

Active
R3074177
Board: F
House/Single Family

14496 74 AVENUE

Surrey
East Newton
V3S 0N1

Residential Detached

\$1,485,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,574,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2003**
Frontage(feet): **52.49** Bathrooms: **6** Age: **23**
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	
Suite: Legal Suite, Unauthorized Suite		Above	Bedroom	10'10 x 11'5			x	
Basement: Fully Finished, Separate Entry		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	

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 July 4th, 3pm to 4:30pm.

Active R3094119 Board: F House/Single Family	14015 82 AVENUE Surrey Bear Creek Green Timbers V3W 1M8	Residential Detached \$1,498,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,648,000
Meas. Type: Feet	Bedrooms: 10	Approx. Year Built: 2002
Frontage(feet): 45.08	Bathrooms: 6	Age: 24
Frontage(metres): 13.74	Full Baths: 6	Zoning: R3
Depth / Size: 47.19	Half Baths: 0	Gross Taxes: \$7,627.48
Lot Area (sq.ft.): 6,986.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 025-107-194	Tax Inc. Utilities?: No
Flood Plain:	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.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
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: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Hot Water	Fixtures Rmvd: No :		
Outdoor Area: Patio(s) & Deck(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

Legal: **LOT 3 SECTION 28 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP50893**

Amenities:

Site Influences:

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

Finished Floor (Main):	2,080	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'11 x 12'0	Below	Living Room	15'7 x 10'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'3 x 7'11	Below	Kitchen	10'7 x 7'7	Main 3
Finished Floor (Below):	1,985	Main	Kitchen	18'8 x 12'9	Below	Bedroom	10'8 x 10'4	Main 3
Finished Floor (Basement):	0	Main	Family Room	19'10 x 15'11	Below	Bedroom	12'2 x 12'10	Main 3
Finished Floor (Total):	4,065sq. ft.	Main	Foyer	8'2 x 7'2	Below	Living Room	12'11 x 11'3	Below 3
Unfinished Floor:	0	Main	Primary Bedroom	16'1 x 13'6	Below	Kitchen	13'8 x 10'4	Below 3
Grand Total:	4,065sq. ft.	Main	Bedroom	12'7 x 10'7	Below	Bedroom	11'10 x 10'6	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'7 x 10'11	Below	Bedroom	11'10 x 11'3	
Suite: Unauthorized Suite		Main	Bedroom	13'2 x 9'9			x	
Basement: Separate Entry		Below	Living Room	14'2 x 12'4			x	
		Below	Kitchen	12'1 x 10'7			x	
		Below	Bedroom	10'2 x 11'			x	
		Below	Bedroom	10'10 x 11'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 4	# of Rooms: 21	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Welcome to your next home or savvy investment at 14015 82nd Avenue! Located on a quiet, large cul-de-sac in Surrey's desirable Bear Creek neighborhood, this property sits on an impressive lot of nearly 7,000 sq ft. This expansive residence features 10 bedrooms and 6 bathrooms, perfectly balancing comfortable living with incredible revenue. The upper level offers 4 spacious bedrooms and 3 full bathrooms, while the rest of the home provides three mortgage helpers, ensuring strong investment potential. Walking distance of Green Timbers Elementary and Enver Creek Secondary. Plus, you are just steps away from the Brookside Gurdwara Sahib and Shri Lakshmi Narayan Mandir. Don't miss this rare opportunity for space, location, and income! Court order sale sold as is

Active
R3082022
Board: F
House/Single Family

8521 168 STREET

Surrey
Fleetwood Tynehead
V4N 5A6

Residential Detached

\$1,499,939 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,649,939**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1997**
Frontage(feet): **49.00** Bathrooms: **4** Age: **29**
Frontage(metres): **14.94** Full Baths: **3** Zoning: **CD**
Depth / Size: Half Baths: **1** Gross Taxes: **\$5,760.77**
Lot Area (sq.ft.): **6,038.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **023-482-788** 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: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Tile - Concrete**

