

Active
R3074177

Board: F
House/Single Family

14496 74 AVENUE

Surrey
East Newton
V3S 0N1

Residential Detached

\$1,574,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,574,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2004**
Frontage(feet): **52.49** Bathrooms: **6** Age: **22**
Frontage(metres): **16.00** Full Baths: **6** Zoning: **CD**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,129.23**
Lot Area (sq.ft.): **5,123.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.12** P.I.D.: **025-084-101** 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: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** 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: **:**
Floor Finish:

Legal: **LOT 27, PLAN LMP50401, SECTION 22, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,240	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,130	Main	Living Room	15'0 x 11'5	Bsmt	Living Room	11'0 x 11'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'8 x 8'0	Bsmt	Kitchen	10'6 x 7'0	Main 4
Finished Floor (Below):	1,235	Main	Kitchen	12'5 x 12'0	Bsmt	Bedroom	10'8 x 11'0	Above 5
Finished Floor (Basement):	0	Main	Family Room	17'0 x 11'7	Bsmt	Bedroom	11'4 x 10'0	Above 4
Finished Floor (Total):	3,605sq. ft.	Main	Bedroom	10'5 x 11'5			x	Above 4
Unfinished Floor:	0	Main	Laundry	9'0 x 5'0			x	Bsmt 4
Grand Total:	3,605sq. ft.	Above	Primary Bedroom	14'5 x 16'0			x	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'11 x 12'7			x	
		Above	Bedroom	10'10 x 11'5			x	
		Above	Bedroom	11'0 x 11'5			x	
		Bsmt	Living Room	11'13 x 12'5			x	
		Bsmt	Kitchen	11'4 x 6'4			x	
		Bsmt	Bedroom	10'5 x 11'0			x	

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

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **17**

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

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

Charming/family custom built home on a corner lot. Perfect for a large family with in-laws suite and additional mortgage helper. Open concept main floor offers a large living & family rooms, bedroom and full bath. Four bedrooms up with plenty of closet/storage space. Fantastic location, close to shopping, trails, schools and public transportation. Plenty of parking and double garage. OPEN HOUSE Sat January 3rd, 2pm to 4pm.

Active
R3073673
Board: F
House/Single Family

12420 80 AVENUE

Surrey
West Newton
V3W 3A5

Residential Detached

\$1,575,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,575,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2018**
Frontage(feet): **37.70** Bathrooms: **7** Age: **8**
Frontage(metres): **11.49** Full Baths: **6** Zoning: **RF-12**
Depth / Size: Half Baths: **1** Gross Taxes: **\$8,139.88**
Lot Area (sq.ft.): **4,476.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.10** P.I.D.: **030-266-688** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **7** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:"AS IS WHERE IS"**
Floor Finish:

Legal: **LOT 1, PLAN EPP70646, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,452	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,298	Main	Living Room	16' x 11'8	Above	Bedroom	13'4 x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 11'	Bsmt	Living Room	11'2 x 10'	Main 2
Finished Floor (Below):	0	Main	Den	12' x 11'2	Bsmt	Kitchen	8' x 5'	Main 4
Finished Floor (Basement):	1,036	Main	Kitchen	14'6 x 10'4	Bsmt	Bedroom	11' x 10'6	Above 5
Finished Floor (Total):	3,786sq. ft.	Main	Family Room	18'8 x 14'	Bsmt	Bedroom	11' x 10'6	Above 4
Unfinished Floor:	0	Main	Wok Kitchen	10' x 8'	Bsmt	Living Room	11' x 10'	Above 4
Grand Total:	3,786sq. ft.	Main	Mud Room	10'4 x 5'	Bsmt	Kitchen	8' x 5'	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	13'6 x 9'	Bsmt	Bedroom	14'4 x 10'2	Bsmt 4
Suite:		Above	Primary Bedroom	15'10 x 15'8			x	
Basement:Fully Finished		Above	Walk-In Closet	10' x 6'4			x	
		Above	Bedroom	13'4 x 10'			x	
		Above	Walk-In Closet	5' x 5'			x	
		Above	Bedroom	16'8 x 11'10			x	

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **4**

of Rooms: **21**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **Nationwide Realty Corp.**

West Newton home includes an open concept plan radiant heat along with A/C. The main floor has a family room, den with ensuite which could be used as a bedroom, living & dining rooms, powder room, mudroom, dream kitchen with a spice kitchen and a covered patio area leading to the backyard. The floor above has 4 bedrooms plus 2 ensuites. The floor below has a 2 bedroom suite and a 1 bedroom suite with separate entrances from below the covered patio. Lane access leads to the double Garage. Court Ordered Sale.

