

Active
R3075697
Board: F
Manufactured

136 7790 KING GEORGE BOULEVARD
Surrey
East Newton
V3W 5Y4

Residential Detached
\$125,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$169,000**
Meas. Type: Bedrooms: **2** Approx. Year Built: **1975**
Frontage(feet): Bathrooms: **1** Age: **51**
Frontage(metres): Full Baths: **1** Zoning: **MHR**
Depth / Size: Half Baths: **0** Gross Taxes: **\$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' x 11'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'8 x 11'6			x	Main 4
Finished Floor (Below):	0	Main	Laundry	3' x 5'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'8			x	
Finished Floor (Total):	768sq. ft.	Main	Den	13'4 x 11'5			x	
Unfinished Floor:	0	Main	Bedroom	11'10 x 8'7			x	
Grand Total:	768sq. ft.			x			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				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: \$1,139.32				
# of Kitchens: 1	# of Rooms: 6	MHR#: 15522	CSA/BCE: 308138	Maint. Fee:				
ByLaw Restrictions: Pets Allowed w/Rest.								

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 R3109846	13960 80A AVENUE	Residential Detached
Board: F	Surrey	\$839,000 (LP)
House/Single Family	East Newton	(SP) 
	V3W 6P6	



Sold Date:	If new, GST/HST inc?: No	Original Price: \$879,000
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: \$4,392.84
Lot Area (sq.ft.): 4,000.00	Rear Yard Exp:	For Tax Year: 2025
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	Fixtures Leased: No :COURT ORDERED SALE		
Fuel/Heating: Electric	Fixtures Rmvd: Yes :COURT ORDERED SALE		
Outdoor Area: Fenced Yard, Patio(s)	Floor Finish:		
Type of Roof: Asphalt			

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	
		Above	Bedroom	12' x 10'			x	
		Above	Bedroom	10' x 10'			x	
		Above	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						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**

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

Active
R3112839
Board: F
House/Single Family

13242 67 AVENUE

Surrey
West Newton
V3W 7J2

Residential Detached

\$945,900 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$975,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1979**
Frontage(feet): **50.00** Bathrooms: **4** Age: **47**
Frontage(metres): **15.24** Full Baths: **3** Zoning: **R4**
Depth / Size: **79.88** Half Baths: **1** Gross Taxes: **\$4,264.46**
Lot Area (sq.ft.): **4,018.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.09** P.I.D.: **003-791-220** 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: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Addition, Partly**
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Add. Parking Avail., Open**
Driveway Finish:
Dist. to Public Transit: **1 Block** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 395, PLAN NWP56437, PART SE1/4, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,355	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	605	Main	Living Room	12'3 x 14'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'3 x 8'0			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	12'6 x 11'0			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	14'6 x 9'0			x	Main 3
Finished Floor (Total):	1,960sq. ft.	Main	Kitchen	7'0 x 9'0			x	Above 3
Unfinished Floor:	0	Main	Living Room	14'0 x 9'0			x	
Grand Total:	1,960sq. ft.	Main	Bedroom	9'0 x 10'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'0 x 9'0			x	
Suite: Unauthorized Suite		Above	Primary Bedroom	13'0 x 11'0			x	
Basement: None		Above	Bedroom	9'0 x 12'6			x	
		Above	Bedroom	9'0 x 10'0			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Sutton Premier Realty

Beautiful family home offering 1,960 sq ft of living space on a 4,000 sq ft lot with a sunny south-facing backyard! This 6 bed, 4 bath home is ideal for growing families. The main floor features a bright, spacious living room flowing into the dining area and kitchen, and there is a bedroom on the main floor with a full bath—perfect for elderly parents or a home office. Upstairs offers 3 generously sized bedrooms and 1 full bathroom. There is a 2-bedroom unauthorized suite. Enjoy the private south-facing backyard, great for kids and entertaining, along with a powered storage shed. Conveniently located within walking distance to Unwin Park, Kwantlen Polytechnic University, Henry Bose Elementary School, and Panorama Ridge Secondary School, with easy highway access.