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

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

Legal: **LOT 126, PLAN LMP29190, PART NE1/4, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,131	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,244	Main	Living Room	16'4 x 12'3			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'3 x 10'9	Bsmt	Bedroom	9'5 x 8'4	Main	2
Finished Floor (Below):	0	Main	Other	11'2 x 9'1	Bsmt	Recreation Room	11'4 x 15'10	Above	4
Finished Floor (Basement):	1,125	Main	Kitchen	12'10 x 10'8	Bsmt	Storage	12'2 x 3'6	Above	4
Finished Floor (Total):	3,500sq. ft.	Main	Foyer	19'3 x 5'5	Bsmt	Other	10'2 x 9'7	Bsmt	4
Unfinished Floor:	0	Main	Laundry	9'10 x 8'1	Bsmt	Bedroom	14'10 x 10'7		
Grand Total:	3,500sq. ft.	Main	Family Room	18'14 x 13'4	Bsmt	Bedroom	16'7 x 12'2		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	22' x 15'11			x		
Suite:		Above	Bedroom	10'9 x 12'4			x		
Basement:Fully Finished		Above	Bedroom	16'0 x 10'			x		
		Above	Bedroom	12'8 x 13'5			x		
		Above	Primary Bedroom	16'9 x 11'8			x		
		Bsmt	Kitchen	14'10 x 8'6			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 19	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

This fully renovated 6-bedroom, 4-bath home in a sought-after Fleetwood neighbourhood offers exceptional value. Featuring high ceilings, new laminate flooring, a spacious maple kitchen, and a cozy gas fireplace, this home is perfect for family living. Enjoy skylights, a private fenced backyard, and a large west-exposed lot. Located near schools and a recreation centre, this home is a must-see!

Active
R3132520
Board: F
House/Single Family

6287 148A STREET

Surrey
Sullivan Station
V3W 2W9

Residential Detached

\$1,510,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,510,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2012**
Frontage(feet): **68.00** Bathrooms: **7** Age: **14**
Frontage(metres): **20.73** Full Baths: **5** Zoning: **SF**
Depth / Size: **82** Half Baths: **2** Gross Taxes: **\$8,306.39**
Lot Area (sq.ft.): **4,300.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.10** P.I.D.: **028-581-024** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv: **Sullivan Heights**
First Nation Reserve:
Services Connected: **Community, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
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: **Laminate, Mixed, Tile, Wall/Wall/Mixed**

Legal: **LOT 12, , SECTION 10, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN BCP47981**

Amenities:

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,108	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,172	Main	Living Room	13'2 x 11'5	Below	Bedroom	12'11 x 12'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'11 x 10'5	Below	Kitchen	8'11 x 7'3	Main	2
Finished Floor (Below):	1,705	Main	Family Room	15'6 x 14'11	Below	Bedroom	13'10 x 10'11	Above	3
Finished Floor (Basement):	0	Main	Kitchen	13'0 x 12'6	Below	Bedroom	11'10 x 9'7	Above	3
Finished Floor (Total):	3,985sq. ft.	Main	Eating Area	7'9 x 14'5	Below	Bedroom	8'10 x 11'10	Above	3
Unfinished Floor:	0	Main	Wok Kitchen	8'8 x 5'7			x	Below	3
Grand Total:	3,985sq. ft.	Above	Primary Bedroom	17'5 x 15'2			x	Below	2
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	16'0 x 11'4			x	Below	3
		Above	Bedroom	10'5 x 12'6			x		
		Above	Bedroom	10'6 x 10'2			x		
		Below	Recreation Room	16'11 x 18'8			x		
		Below	Living Room	14'3 x 8'6			x		
		Below	Kitchen	6'11 x 7'11			x		
Suite: Unauthorized Suite									
Basement: Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 4	# of Rooms: 18	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **LPT Realty ULC**

LPT Realty ULC

SULLIVAN HEIGHTS OPPORTUNITY! A custom-built family home located in the Sullivan Heights neighborhood, featuring 8 bedrooms and 7 bathrooms. The main floor is designed for effortless living and entertaining, featuring living, family, and formal dining rooms. The main kitchen is equipped with maple cabinetry, stone countertops, a center island, and spice kitchen. Upstairs, the primary bedroom serves as a spacious retreat with its own walk-in closet, and three additional well-sized bedrooms. The basement has a 3-bedroom suite plus a 1-bedroom suite, serving as mortgage helpers. Complete with a double garage, driveway parking for four vehicles, and fenced yard, this home is close to top-tier schools, shopping, and transit. Schedule your viewing today! OPEN HOUSE Sunday July 5 from 2-4 pm.