Active
R3055560

Board: F
House/Single Family

14838 74A AVENUE

Surrey
East Newton
V3S 0T9

Residential Detached

\$1,600,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,600,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2003**
Frontage(feet): **49.21** Bathrooms: **6** Age: **23**
Frontage(metres): **15.00** Full Baths: **6** Zoning: **SF**
Depth / Size: **122.47** Half Baths: **0** Gross Taxes: **\$7,389.51**
Lot Area (sq.ft.): **6,027.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **025-465-210** 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, Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Addition**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Tile - Concrete**

Reno. Year: **2003**
Rain Screen:
Metered Water:
R.I. Plumbing:

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

Legal: **LOT 47, PLAN BCP251, SECTION 22, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,361	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,139	Main	Living Room	14' x 11'	Bsmt	Bedroom	11' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 8'	Bsmt	Bedroom	11' x 10'	Main 3
Finished Floor (Below):	1,388	Main	Family Room	15' x 14'	Bsmt	Kitchen	8' x 5'	Above 3
Finished Floor (Basement):	0	Main	Kitchen	12' x 11'	Main	Wok Kitchen	8' x 5'	Above 5
Finished Floor (Total):	3,888sq. ft.	Main	Den	11' x 9'	Above	Bedroom	11' x 11'	Bsmt 3
Unfinished Floor:	0	Main	Laundry	10' x 6'			x	Bsmt 3
Grand Total:	3,888sq. ft.	Above	Primary Bedroom	17' x 13'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 11'			x	
		Above	Bedroom	12' x 11'			x	
		Above	Bedroom	11' x 10'			x	
		Bsmt	Living Room	13' x 14'			x	
		Bsmt	Living Room	12' x 11'			x	
		Below	Kitchen	5' x 8'			x	

Suite: **Other, Unauthorized Suite**
Basement: **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): **RE/MAX Real Estate Services**

Discover this spacious nearly 4,000 sqft home on a 6.027 sqft lot, featuring an open-concept layout with a gourmet kitchen and separate spice kitchen. Upstairs offers 4 generous bedrooms and 3 full baths, while the main floor includes a den that easily converts to a 5th bedroom. The fully finished basement provides an excellent mortgage helper potential or space for extended family. Enjoy radiant heat, modern pot lights throughout, and a prime location close to schools, parks, and all amenities. Bring your personal touch and make this your dream home!

Presented by:
Themy Gittersos - PREC

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themy@evolvereg.com



Active
R3037721

Board: F
House/Single Family

6748 123A STREET

Surrey
West Newton
V3W 0Z1

Residential Detached

\$1,675,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,675,000
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: \$5,827.66
Lot Area (sq.ft.): 7,103.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 015-003-302	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **6** 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: **:**
Floor Finish:

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

Amenities: **Storage**

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

Features:

Finished Floor (Main):	1,326	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,497	Main	Family Room	24'0 x 12'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'8 x 12'9			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	17'1 x 12'7			x	Above 4
Finished Floor (Basement):	0	Main	Nook	10'10 x 9'5			x	Above 3
Finished Floor (Total):	2,823sq. ft.	Main	Living Room	16'8 x 22'11			x	Above 3
Unfinished Floor:	0	Main	Laundry	6'0 x 8'1			x	
Grand Total:	2,823sq. ft.	Main	Foyer	10'9 x 11'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'3 x 15'			x	
Suite: None		Above	Bedroom	13'1 x 12'10			x	
Basement: None		Above	Bedroom	11'6 x 11'3			x	
		Above	Bedroom	10'10 x 14'0			x	
		Main	Walk-In Closet	6'4 x 8'1			x	
				x			x	
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): **Homelife Benchmark Titus Realty**

Welcome to this stunning 2-Story home featuring 4 large Bedrooms and 4 Bathrooms in the family friendly community of West Newton! This newly updated home features natural light and generous living spaces which is perfect for those looking for a home that is move-in ready with an inviting atmosphere. Complete with two fireplaces, a covered deck, and yard-- this home is for those who like to entertain in any season. 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 miss seeing this rare find.

Active
R3074351
Board: F
House/Single Family

12038 59 AVENUE
Surrey
Panorama Ridge
V3X 3L3

Residential Detached
\$1,689,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,689,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2004**
Frontage(feet): **50.00** Bathrooms: **6** Age: **22**
Frontage(metres): **15.24** Full Baths: **4** Zoning: **R3**
Depth / Size: Half Baths: **2** Gross Taxes: **\$6,531.63**
Lot Area (sq.ft.): **6,577.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.15** P.I.D.: **025-689-606** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **6** 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: **Yes :COURT ORDERED SALE**
Floor Finish:

Legal: **LOT 2, PLAN BCP6154, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Finished Floor (Main):	1,463	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,453	Main	Living Room	14' x 12'	Bsmt	Eating Area	11' x 14'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'7' x 12'	Bsmt	Bedroom	10'6' x 13'	Main 2
Finished Floor (Below):	0	Main	Kitchen	14'4' x 12'	Bsmt	Walk-In Closet	6' x 5'5	Above 5
Finished Floor (Basement):	1,446	Main	Eating Area	10'5' x 15'11	Bsmt	Bedroom	11'4' x 11'7	Above 5
Finished Floor (Total):	4,362sq. ft.	Main	Family Room	14'4' x 15'			x	Above 4
Unfinished Floor:	0	Main	Laundry	8' x 8'			x	Bsmt 4
Grand Total:	4,362sq. ft.	Main	Foyer	10' x 6'3			x	Bsmt 2
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16' x 13'11			x	
		Above	Walk-In Closet	8' x 6'6			x	
		Above	Bedroom	12' x 11'1			x	
		Above	Bedroom	15'11' x 13'5			x	
		Above	Bedroom	11' x 13'			x	
		Bsmt	Recreation Room	23'9' x 14'5			x	