Active R3129276 Board: F House/Single Family	9496 160A STREET Surrey Fleetwood Tynehead V4N 2P4	Residential Detached \$950,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$950,000
Meas. Type: Feet	Bedrooms: 3	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?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish: Paving Stone		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close by	Dist. to School Bus: Close by	Land Lease Expiry Year:
	Title to Land: Freehold NonStrata		
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Fenced Yard	Floor Finish: Other		
Type of Roof: Asphalt			

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

Amenities:

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

Features:

Finished Floor (Main):	1,689	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'3 x 16'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	8'7 x 10'6			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	15'5 x 10'3			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	11'10 x 12'1			x	
Finished Floor (Total):	1,689sq. ft.	Main	Family Room	13'3 x 12'1			x	
Unfinished Floor:	0	Main	Bedroom	10'7 x 9'9			x	
Grand Total:	1,689sq. ft.	Main	Primary Bedroom	13'11 x 12'1			x	
		Main	Walk-In Closet	7'3 x 5'7			x	
		Main	Bedroom	10'1 x 11'2			x	
		Main	Laundry	10'7 x 5'3			x	
Suite:				x			x	
Basement: None				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Discover a rare opportunity in prestigious Fleetwood Tynehead. This 3 bed, 2 bath rancher sits on a private, fully fenced 7,110 sq.ft. pie-shaped lot in a quiet, established neighbourhood. The home has been taken down to the studs, offering a true blank canvas to finish and customize to your vision, or consider building new. Ideal for a large custom single-family home or explore potential duplex / small-scale multi-unit options (buyer to verify with City of Surrey; BC Hydro right-of-way and transit guidelines may affect buildable area). Centrally located minutes to future SkyTrain, Guildford & Fleetwood Rec Centres, Guildford Mall, T&T, Hwy 1, Tynehead Park, and walking distance to Serpentine Heights Elementary & North Surrey Secondary. VIRTUALLY STAGED FOR ILLUSTRATION PURPOSE ONLY.

Active R3114752 Board: F House/Single Family	14924 90A AVENUE Surrey Bear Creek Green Timbers V3R 1B4	Residential Detached \$960,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,000,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1958
Frontage(feet): 0.00	Bathrooms: 1	Age: 68
Frontage(metres):	Full Baths: 1	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,202.22
Lot Area (sq.ft.): 7,756.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 010-158-782	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 5	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Mixed	Driveway Finish: Gravel		
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Wood	Rain Screen:		
Fuel/Heating: Wood	Metered Water:		
Outdoor Area: Fenced Yard	R.I. Plumbing:		
Type of Roof: Metal	Fixtures Leased: No		
	Fixtures Rmvd: No		
	Floor Finish: Mixed		

Legal: **LOT 18, PLAN NWP15857, PART SE1/4, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac**

Features: **Other - See Remarks**

Finished Floor (Main):	936	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	23'0 x 12'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	14'7 x 9'10			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	9'7 x 11'2			x	
Finished Floor (Basement):	0	Main	Kitchen	8'0 x 10'8			x	
Finished Floor (Total):	936sq. ft.	Main	Dining Room	8'0 x 10'8			x	
Unfinished Floor:	0	Main	Den	6'1 x 10'8			x	
Grand Total:	936sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Keller Williams Bold Realty**

BUILDERS ALERT! Priced to sell, well below market value to build your dream home in Bear Creek Green Timbers on a quiet street. Ideally located between two future skytrain stations (Bear Creek Green Timbers and 152nd station). Private lot with established trees. DO NOT WALK ON PROPERTY WITHOUT AN APPT, Interior photos available upon request. No OPEN HOUSES.

Active
R3129226
Board: F
House/Single Family

13517 79A AVENUE
Surrey
West Newton
V3W 2Z3

Residential Detached
\$1,060,000 (LP)
(SP) **M**



Court Date: July 9, 2026
Court Location: 651 Carnarvon St, New Westminster BC V3M 1C9,
Court Room 418
Court Time: Arrive before 9:45AM
Property Address: 13517 79A, Surrey BC V3W 2Z3

Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,060,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1956**
Frontage(feet): **65.00** Bathrooms: **2** Age: **70**
Frontage(metres): **19.81** Full Baths: **2** Zoning: **RF**
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,535.02**
Lot Area (sq.ft.): **162.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.00** P.I.D.: **007-982-895** Tax Inc. Utilities?: **No**
Flood Plain: **No** 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: **Brick, Frame - Wood, Other**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** 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: **4** Covered Parking: **1** Parking Access: **Front**
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: **No :**
Floor Finish:

