x	Main 3
Finished Floor (Total):	2,131sq. ft.	Main	Bedroom	9'10 x 11'10			x	Main 3
Unfinished Floor:	0	Main	Bedroom	10'9 x 11'10			x	
Grand Total:	2,131sq. ft.	Main	Dining Room	12'7 x 10'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	13'6 x 14'6			x	
Suite: Licensed Suite, Unauthorized		Main	Foyer	6'3 x 6'9			x	
Basement: None		Above	Primary Bedroom	12' x 16'4			x	
		Above	Bedroom	9'5 x 11'			x	
		Above	Bedroom	9'4 x 8'4			x	
		Above	Bedroom	10'7 x 15'7			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **3** # of Rooms: **14** 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.

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
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Active
R3065982
Board: F
House/Single Family

15077 86B AVENUE
Surrey
Bear Creek Green Timbers
V3S 4V3

Residential Detached
\$1,445,900 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,530,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1976**
Frontage(feet): **42.00** Bathrooms: **4** Age: **50**
Frontage(metres): **12.80** Full Baths: **4** Zoning: **RF**
Depth / Size: Half Baths: **0** Gross Taxes: **\$7,827.73**
Lot Area (sq.ft.): **9,934.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.23** P.I.D.: **000-491-284** 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: **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: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

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** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

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

Amenities:

Site Influences:

Features:

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

Macdonald Realty (Surrey/152)
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Active
R3032325

Board: F
House/Single Family

6038 145 STREET

Surrey
Sullivan Station
V3S 4R4

Residential Detached

\$1,450,000 (LP)

(SP) **M**



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:	Half Baths: 1	Gross Taxes: \$5,768.94
Lot Area (sq.ft.): 3,500.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.08	P.I.D.: 027-065-804	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
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: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

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

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

Active
R3039659

Board: F
House/Single Family

5901 141 STREET

Surrey
Sullivan Station
V3X 2R9

Residential Detached

\$1,499,000 (LP)

(SP) **M**



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: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

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**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
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):	987	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,072	Main	Living Room	12'10 x 12'8	Bsmt	Bedroom	12'0 x 11'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'5 x 8'2	Bsmt	Bedroom	12'0 x 10'0	Main 2
Finished Floor (Below):	0	Main	Kitchen	17'10 x 12'6	Bsmt	Living Room	16'0 x 8'0	Above 3
Finished Floor (Basement):	987	Main	Family Room	17'6 x 16'8	Bsmt	Kitchen	10'0 x 5'0	Above 3
Finished Floor (Total):	3,046sq. ft.	Main	Kitchen	7'10 x 6'9	Bsmt	Living Room	13'0 x 11'0	Above 4
Unfinished Floor:	0	Above	Primary Bedroom	14'2 x 13'1			x	Bsmt 3
Grand Total:	3,046sq. ft.	Above	Walk-In Closet	6'0 x 5'4			x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'2 x 9'0			x	
		Above	Bedroom	10'4 x 10'0			x	
		Above	Bedroom	10'3 x 10'0			x	
		Above	Laundry	5'10 x 4'10			x	
		Above	Loft	11'2 x 7'3			x	
		Bsmt	Kitchen	16'0 x 5'0			x	

Suite: **Legal Suite, Unauthorized Suite**
Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **4** # of Rooms: **18**

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) **M**



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: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete, Paving Stone**
Dist. to Public Transit: **CLOSE BY** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, 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):	989	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,070	Main	Workshop	9'3 x 7'0	Above	Walk-In Closet	3'4 x 5'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Workshop	13'4 x 7'0	Above	Primary Bedroom	14'4 x 14'5	Main	2
Finished Floor (Below):	0	Main	Solarium	24'5 x 16'2	Above	Foyer	7'8 x 7'2	Above	4
Finished Floor (Basement):	977	Main	Patio	7'6 x 10'8	Bsmt	Bedroom	13'3 x 9'5	Above	4
Finished Floor (Total):	3,036sq. ft.	Main	Kitchen	13'11 x 13'12	Bsmt	Bedroom	9'11 x 10'6	Above	5
Unfinished Floor:	0	Main	Living Room	19'8 x 13'9	Bsmt	Bedroom	13'6 x 10'9	Bsmt	4
Grand Total:	3,036sq. ft.	Main	Bedroom	11'9 x 9'1	Bsmt	Family Room	18'1 x 9'2		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	15' x 8'4	Bsmt	Walk-In Closet	5'7 x 3'7		
		Main	Family Room	18' x 14'7	Bsmt	Laundry	5'8 x 5'3		
		Main	Porch (enclosed)	18'2 x 4'4	Bsmt	Foyer	3' x 10'2		
		Main	Gym	17'11 x 20'2	Bsmt	Kitchen	29'8 x 9'11		
Suite: Legal Suite		Above	Bedroom	11'3 x 12'9	Bsmt	Storage	9'7 x 11'9		
Basement: Fully Finished, Separate Entry		Above	Walk-In Closet	6' x 5'2			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 25	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.