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

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **17**

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

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

Custom-built luxury home in prestigious Boundary Park offering over 4,300 sq. ft. of elegant living space. Features 6 bedrooms and 6 bathrooms, 9' ceilings, maple hardwood floors, and a bright vaulted great room. The main floor includes a butler's pantry connecting to a formal dining room.. Upstairs offers 4 large bedrooms. Fully finished basement with separate entry. Easily convert to a 2-bedroom, suite as a mortgage helper. . Durable tile roof, in-ground sprinklers, quiet upscale location with quick highway access.

Macdonald Realty (Surrey/152)
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Active
R3041773
Board: F
House/Single Family

9294 126A STREET
Surrey
Queen Mary Park Surrey
V3V 5G2

Residential Detached

\$1,700,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,799,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**
Frontage(feet): **84.00** Bathrooms: **3** Age: **53**
Frontage(metres): **25.60** Full Baths: **3** Zoning: **SFD**
Depth / Size: **125** Half Baths: **0** Gross Taxes: **\$6,252.95**
Lot Area (sq.ft.): **10,153.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.23** P.I.D.: **009-452-800** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **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: **1** Parking Access: **Rear**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Asphalt**
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: **Laminate, Mixed**

Legal: **LOT 18, PLAN NWP20676, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location**

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	18'0 x 15'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 9'6			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'0 x 9'0			x	Main 4
Finished Floor (Basement):	1,002	Main	Nook	11'0 x 7'0			x	Bsmt 4
Finished Floor (Total):	2,282sq. ft.	Main	Primary Bedroom	13'0 x 12'0			x	
Unfinished Floor:	0	Main	Bedroom	13'0 x 12'0			x	
Grand Total:	2,282sq. ft.	Main	Bedroom	10'0 x 10'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: Unauthorized Suite		Bsmt	Living Room	14'0 x 12'6			x	
Basement: Fully Finished		Bsmt	Kitchen	12'6 x 10'0			x	
		Bsmt	Bedroom	12'6 x 12'			x	
		Bsmt	Bedroom	12'6 x 10'0			x	
		Bsmt	Laundry	11'0 x 5'0			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **12**

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

Listing Broker(s): **YPA Your Property Agent**

Builder Alert!!! Location, Location, Location! home on big lot (10,153 sqft). 3 bedrooms & 2 bathrooms upstairs with big living room, dining room & kitchen. 2 bedroom unauthorized suite downstairs. Corner lot with back lane, lots of parking. Exterior has stucco and stone finish. Beautiful landscaping in the yard. ACCEPTED OFFER Court Date set for Jan 27 2026

Active
R3066964
Board: F
House/Single Family

15039 69 AVENUE

Surrey
East Newton
V3S 0X1

Residential Detached

\$1,749,899 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,799,899**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2003**
Frontage(feet): **49.00** Bathrooms: **5** Age: **23**
Frontage(metres): **14.94** Full Baths: **4** Zoning: **RF**
Depth / Size: **144.5** Half Baths: **1** Gross Taxes: **\$7,434.80**
Lot Area (sq.ft.): **7,136.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.16** P.I.D.: **025-593-056** 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 w/Bsmt.** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Fibre Cement Board, Stone, Vinyl** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: **Close by** Dist. to School Bus: **Close by**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: **2022** Property Disc.: **Yes**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No :**
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **No :**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish: **Laminate, Mixed, Tile**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 8, PLAN BCP3589, SECTION 15, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Pantry, Vacuum - Built In**

Finished Floor (Main):	1,508	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,290	Main	Living Room	14'4 x 11'7	Bsmt	Kitchen	12'3 x 13'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 12'3	Bsmt	Dining Room	9'7 x 17'5	Main 2
Finished Floor (Below):	0	Main	Dining Room	9'1 x 11'11	Bsmt	Bedroom	10'5 x 15'6	Above 4
Finished Floor (Basement):	1,493	Main	Family Room	13' x 15'	Bsmt	Bedroom	13'1 x 8'1	Above 3
Finished Floor (Total):	4,291sq. ft.	Main	Eating Area	15' x 10'7	Bsmt	Laundry	12'1 x 10'3	Above 4
Unfinished Floor:	0	Main	Pantry	4' x 5'	Bsmt		x	Bsmt 4
Grand Total:	4,291sq. ft.	Main	Laundry	8'4 x 8'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'6 x 17'5			x	
		Above	Walk-In Closet	7'2 x 4'2			x	
		Above	Bedroom	11'2 x 11'7			x	
		Above	Bedroom	13' x 10'7			x	
		Above	Bedroom	10'9 x 13'5			x	
		Bsmt	Living Room	12'2 x 14'8			x	

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

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **18**

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

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

This custom-built, three-story home in East Newton is a perfect blend of family living and investment potential. With over 4,200 Sq Ft of living space, it offers plenty of room for comfort and the opportunity to earn rental income. Easy access to Highway 10 via 152nd Street. Walking distance to grocery store and T.E. Scott Elementary School.