Legal: **LOT 11, PLAN NWP16388, SECTION 20, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,196	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	13'8 x 13'			x	Below 3
Finished Floor (Basement):	1,196	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Total):	2,392sq. ft.	Main	Bedroom	11' x 10'10			x	
Unfinished Floor:	0	Main	Bedroom	11'10 x 10'10			x	
Grand Total:	2,392sq. ft.	Below	Recreation Room	21' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	8'4 x 6'5			x	
Suite: Unauthorized Suite		Below	Living Room	14' x 13'			x	
Basement: Full		Below	Bedroom	10' x 10'			x	
		Below	Laundry	9' x 7'			x	
		Below	Workshop	13' x 10'			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Court order sale, house of little value, boarded up, 65x162 lot, 10540 square foot, located near Newton Elementary School. Build your new home or redevelop. Try your offer. COURT DATE TO APPROVE SALE IS JULY 9, 2026 NEW WESTMINSTER COURT 651 CARNARVAN COURT ROOM 418 TIME 9:45



(SP)



Sold Date:		If new, GST/HST inc?:	Original Price: \$1,089,000
Meas. Type:	Feet	Bedrooms: 5	Approx. Year Built: 1986
Frontage(feet):	0.00	Bathrooms: 4	Age: 40
Frontage(metres):		Full Baths: 4	Zoning: RES
Depth / Size:		Half Baths: 0	Gross Taxes: \$5,806.43
Lot Area (sq.ft.):	6,351.00	Rear Yard Exp: Northwest	For Tax Year: 2025
Lot Area (acres):	0.15	P.I.D.: 001-337-726	Tax Inc. Utilities?:
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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single, Open**
 Driveway Finish:
 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 AT TIME OF POSSESSION**
 Fixtures Rmvd: **:SOLD AS IS AT TIME OF POSSESSION**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: LOT 269 SECTION 28 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 62527

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,206	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'3 x 8'8			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13' x 11'			x	Main 3
Finished Floor (Basement):	613	Main	Primary Bedroom	11'10 x 11'			x	Bsmt 4
		Main	Bedroom	10'2 x 8'7			x	Bsmt 3
Finished Floor (Total):	1,819sq. ft.	Main	Bedroom	11' x 9'10			x	
Unfinished Floor:	0	Main	Solarium	13' x 11'			x	
Grand Total:	1,819sq. ft.	Bsmt	Bedroom	17' x 13'			x	
		Bsmt	Kitchen	10'10 x 10'			x	
		Bsmt	Bedroom	11'10 x 8'6			x	
		Bsmt	Living Room	8'10 x 8'5			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Fully Finished, Part, Separate Entry								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

Quiet cul-de-sac, a great place to raise your kids. Nice central location close to schools, parks, shopping and transit. Updates include windows, some flooring, bath renovation, living room and bedrooms too. Basement with separate entry into an in-law accommodation that you could expand into a 2 bedroom unit or keep the bedroom for the upstairs use. A great lot with full of mature landscaping for added privacy and color. Bonus is the enclosed sunroom off the kitchen.

Active
R3114647
Board: F
House/Single Family

14610 87 AVENUE
Surrey
Bear Creek Green Timbers
V3S 6R2

Residential Detached
\$1,199,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,299,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1986**
Frontage(feet): **0.00** Bathrooms: **3** Age: **40**
Frontage(metres): Full Baths: **3** Zoning: **RF**
Depth / Size: Half Baths: **0** Gross Taxes: **\$5,058.00**
Lot Area (sq.ft.): **7,088.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **000-657-361** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv: **WINDERMERE**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Wood**
Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **WALKING**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed**

Legal: **LOT 250, PLAN NWP67382, SECTION 27, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Vaulted Ceiling**

Finished Floor (Main):	1,122	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	853	Main	Foyer	6'4 x 13'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'0 x 17'2			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	16'0 x 14'0			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	9'11 x 17'2			x	Above 4
Finished Floor (Total):	1,975sq. ft.	Main	Family Room	19'3 x 13'4			x	
Unfinished Floor:	0	Main	Mud Room	6'2 x 9'2			x	
Grand Total:	1,975sq. ft.	Above	Primary Bedroom	13'10 x 19'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	4'1 x 9'7			x	
		Above	Bedroom	11'9 x 12'9			x	
		Above	Bedroom	9'4 x 10'5			x	
Suite:				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Engel & Volkers Vancouver**

A fantastic opportunity to own in a highly sought-after, family-friendly neighbourhood, walking distance to both elementary and secondary schools and just minutes to Bear Creek Park and Guildford Golf Course. Situated on a 7,100+ sq ft corner lot, this centrally located home offers both privacy and convenience. A custom layout features a welcoming foyer, a bright family room with vaulted ceilings, two fireplaces, and a kitchen overlooking the private, south-facing backyard. The spacious primary bedroom includes a walk-in closet with custom built-ins, plus two additional well-sized bedrooms. Double gate access provides room for RV parking, with additional front parking and a backyard workshop completing this versatile home.

Active
R3078005
Board: F
House/Single Family

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

Residential Detached
\$1,199,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,240,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1975**
Frontage(feet): **65.00** Bathrooms: **4** Age: **51**
Frontage(metres): **19.81** Full Baths: **3** Zoning: **R3**
Depth / Size: **130.36** Half Baths: **1** Gross Taxes: **\$5,193.52**
Lot Area (sq.ft.): **8,479.00** Rear Yard Exp: **North** 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: **Community**

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Carport; Multiple**
Driveway Finish: **Asphalt**
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 :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

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

Amenities:

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

Features:

Finished Floor (Main):	1,066	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Foyer	6'6 x3'3			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	10' x11'10			x	Main	4
Finished Floor (Below):	0	Main	Dining Room	6'5 x9'4			x	Main	3
Finished Floor (Basement):	1,066	Main	Kitchen	9'10 x11'8			x	Bsmt	4
		Main	Pantry	6' x9'5			x	Bsmt	2
Finished Floor (Total):	2,132sq. ft.	Main	Primary Bedroom	9'10 x13'			x		
Unfinished Floor:	0	Main	Bedroom	8' x9'5			x		
Grand Total:	2,132sq. ft.	Main	Bedroom	8' x10'7			x		
		Bsmt	Laundry	8'5 x9'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	9' x11'5			x		
		Bsmt	Bedroom	9'5 x11'10			x		
Suite: Unauthorized Suite		Bsmt	Bedroom	11' x11'			x		
Basement: Full		Bsmt	Bedroom	10'9 x12'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Sutton Group-West Coast Realty

Welcome to 13421 87A Avenue in Surrey's Queen Mary Park neighbourhood. This property offers strong potential on a prime lot 8479 square foot corner lot. The existing 2,132 square foot 6 bedroom 4 bathroom home includes a 3 bedroom basement suite and is in as-is condition, presenting an opportunity to renovate or build new. Close to schools, parks, transit and shopping.

Active R3115568 Board: F House/Single Family	6138 134A STREET Surrey Panorama Ridge V3X 1L9	Residential Detached \$1,199,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,250,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1987
Frontage(feet): 0.00	Bathrooms: 4	Age: 39
Frontage(metres): 0.00	Full Baths: 3	Zoning: R3
Depth / Size: 0	Half Baths: 1	Gross Taxes: \$7,526.09
Lot Area (sq.ft.): 7,104.00	Rear Yard Exp: East	For Tax Year: 2025
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; Multiple		
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	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Electric	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Patio(s)	Floor Finish: Laminate, Mixed, Carpet		
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	
		Main	Kitchen	13'6 x 14'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	6'3 x 6'9			x	
Suite: Unauthorized Suite		Above	Primary Bedroom	12' x 16'4			x	
Basement: None		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 neighborhood, 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 a studio suite. Home was renovated in past with new kitchen, countertops, lighting, bathrooms, flooring in approx. 2021. Home is now in need of repairs and maintenance throughout. The driveway accommodates up to 6 vehicles, with additional street parking available. Conveniently located within walking distance to North Ridge Elementary, Panorama Ridge Secondary and nearby parks.

Active
R3135077
Board: F
House/Single Family

13572 68 AVENUE

Surrey
West Newton
V3W 2G3

Residential Detached

\$1,215,900 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,215,900**
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** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
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
		Main	Bedroom	11'0 x 11'10	Below	Kitchen	10'0 x 11'0	Main	4
Finished Floor (Total):	4,886sq. ft.	Main	Bedroom	12'4 x 9'10	Below	Living Room	11'8 x 11'3	Below	4
Unfinished Floor:	0	Main	Bedroom	10'4 x 10'1	Below	Kitchen	11'8 x 14'0	Below	3
Grand Total:	4,886sq. ft.	Main	Living Room	12'4 x 10'5	Below	Bedroom	11'9 x 9'3	Main	4
		Main	Kitchen	6'5 x 6'0	Below	Bedroom	10'8 x 11'11		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'4 x 8'5	Below	Living Room	10'5 x 11'0		
		Main	Bedroom	11'5 x 8'11			x		
Suite: Unauthorized Suite		Main	Bedroom	9'10 x 10'1	Below	Bedroom	10'3 x 11'0		
Basement: None		Below	Living Room	11'8 x 11'3			x		
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 5 # of Rooms: 26		MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Bring Your Vision to West Newton! This property offers a prime 10/10 location within walking distance to everyday amenities, shopping, transit, schools, and parks. Set on a flat, rectangular 6,679 sqft lot, featuring laneway access and parking for 8+ cars. The home currently features 12 bedrooms and 7 bathrooms over two levels, with a layout that includes 5 income suites plus a main residence for owner use, generating high rental income. This is the perfect match for a visionary buyer looking for exceptional potential in a high-demand area, on a lot with redevelopment potential. Bring your ideas to one of Surrey's most convenient neighbourhoods. Call today to schedule your private tour!