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

Active
R3055138
Board: F
House/Single Family

9117 149 STREET
Surrey
Bear Creek Green Timbers
V3R 3Z5

Residential Detached
\$1,775,000 (LP)
(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,775,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1957
Frontage(feet): 59.97	Bathrooms: 1	Age: 69
Frontage(metres): 18.28	Full Baths: 0	Zoning: SF
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,890.39
Lot Area (sq.ft.): 12,474.00	Rear Yard Exp: West	For Tax Year: 2025
Lot Area (acres): 0.29	P.I.D.: 000-519-367	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood, Other	Parking: Add. Parking Avail., DetachedGrge/Carport
Exterior: Other, Vinyl	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Freehold NonStrata
	Dist. to School Bus: Land Lease Expiry Year:
Renovations:	Property Disc.:
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :
Fireplace Fuel:	Fixtures Rmvd: No :
Fuel/Heating: Baseboard, Other	Floor Finish:
Outdoor Area: Fenced Yard, Sundeck(s)	
Type of Roof: Asphalt	

Legal: **LOT 3, PLAN NWP15865, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'6' x 13'2'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 16'6'			x	Main 1
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	16' x 9'6'			x	
Finished Floor (Total):	1,190 sq. ft.	Main	Office	10' x 9'			x	
Unfinished Floor:	0	Main	Utility	16' x 9'6'			x	
Grand Total:	1,190 sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Global Force Realty**

Investment opportunity in the up and coming Fleetwood OCP. This large 12474 sf lot offers a 1190 sf rancher. Check with City of Surrey for any future potential. Buyer and Buyer's agent to verify any Land Use Designations, Lot size , rooms / room sizes or house square footage. Don't walk on the property or disturb the residents. Sold as is where is. Call for more information.

Active
R3032831
Board: F
House/Single Family

6735 130A STREET

Surrey
West Newton
V3W 8J2

Residential Detached

\$1,800,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,900,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2019**
Frontage(feet): **58.00** Bathrooms: **8** Age: **7**
Frontage(metres): **17.68** Full Baths: **7** Zoning: **RF**
Depth / Size: Half Baths: **1** Gross Taxes: **\$8,086.65**
Lot Area (sq.ft.): **7,115.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.16** P.I.D.: **003-220-974** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **6** 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 350, PLAN NWP63084, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,013	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,718	Main	Living Room	14'5" x 13'	Main	Kitchen	10' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11' x 15'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	10'3" x 10'1"			x	Main 3
Finished Floor (Total):	3,731sq. ft.	Main	Media Room	13' x 14'			x	Above 3
Unfinished Floor:	0	Main	Family Room	11' x 14'			x	Above 3
Grand Total:	3,731sq. ft.	Main	Wok Kitchen	8'5" x 7'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 14'			x	Above 3
Suite:		Above	Bedroom	18' x 17'			x	Main 2
Basement:None		Above	Bedroom	13' x 11'5"			x	
		Above	Bedroom	11'10" x 11'5"			x	
		Above	Bedroom	13' x 11'5"			x	
		Main	Bedroom	8' x 8'			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **3** # of Rooms: **14**

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

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

Court order sale, Custom built home, 6 bedrooms, 7 baths, bedrooms with each having a bath, radiant heat, air conditioning, wok kitchen, one bedroom suite and studio space at rear .Well maintained. Located in a great area of new homes. 48 hour notice required for showings OPEN HOUSE OCTOBER 11 from 2 to 4

Active
R3074525

Board: F
House/Single Family

7171 151 STREET

Surrey
East Newton
V3S 7Y8

Residential Detached

\$1,890,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,890,000**
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2007**
Frontage(feet): **49.00** Bathrooms: **7** Age: **19**
Frontage(metres): **14.94** Full Baths: **7** Zoning: **SFD**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,088.85**
Lot Area (sq.ft.): **7,427.00** Rear Yard Exp: **Northwest** For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **026-611-252** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: valley**
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, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**
Type of Roof: **Tile - Composite**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Garage; Double**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **close by** Dist. to School Bus: **close by**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 8, PLAN BCP22585, SECTION 15, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Features:

Finished Floor (Main):	2,128	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,707	Main	Living Room	13'8 x 13'0	Above	Bedroom	13'0 x 12'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'0 x 13'8	Above	Bedroom	12'8 x 11'4	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'0 x 16'0	Bsmt	Living Room	18'0 x 22'0	Main 4
Finished Floor (Basement):	1,791	Main	Wok Kitchen	10'0 x 6'4	Bsmt	Bedroom	12'8 x 12'0	Above 5
Finished Floor (Total):	5,626sq. ft.	Main	Nook	12'8 x 10'0	Bsmt	Bedroom	12'0 x 12'0	Above 4
Unfinished Floor:	0	Main	Family Room	17'0 x 16'10	Bsmt	Kitchen	10'8 x 8'0	Above 4
Grand Total:	5,626sq. ft.	Main	Primary Bedroom	20'0 x 16'6	Bsmt	Living Room	12'0 x 19'0	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	11'4 x 11'2	Bsmt	Kitchen	8'0 x 12'0	Bsmt 4
Suite: Legal Suite, Unauthorized Suite		Main	Office	11'4 x 10'4	Bsmt	Bedroom	12'0 x 11'0	
Basement: Full, Fully Finished, Separate Entry		Above	Primary Bedroom	16'6 x 16'4	Bsmt	Bedroom	12'0 x 12'0	
Crawl/Bsmt. Height: # of Levels: 3		Above	Walk-In Closet	10'0 x 6'4	Main	Laundry	10'0 x 8'0	
# of Kitchens: 4 # of Rooms: 24		Above	Primary Bedroom	15'0 x 12'8			x	
		Above	Walk-In Closet	8'0 x 4'8			x	
			Manuf Type:	Registered in MHR?:	PAD Rental:			
			MHR#:	CSA/BCE:	Maint. Fee:			
			ByLaw Restrictions:					

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

Sutton Group-Alliance R.E.S.

Court order sale. Located in a highly desirable neighbourhood of surrey. 3 level home with 5600 SF finished floor area on 7427 SF lot. Features include 9 bdrm, 7 full baths, walk-out basement. The grand family room with soaring ceilings and expansive windows bathes the space in natural light, while the elegant living room provides the perfect setting for both relaxation and entertaining. Upstairs, 4 spacious bedrooms offer comfort and privacy. The main floor features 2nd primary suite with en-suite bathroom. Hot water radiant heating and durable tile roof further elevate the home's quality. The fully finished basement includes 2 self-contained 2-bedroom suites. With abundant parking available at both the front and rear lane. within walking distance to shops, schools, golf course and Hwy

Active
R3008388
Board: F
House/Single Family

13137 62B AVENUE
Surrey
Bear Creek Green Timbers
V3X 1P4

Residential Detached
\$1,899,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,899,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1983**
Frontage(feet): **65.00** Bathrooms: **4** Age: **43**
Frontage(metres): **19.81** Full Baths: **4** Zoning: **RF**
Depth / Size: **109.63** Half Baths: **0** Gross Taxes: **\$7,210.56**
Lot Area (sq.ft.): **7,126.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.16** P.I.D.: **002-628-945** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry** Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Double, Tandem Parking**
Exterior: **Brick, Mixed, Wood** Driveway Finish: **Concrete**
Foundation: **Concrete Perimeter** Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:
Renovations: **Completely** Property Disc.: **No** Land Lease Expiry Year:
of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No :**
Fireplace Fuel: **Electric** Metered Water: Fixtures Rmvd: **No :**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish: **Mixed**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Legal: **LOT 188, PLAN NWP60792, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

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

Features:

Finished Floor (Main):	2,139	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 10'6"			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10'9" x 10'			x	Above 3
Finished Floor (Basement):	1,898	Main	Eating Area	9' x 9'			x	Below 3
Finished Floor (Total):	4,037sq. ft.	Main	Primary Bedroom	13' x 12'			x	Below 3
Unfinished Floor:	0	Main	Bedroom	11'3" x 11'			x	
Grand Total:	4,037sq. ft.	Main	Bedroom	11' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13'6" x 12'6"			x	
Suite: Unauthorized Suite		Bsmt	Bedroom	13'2" x 11'6"			x	
Basement: Fully Finished, Separate Entry		Bsmt	Bedroom	11' x 12'			x	
		Bsmt	Bedroom	10' x 11'			x	
		Bsmt	Bedroom	12' x 11'			x	
				x			x	

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): **YPA Your Property Agent**

Court ordered sale, subject to court approval. Please contact for additional details and offer presentations. Please include Schedule A with all offers. All measurements are approximate provided by the selling agent. Property contains 2 accommodations which is not authorized.

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

Active
R3041057

Board: F
House/Single Family

13449 68 AVENUE

Surrey
West Newton
V3W 2G1

Residential Detached

\$2,060,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,199,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2020**
Frontage(feet): **67.00** Bathrooms: **5** Age: **6**
Frontage(metres): **20.42** Full Baths: **4** Zoning: **SF**
Depth / Size: **128** Half Baths: **1** Gross Taxes: **\$8,402.79**
Lot Area (sq.ft.): **8,621.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.20** P.I.D.: **009-914-315** 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: **Community**

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

Renovations:
of Fireplaces: **2** 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: **7** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., 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: **Yes :COURT ORDERED SALE**
Floor Finish:

Legal: **LOT 4, BLOCK 1, PLAN NWP14252, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,293	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,762	Main	Family Room	14' x 24'	Main	Living Room	10' x 13'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'	Main	Bedroom	11' x 13'	Main	2
Finished Floor (Below):	0	Main	Wok Kitchen	12'6' x 6'	Main	Bedroom	12'6' x 9'	Main	4
Finished Floor (Basement):	0	Main	Living Room	12' x 13'	Main	Storage	5'4' x 6'	Above	5
Finished Floor (Total):	4,055sq. ft.	Main	Dining Room	11' x 13'			x	Above	4
Unfinished Floor:	0	Main	Den	12'6' x 13'11			x	Above	5
Grand Total:	4,055sq. ft.	Above	Primary Bedroom	14' x 19'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 13'			x		
		Above	Bedroom	11' x 13'			x		
		Above	Bedroom	11' x 13'			x		
		Above	Bedroom	12' x 11'			x		
				x			x		
Suite: Legal Suite				x			x		
Basement: Fully Finished, Separate Entry		Main	Kitchen	4' x 13'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Custom built in 2020, this 7-bedroom, 4-bath home sits on an 8,621 sq. ft. lot in the heart of West Newton. Features a bright, spacious layout with a 2 bedroom legal suite for rental income, double garage, and close proximity to schools, parks, shopping, and all amenities.