Active
R3131907
Board: F
House/Single Family

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

Residential Detached
\$1,239,300 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,239,300**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1976**
Frontage(feet): **39.00** Bathrooms: **4** Age: **50**
Frontage(metres): **11.89** Full Baths: **4** Zoning: **R3**
Depth / Size: **irregular** Half Baths: **0** Gross Taxes: **\$7,827.73**
Lot Area (sq.ft.): **9,934.00** Rear Yard Exp: **Northwest** For Tax Year: **2025**
Lot Area (acres): **0.23** P.I.D.: **000-491-284** 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: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **8** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **1 block** Dist. to School Bus: **2 1/2 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 115, SECTION 27, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN NWP49956**

Amenities: **In Suite Laundry, Shared Laundry**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Shopping Nearby**
Features:

Finished Floor (Main):	1,483	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	15'10 x 13'6	Bsmt	Bedroom	8'0 x 11'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'5 x 10'5	Bsmt	Kitchen	13'3 x 10'9	Main	3
Finished Floor (Below):	0	Main	Dining Room	9'5 x 7'10	Bsmt	Bedroom	11'5 x 11'2	Main	5
Finished Floor (Basement):	1,483	Main	Wok Kitchen	12'3 x 11'1			x	Bsmt	3
		Main	Primary Bedroom	12'8 x 15'11			x	Bsmt	4
Finished Floor (Total):	2,966sq. ft.	Main	Walk-In Closet	8'8 x 8'2			x		
Unfinished Floor:	0	Main	Bedroom	8'5 x 10'9			x		
Grand Total:	2,966sq. ft.	Main	Bedroom	8'5 x 9'11			x		
		Main	Family Room	12'0 x 14'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	16'9 x 7'9			x		
		Bsmt	Kitchen	13'1 x 7'2			x		
Suite: Unauthorized Suite		Bsmt	Bedroom	11'1 x 10'4			x		
Basement: Fully Finished, Separate Entry		Bsmt	Bedroom	12'8 x 11'4			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): **Macdonald Realty (Surrey/152)**

Macdonald Realty (Surrey/152)

Welcome to this spacious family home tucked away in a quiet Green Timbers cul-de-sac on a large 9,934 sq ft lot. Offering 2,966 sq ft of living space, the main home features generous living and dining areas, a family room, 3 bedrooms, 2 bathrooms, an updated main kitchen, bonus wok kitchen, and a 4th bedroom below for upstairs use. The lower level offers two separate suites (2 +1): a 2 bedroom, 1 bathroom suite and a 1 bedroom, 1 bathroom suite, ideal for extended family or potential mortgage helpers. This home has ample parking with an attached single car garage plus room for 7 additional cars or even an RV. Close to transit, schools, parks, shopping, restaurants, future SkyTrain and has easy access to Hwy 1 and bridges.

Active
R3014712
Board: F
House/Single Family

13538 84 AVENUE
Surrey
Queen Mary Park Surrey
V3W 3H2

Residential Detached
\$1,248,300 (LP)
(SP) 



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:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric, Hot Water**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access:
Parking: **Add. Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
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	1
		Main	Bedroom	13'8 x 11'	Bsmt	Living Room	9' x 13'		
		Bsmt	Living Room	12' x 11'	Bsmt	Kitchen	8' x 13'		
		Bsmt	Kitchen	11' x 11'	Bsmt	Bedroom	16' x 13'		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 6	# of Rooms: 26	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 strong rental income. 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 R3103236 Board: F House/Single Family	13496 84A AVENUE Surrey Queen Mary Park Surrey V3W 0T8	Residential Detached \$1,250,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,495,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1989
Frontage(feet): 59.80	Bathrooms: 4	Age: 37
Frontage(metres): 18.23	Full Baths: 4	Zoning: SFD
Depth / Size: 112.4	Half Baths: 0	Gross Taxes: \$6,363.73
Lot Area (sq.ft.): 1.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.00	P.I.D.: 013-099-787	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey, Basement Entry	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Other		
Exterior: 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: 1 R.I. Fireplaces: 0	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Hot Water	Fixtures Rmvd: No :		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

Legal: **LOT 33, PLAN NWP80547, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	1,630	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 12'	Bsmt	Living Room	12' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9' x 12'	Bsmt	Bedroom	10' x 10'	Main 3
Finished Floor (Below):	0	Main	Dining Room	12' x 10'			x	Main 3
Finished Floor (Basement):	1,190	Main	Family Room	15' x 13'			x	Bsmt 3
Finished Floor (Total):	2,820sq. ft.	Main	Nook	12' x 7'			x	Bsmt 3
Unfinished Floor:	0	Main	Primary Bedroom	13' x 13'			x	
Grand Total:	2,820sq. ft.	Main	Bedroom	10' x 10'			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	12' x 6'			x	
		Bsmt	Living Room	13' x 9'			x	
Suite: Unauthorized Suite		Bsmt	Bedroom	12'6 x 11'			x	
Basement: Fully Finished, Partly Finished		Bsmt	Kitchen	13' x 9'			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): **RE/MAX City Realty**

Court order Sale, basement entry home, 3 bedrooms up, family room, 4 bathrooms. Basement contains 2 (1 plus 1) suites, double garage and lane access. Allow time for showings. Showings Saturday July 4 from 11 to 1pm

Active
R3137627
Board: F
House/Single Family

14305 91 AVENUE
Surrey
Bear Creek Green Timbers
V3V 7T7

Residential Detached
\$1,350,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,350,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1991**
Frontage(feet): **102.79** Bathrooms: **4** Age: **35**
Frontage(metres): **31.33** Full Baths: **3** Zoning: **SFD**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,634.17**
Lot Area (sq.ft.): **7,701.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.18** P.I.D.: **016-428-811** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
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:
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:

Legal: **LOT 2, PLAN NWP86597, SECTION 33, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,524	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	16'4 x 15'4	Below	Bedroom	13'6 x 8'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'2 x 8'2	Below	Bedroom	14'4 x 11'3	Main	3
Finished Floor (Below):	1,225	Main	Dining Room	16' x 11'			x	Main	3
Finished Floor (Basement):	0	Main	Family Room	15' x 11'			x	Main	2
		Main	Eating Area	10'3 x 9'7			x	Below	3
Finished Floor (Total):	2,749sq. ft.	Main	Primary Bedroom	14' x 13'			x		
Unfinished Floor:	0	Main	Bedroom	10' x 8'0			x		
Grand Total:	2,749sq. ft.	Main	Bedroom	10' x 10'			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	15'2 x 13'8			x		
		Below	Kitchen	11'10 x 10'0			x		
Suite:		Below	Laundry	14'5 x 5'5			x		
Basement:Fully Finished		Below	Bedroom	10'11 x 9'0			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 14	MHR#:			CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:									

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

Court order sale, 2 level home in Green Timbers. 6 bedrooms, 4 baths, 2 bedroom suite, hardwood floors, granite counter tops. Allow time for showing.

Active
R3104058
Board: F
House/Single Family

13502 84A AVENUE
Surrey
Queen Mary Park Surrey
V3W 0T8

Residential Detached
\$1,350,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,595,000**
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **1991**
Frontage(feet): **66.00** Bathrooms: **5** Age: **35**
Frontage(metres): **20.12** Full Baths: **5** Zoning: **RF-SS**
Depth / Size: **112** Half Baths: **0** Gross Taxes: **\$8,175.87**
Lot Area (sq.ft.): **7,400.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **016-415-493** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **10** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 2, PLAN NWP86654, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Lane Access**

Features:

Finished Floor (Main):	2,250	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,944	Main	Living Room	16' x 15'	Above	Kitchen	12' x 9'8"	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 8'	Above	Family Room	15' x 14'	Main	3
Finished Floor (Below):	0	Main	Bedroom	14' x 10'	Above	Primary Bedroom	18' x 14'	Above	3
Finished Floor (Basement):	0	Main	Bedroom	13' x 12'	Above	Bedroom	15' x 15'	Above	3
		Main	Bedroom	12' x 10'	Above	Bedroom	12' x 12'	Main	3
Finished Floor (Total):	4,194sq. ft.	Main	Living Room	15' x 11'	Above	Bedroom	12' x 11'	Above	3
Unfinished Floor:	0	Main	Kitchen	15' x 8'			x		
Grand Total:	4,194sq. ft.	Main	Bedroom	13' x 11'			x		
		Main	Bedroom	12' x 11'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	15' x 13'			x		
				x			x		
Suite: Unauthorized Suite		Above	Living Room	17' x 15'			x		
Basement: Fully Finished, Part		Above	Dining Room	12' x 11'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 18	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Court order sale, 9 bedrooms, 5 baths, 2 rental suites (3 bedroom and 1 & den) 1 fireplaces. Central location, lane access. Allow time for showings. Open house Saturday July 4 from 11 to 1pm