Active
R3039511
Board: F
House/Single Family

6430 130 STREET
Surrey
West Newton
V3W 4J1

Residential Detached
\$2,299,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,299,000**
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2018**
Frontage(feet): **62.00** Bathrooms: **9** Age: **8**
Frontage(metres): **18.90** Full Baths: **8** Zoning: **R3**
Depth / Size: **113** Half Baths: **1** Gross Taxes: **\$9,029.57**
Lot Area (sq.ft.): **7,010.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.16** P.I.D.: **300-022-918** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 233, PLAN NWP60557, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences:
Features:

Finished Floor (Main):	1,958	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,748	Main	Foyer	8'6 x 17'11	Above	Bedroom	11'0 x 10'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'0 x 13'7	Above	Bedroom	12'6 x 10'11	Main 3
Finished Floor (Below):	1,482	Main	Dining Room	12'0 x 9'11	Above	Bedroom	9'0 x 8'11	Main 2
Finished Floor (Basement):	0	Main	Family Room	18'3 x 13'2	Above	Bedroom	12'4 x 8'9	Above 5
Finished Floor (Total):	5,188sq. ft.	Main	Kitchen	14'10 x 13'2	Bsmt	Recreation Room	11'9 x 25'11	Above 3
Unfinished Floor:	0	Main	Wok Kitchen	14'8 x 7'5	Bsmt	Bar Room	10'10 x 4'11	Above 3
Grand Total:	5,188sq. ft.	Main	Nook	11'2 x 6'10	Bsmt	Den	11'4 x 12'9	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'5 x 9'4	Bsmt	Living Room	16'6 x 12'11	Above 3
Suite: Legal Suite, Unauthorized Suite		Main	Family Room	12'4 x 12'8	Bsmt	Kitchen	6'3 x 7'6	Above 3
Basement: Fully Finished		Main	Kitchen	12'4 x 8'2	Bsmt	Bedroom	10'4 x 8'8	Bsmt 3
		Above	Laundry	5'7 x 5'1	Bsmt	Bedroom	9'11 x 10'2	Bsmt 3
		Above	Primary Bedroom	14'0 x 16'0			x	
		Above	Bedroom	14'7 x 12'10			x	

Crawl/Bsmt. Height:
of Kitchens: **4**

of Levels: **3**
of Rooms: **24**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd. Angell, Hasman & Associates Realty Ltd.**

West Newton Custom Build Home with 10 Bedrooms + 9 Bathrooms PLUS two mortgage helper suites (2+2). Main floor features a spacious formal living/dining room, perfect family room for entertaining, chefs kitchen + spice kitchen and a bonus bedroom. Upper level features 5 bedrooms all with their own private ensuites plus Laundry. The lower level is great for entertainment with a Media Room, Bar, Den, 2 bedrooms and more. Great Central Location close to schools, transportation. Please call to book for your private showings.

Active
R3062015

Board: F
House/Single Family

5545 127 STREET

Surrey
Panorama Ridge
V3X 3V1

Residential Detached

\$2,415,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,625,000**
Meas. Type: **Feet** Bedrooms: **10** Approx. Year Built: **2005**
Frontage(feet): **88.00** Bathrooms: **8** Age: **21**
Frontage(metres): **26.82** Full Baths: **7** Zoning: **R1**
Depth / Size: **irregular** Half Baths: **1** Gross Taxes: **\$11,951.97**
Lot Area (sq.ft.): **20,037.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.46** P.I.D.: **026-030-152** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: partial ocean 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, Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Sundeck(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **10** Covered Parking: **3** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple**
Driveway Finish:
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **1 block**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 3, PLAN BCP13039, SECTION 6, TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

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

Site Influences: **Central Location, Cul-de-Sac, Private Yard**

Features:

Finished Floor (Main):	2,770	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,958	Main	Foyer	10'4 x 12'1	Above	Bedroom	12'9 x 12'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'6 x 20'0	Above	Bedroom	12'4 x 10'0	Main 2
Finished Floor (Below):	0	Main	Kitchen	17'9 x 13'9	Above	Bedroom	12'10 x 13'0	Main 4
Finished Floor (Basement):	2,893	Main	Eating Area	13'3 x 9'8	Above	Bedroom	10'5 x 11'3	Above 5
Finished Floor (Total):	7,621sq. ft.	Main	Dining Room	14'9 x 17'4	Above	Office	10'3 x 6'0	Above 3
Unfinished Floor:	0	Main	Wok Kitchen	14'3 x 9'2	Bsmt	Media Room	12'3 x 17'10	Above 3
Grand Total:	7,621sq. ft.	Main	Family Room	17'9 x 14'8	Bsmt	Living Room	10'2 x 20'3	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	16'4 x 14'0	Bsmt	Bedroom	12'0 x 11'0	Bsmt 4
Suite: Unauthorized Suite		Main	Bedroom	18'2 x 12'9	Bsmt	Bedroom	13'3 x 13'7	Bsmt 4
Basement: Fully Finished		Main	Den	11'0 x 8'0	Bsmt	Kitchen	12'9 x 9'7	
		Main	Laundry	7'8 x 10'0	Bsmt	Living Room	16'0 x 17'2	
		Above	Primary Bedroom	17'9 x 20'7	Bsmt	Bedroom	12'6 x 14'0	
		Above	Walk-In Closet	10'2 x 12'3	Bsmt	Storage	8'2 x 6'0	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **27**

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

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

Macdonald Realty (Delta)

Room to live and grow in Panorama Ridge. At the end of a quiet cul-de-sac, this 7,621 sq.ft. home sits on a 20,037 sq.ft. lot and offers 10 bedrooms and 8 bathrooms, including a 2 bedroom suite. Main floor features a formal living/dining, chef's kitchen w/ gas stove, wok kitchen, nook, family room, plus 2 bedrooms and a full bath. Upstairs you'll find 5 generous bedrooms with bath access; the primary bedroom has a balcony, 5 pc ensuite and walk-in closet. Entertain on the large main-floor deck. Enjoy the triple car garage plus 7 extra parking spots, great for large families. High ceilings, theatre room with wet bar and a detached shed. Walk to the elementary school; quick access to Hwy 10 & 91. Flowing plan suits multi-generational living.

Active
R3058097
Board: F
House/Single Family

5479 124B STREET
Surrey
Panorama Ridge
V3X 3T1

Residential Detached
\$2,899,999 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,899,999**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2006**
Frontage(feet): **47.01** Bathrooms: **7** Age: **20**
Frontage(metres): **14.33** Full Baths: **6** Zoning: **RH**
Depth / Size: Half Baths: **1** Gross Taxes: **\$11,162.93**
Lot Area (sq.ft.): **20,037.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.46** P.I.D.: **025-747-134** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
Sewer Type: **Community** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **9** Covered Parking: **3** Parking Access: **Front, Side**
Construction: **Concrete Frame, Frame - Wood** Parking: **Garage; Triple**
Exterior: **Stone, Stucco, Wood** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Renovations: Property Disc.: **Yes** Land Lease Expiry Year:
of Fireplaces: **4** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No :**
Fireplace Fuel: **Electric, Natural Gas** Metered Water: Fixtures Rmvd: **No :**
Fuel/Heating: **Forced Air, Natural Gas, Radiant** R.I. Plumbing: Floor Finish:
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Metal, Tile - Concrete**

Legal: **LOT 9 SECTION 6 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP7388**

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

Site Influences:
Features:

Finished Floor (Main):	2,792	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,768	Main	Living Room	18'0 x 14'0	Bsmt	Kitchen	16'6 x 9'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	19'0 x 16'6	Bsmt	Bedroom	16'10 x 20'	Main 2
Finished Floor (Below):	0	Main	Dining Room	18'0 x 13'0	Bsmt	Bedroom	18'0 x 14'0	Main 4
Finished Floor (Basement):	2,792	Main	Kitchen	20'0 x 16'6	Bsmt	Bedroom	13'0 x 15'0	Above 4
Finished Floor (Total):	7,352sq. ft.	Main	Wok Kitchen	11'0 x 19'0			x	Above 4
Unfinished Floor:	0	Main	Nook	11'0 x 20'0			x	Above 4
Grand Total:	7,352sq. ft.	Main	Office	14'0 x 11'8			x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	20'0 x 22'4			x	Bsmt 4
Suite: Unauthorized Suite		Above	Primary Bedroom	20' x 22'4			x	
Basement: Separate Entry		Above	Bedroom	13'0 x 15'4			x	
		Above	Bedroom	13'0 x 16'0			x	
		Bsmt	Recreation Room	37'0 x 26'0			x	
		Bsmt	Living Room	16'6 x 9'6			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **3** # of Rooms: **17** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

PANORAMA RIDGE CUSTOM LUXURY ESTATE! This home is over 7000 sqft and sits on a rare 20,000 sqft lot in one of Surrey's most prestigious neighborhoods. Surrounded by nature and total tranquility, this home has 7 bedrooms + large office (with separate entrance) and 7 bathrooms. The main floor features high ceilings, elegant living and dining areas, spacious family room, gourmet chef's kitchen, and a beautiful primary suite with a spa inspired ensuite and walk-in closet. Upstairs you have 3 spacious bedrooms, all with ensuites and walk-in closets. The basement is an entertainer's dream with a massive rec room, bar, theatre, and 3 additional bedrooms with separate entrance. Beautifully landscaped yard, triple garage and lots of parking. Centrally located easy access to all highways.