Active R3107905 Board: F House/Single Family	7789 146A STREET Surrey East Newton V3S 2T4	Residential Detached \$1,359,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,475,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2007
Frontage(feet): 0.00	Bathrooms: 7	Age: 19
Frontage(metres):	Full Baths: 6	Zoning: RES
Depth / Size:	Half Baths: 1	Gross Taxes: \$7,106.64
Lot Area (sq.ft.): 4,015.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 025-854-801	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.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Vinyl	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s)	R.I. Plumbing: No	Fixtures Leased: No	:SOLD AS IS AT TIME OF COMPLETION
Type of Roof: Asphalt	Fixtures Rmvd:		:SOLD AS IS AT TIME OF COMPLETION
	Floor Finish: Mixed		

Legal: **LOT 35 SECTION 22 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP9093**

Amenities:

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

Features:

Finished Floor (Main):	1,385	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	954	Main	Living Room	13'8 x 12'	Bsmt	Bedroom	12' x 12'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 11'2	Bsmt	Bedroom	13' x 11'	Main	2
Finished Floor (Below):	0	Main	Wok Kitchen	9' x 5'	Bsmt	Living Room	12' x 12'	Main	4
Finished Floor (Basement):	1,370	Main	Eating Area	12'2 x 8'3	Bsmt	Bedroom	10' x 10'	Above	4
Finished Floor (Total):	3,709sq. ft.	Main	Family Room	13'9 x 12'9	Bsmt	Laundry	10' x 5'	Above	4
Unfinished Floor:	0	Main	Bedroom	13'6 x 10'2			x	Above	4
Grand Total:	3,709sq. ft.	Above	Primary Bedroom	17'6 x 13'5			x	Bsmt	4
		Above	Walk-In Closet	8' x 7'			x	Bsmt	4
		Above	Bedroom	13'2 x 11'9			x		
		Above	Bedroom	10'9 x 10'7			x		
		Above	Bedroom	13' x 12'10			x		
Suite: Unauthorized Suite		Bsmt	Living Room	12' x 11'			x		
Basement: Full, Fully Finished		Bsmt	Kitchen	12' x 10'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 18	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

Large 2 storey with basement home located close to Eaglequest Coyote Golf Course and Guildford Country Club, Chimney Hill school, transit, parks and shopping. Open layout with contemporary design in mind. Grand entry with high ceilings, hardwood floors, family room with gas fireplace, designer kitchen with spice kitchen as well. walkout to covered deck-perfect for summer bbq's, den with ensuite. Upper floor has large bedrooms, 3 full baths. Basement has a 1 bedroom and 2 bedroom in-law accommodations.

Active
R3086287
Board: F
House/Single Family

6748 123A STREET
Surrey
West Newton
V3W 0Z1

Residential Detached
\$1,369,900 (LP)
(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,530,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1992
Frontage(feet): 70.00	Bathrooms: 4	Age: 34
Frontage(metres): 21.34	Full Baths: 4	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,763.89
Lot Area (sq.ft.): 7,103.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 015-003-302	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 1/2 Storey, Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 16, PLAN NWP82775, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	1,512	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,491	Main	Family Room	24'0 x 12'9			x	Floor #Pcs
Finished Floor (AbvMain2):	541	Main	Dining Room	13'8 x 12'9			x	Above 3
Finished Floor (Below):	0	Main	Kitchen	17'1 x 12'7			x	Above 4
Finished Floor (Basement):	0	Main	Living Room	16'8 x 22'11			x	Above 3
Finished Floor (Total):	3,544sq. ft.	Main	Laundry	6'0 x 8'1			x	Above 3
Unfinished Floor:	0	Main	Foyer	10'9 x 11'5			x	
Grand Total:	3,544sq. ft.	Main	Primary Bedroom	17'3 x 15'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'1 x 12'0			x	
Suite:		Above	Bedroom	11'6 x 11'3			x	
Basement:None		Above	Bedroom	10'10 x 14'0			x	
		Above	Walk-In Closet	6'4 x 7'8			x	
				x			x	
				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): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

This charming, 2-storey 4 bed/4bath home is an absolute gem! As you step inside, you'll immediately notice the sleek and modern design has been beautifully updated is move-in ready and perfect for growing families. The home boasts an abundance of natural light from every window, creating that warm inviting feeling you've been searching for. Two cozy fireplaces that make every season feel special- imagine movie nights in winter. This home is where modern meets charm. The home is perfectly located in an area central to Kwantlen Polytechnic University, Tamanawis Secondary, Beaver Creek Elementary, and Khalsa School. You're just minutes away from shopping centres, amenities, main transit routes, and quick connections to Highways 91 and 99. Don't wait -your perfect family story starts here.

Active
R3084337
Board: F
House/Single Family

6143 150B STREET

Surrey
Sullivan Station
V3S 7W9

Residential Detached

\$1,384,000 (LP)

(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,499,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2006
Frontage(feet): 53.00	Bathrooms: 4	Age: 20
Frontage(metres): 16.15	Full Baths: 3	Zoning: R4
Depth / Size: 76.00	Half Baths: 1	Gross Taxes: \$6,537.81
Lot Area (sq.ft.): 4,037.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 026-397-889	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 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Other**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Other**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
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: **No :**
Floor Finish:

Legal: **LOT 62, PLAN BCP19430, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,044	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,097	Main	Living Room	11'5 x 13'1	Bsmt	Bedroom	10'2 x 11'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'10 x 8'7	Bsmt	Bedroom	11'1 x 10'9	Main	2
Finished Floor (Below):	1,020	Main	Family Room	17'3 x 11'8			x	Above	4
Finished Floor (Basement):	0	Main	Kitchen	11'5 x 12'4			x	Above	4
		Main	Nook	9'4 x 10'3			x	Bsmt	4
Finished Floor (Total):	3,161sq. ft.	Main	Foyer	5'5 x 8'2			x		
Unfinished Floor:	0	Above	Primary Bedroom	14'2 x 14'4			x		
Grand Total:	3,161sq. ft.	Above	Walk-In Closet	8'1 x 5'7			x		
		Above	Bedroom	11'8 x 11'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'3 x 11'5			x		
		Above	Bedroom	12'5 x 9'1			x		
Suite: Licensed Suite		Bsmt	Living Room	13' x 12'			x		
Basement: Fully Finished, Separate Entry		Bsmt	Kitchen	9'5 x 8'9			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 15	MHR#:			CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:									

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

Charming 3 level family home on a corner lot. Bright and spacious, updated, fenced private yard. Main level offers open concept, large living room, gourmet kitchen with a walk out patio into your private back yard. Two bedroom basement suite, great for extra income or in-laws. Fantastic location, close to parks, schools, shopping and recreation. Easy access to Hwy 10th. OPEN HOUSE Sat July 4th 4:30pm to 5:30pm.

Active R3129163 Board: F House/Single Family	6253 148 STREET Surrey Sullivan Station V3S 2L1	Residential Detached \$1,475,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$1,475,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2023
Frontage(feet): 31.59	Bathrooms: 4	Age: 3
Frontage(metres): 9.63	Full Baths: 3	Zoning: RF-9
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,410.39
Lot Area (sq.ft.): 2,914.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.07	P.I.D.: 031-447-783	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Storey w/Bsmt	Total Parking: 3	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: DetachedGrge/Carport, Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Walking	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.:		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Electric	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air	Floor Finish: Mixed		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 6, PLAN EPP108966, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Restaurant, Pickle Ball Court**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove**

Finished Floor (Main):	1,057	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	878	Main	Great Room	12' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'2' x 10'			x	Above 4
Finished Floor (Below):	933	Main	Flex Room	11'2' x 10'			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	9'4' x 13'2			x	Main 2
Finished Floor (Total):	2,868sq. ft.	Above	Primary Bedroom	12'6' x 15'6			x	Below 4
Unfinished Floor:	0	Above	Bedroom	9'2' x 9'10			x	
Grand Total:	2,868sq. ft.	Above	Bedroom	9'2' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9'6' x 9'			x	
		Below	Bedroom	11' x 10'			x	
		Below	Bedroom	11' x 10'			x	
		Below	Other	11' x 20'			x	
				x			x	
				x			x	
Suite: Legal Suite								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

RE/MAX Bozz Realty

"Court ordered sale." Well built and kept house. Property details/information are approx. & deemed to be correct but not guaranteed. Buyer(s) must verify, if important. This house has 6 bedroom & 4 bath with impeccable floor plan with separate family & living room. House has 2 bedroom legal suite as mortgage helper. Located close to shopping center, restaurants, parks, Goldstone park Elementary & Sullivan Heights Secondary School.