Active
R3011602
Board: F
House with Acreage

12364 53 AVENUE

Surrey
Panorama Ridge
V3X 3B7

Residential Detached

\$5,799,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$5,799,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
Frontage(feet): **200.00** Bathrooms: **2** Age: **999**
Frontage(metres): **60.96** Full Baths: **2** Zoning: **HALFAC**
Depth / Size: **640** Half Baths: **0** Gross Taxes: **\$36,418.31**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **2.92** P.I.D.: **009-755-276** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: WATER & VALLEY VIEWS**
Complex/Subdiv: **PANORAMA RIDGE**
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Open**
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: Reno. Year: Property Disc.: **No**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: **No**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Legal: **PARCEL B, PLAN NWP12941, DISTRICT LOT 51A, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	1,267	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	22'0 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 12'0			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	14'0 x 9'0			x	Bsmt 3
Finished Floor (Basement):	1,267	Main	Bedroom	10'0 x 9'8			x	
Finished Floor (Total):	2,534sq. ft.	Main	Bedroom	11'0 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	12'0 x 11'9			x	
Grand Total:	2,534sq. ft.	Bsmt	Recreation Room	30'0 x 12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Games Room	23'0 x 12'0			x	
		Bsmt	Utility	2'6 x 12'0			x	
				x			x	
				x			x	
				x			x	
Suite: None		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Full		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 9							

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

This Property North Facing is located in the prestigious Panorama Ridge neighbourhood with development potential. 2.92 Acres of LAND! Property is free of creeks, right of ways and easements. Rectangular parcel. Please call for additional information.

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

Active
R3009429

Board: F
House with Acreage

13283 56 AVENUE

Surrey
Panorama Ridge
V3X 2Z5

Residential Detached

\$7,200,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$7,200,000**
Meas. Type: **Feet** Bedrooms: **11** Approx. Year Built: **2015**
Frontage(feet): **180.00** Bathrooms: **12** Age: **11**
Frontage(metres): **54.86** Full Baths: **9** Zoning: **RH**
Depth / Size: **424** Half Baths: **3** Gross Taxes: **\$41,589.29**
Lot Area (sq.ft.): **76,320.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **1.75** P.I.D.: **000-548-952** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Ocean**
Complex/Subdiv: **Panorama Ridge**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Storm Sewer**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Radiant**
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: **12** Covered Parking: **6** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 16, PLAN NWP16781, PART SE1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Private Setting, Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Oven - Built In, Security System, Swimming Pool Equip., Vacuum - Built In**

Finished Floor (Main):	5,695	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	4,186	Main	Kitchen	13'6" x 22'7"	Above	Bedroom	23'11" x 30'00"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Wok Kitchen	15'1" x 5'5"	Above	Bedroom	21'8" x 18'4"	Main 2
Finished Floor (Below):	6,517	Main	Eating Area	12'11" x 12'6"	Above	Walk-In Closet	5'7" x 6'11"	Main 2
Finished Floor (Basement):	0	Main	Living Room	17'10" x 21'5"	Above	Bedroom	21'8" x 18'2"	Main 5
Finished Floor (Total):	16,398sq. ft.	Main	Dining Room	17'11" x 18'0"	Above	Walk-In Closet	9'10" x 5'3"	Main 3
Unfinished Floor:	0	Main	Office	15'6" x 16'1"	Above	Bedroom	16'4" x 14'1"	Above 3
Grand Total:	16,398sq. ft.	Main	Primary Bedroom	20'8" x 24'11"	Below	Recreation Room	18'4" x 20'10"	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	18'5" x 15'11"	Below	Games Room	12'1" x 30'1"	Above 5
Suite: None		Main	Bedroom	13'10" x 15'11"	Below	Gym	21'3" x 18'8"	Above 2
Basement: Full, Fully Finished		Main	Laundry	10'11" x 11'11"	Below	Media Room	22'3" x 29'4"	Above 3
		Above	Primary Bedroom	20'0" x 22'3"	Below	Flex Room	14'10" x 17'8"	Below 3
		Above	Walk-In Closet	14'1" x 15'2"	Below	Wine Room	11'1" x 6'10"	Below 4
		Above	Den	12'11" x 13'0"	Below	Bedroom	28'2" x 15'4"	Below 3

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **28**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd. Angell, Hasman & Associates Realty Ltd.**

***** COURT ORDERED SALE *** Located in the most prestigious Panorama Ridge enclave, this Grand-Scale Luxury Estate Residence sits majestically on a private 1.74 park-like estate with gated driveway, manicured gardens & wonderful ocean views. Exceptional quality and design, impressive stonework & hand crafted mill work create a luxurious 11 bedroom, 10 & 5 half bathroom family estate residence like no other with formal Grande Foyer & large entertainment size principal rooms providing direct walk-out access to a private poolside terraces with a covered summer outdoor dining area with fireside outdoor lounge. Additional features include a private Guest Suite, World Class Home Theatre, Massage & Spa room, Professional Gym, Wine room, Media Sports Centre with Baccarat & Wet Bar.**