Active
R3118307
Board: F
House/Single Family

6735 130A STREET

Surrey
West Newton
V3W 8J2

Residential Detached

\$1,564,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,700,000**
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: **R3**
Depth / Size: Half Baths: **1** Gross Taxes: **\$8,123.04**
Lot Area (sq.ft.): **7,115.00** Rear Yard Exp: For Tax Year: **2025**
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: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Side**
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :Court Ordered Sale**
Fixtures Rmvd: **Yes :Court Ordered Sale**
Floor Finish: **Laminate, Mixed**

Legal: **LOT 350 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 63084**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,026	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,725	Main	Living Room	14'6 x 13'2	Main	Kitchen	9'3 x 9'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	11'2 x 14'3	Main	Living Room	8'1 x 8'3	Main	2
Finished Floor (Below):	0	Main	Dining Room	8'2 x 12'8			x	Main	3
Finished Floor (Basement):	0	Main	Kitchen	11'2 x 14'8			x	Above	3
		Main	Wok Kitchen	8'3 x 7'2			x	Above	3
Finished Floor (Total):	3,751sq. ft.	Main	Media Room	13'2 x 14'1			x	Above	3
Unfinished Floor:	0	Main	Bedroom	10'5 x 10'7			x	Above	3
Grand Total:	3,751sq. ft.	Above	Primary Bedroom	18'5 x 17'2			x	Above	3
		Above	Bedroom	13'2 x 11'3			x	Main	3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'1 x 11'5			x		
		Above	Bedroom	12'1 x 11'3			x		
Suite: Unauthorized Suite		Above	Bedroom	11'2 x 13'8			x		
Basement: None		Main	Bedroom	9'1 x 9'5			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Skystreet Real Estate Marketing**

Priced \$350,000 below BC Assessment. Custom-built in 2019 with the balance of the 2-5-10 year home warranty on a 7115 sq ft corner lot in a vibrant, family-friendly neighbourhood. Designed with comfort and functionality in mind, every bedroom features its own private ensuite—ideal for large or multi-generational families. The home offers a spacious main kitchen complemented by a fully equipped spice kitchen, perfect for everyday cooking and entertaining. Stay comfortable year-round with air conditioning. A 1-bedroom suite, currently rented for \$1,200/month, adds valuable mortgage helper potential. Located just minutes from schools, parks, shopping, transit, and places of worship, this home delivers the perfect blend of luxury, convenience, and investment value. Court Ordered Sale

Active
R3131484
Board: F
House/Single Family

13724 91 AVENUE
Surrey
Bear Creek Green Timbers
V3V 7X1

Residential Detached
\$1,572,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,572,000**
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **1988**
Frontage(feet): **61.00** Bathrooms: **6** Age: **38**
Frontage(metres): **18.59** Full Baths: **5** Zoning: **RF**
Depth / Size: Half Baths: **1** Gross Taxes: **\$7,224.76**
Lot Area (sq.ft.): **7,109.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **011-394-684** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Other, Tile**

Legal: **PL 78114, LT 5, LD 36, SEC 33 TWP 2 NWD**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,046	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	14'4 x 14'2	Below	Living Room	13'9 x 13'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'	Below	Kitchen	13'9 x 10'2	Main	4
Finished Floor (Below):	1,900	Main	Family Room	15' x 13'6	Below	Bedroom	12'3 x 9'3	Main	3
Finished Floor (Basement):	0	Main	Kitchen	19'4 x 10'6	Below	Bedroom	11'5 x 11'	Main	2
		Main	Primary Bedroom	15'4 x 13'10	Below	Bedroom	11'5 x 11'	Below	3
Finished Floor (Total):	3,946sq. ft.	Main	Bedroom	13'10 x 11'9			x	Below	3
Unfinished Floor:	0	Main	Bedroom	11'5 x 10'5			x	Below	3
Grand Total:	3,946sq. ft.	Main	Bedroom	11'5 x 7'10			x		
		Below	Living Room	17' x 14'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	11' x 10'9			x		
		Below	Bedroom	14'1 x 12'			x		
Suite: Unauthorized Suite		Below	Kitchen	13' x 10'3			x		
Basement: Full		Below	Laundry	11'4 x 6'5			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): **Keller Williams Bold Realty**

Spacious 9 bedrooms, 6 bathrooms basement entry home centrally located near the park, golf course, schools and transportation. All offers subject to court approval, Schedule A to include the offer.

Active
R3123402
Board: F
House/Single Family

6753 134A STREET
Surrey
West Newton
V3W 5W2

Residential Detached
\$1,599,000 (LP)
(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,599,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2005
Frontage(feet): 54.25	Bathrooms: 6	Age: 21
Frontage(metres): 16.54	Full Baths: 5	Zoning: RF
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,189.73
Lot Area (sq.ft.): 6,563.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.15	P.I.D.: 026-062-984	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Tile - Composite**

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: **1 Block** Dist. to School Bus: **3 Blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 1, PLAN BCP13642, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Storage Shed, Vacuum - Built In**

Finished Floor (Main):	2,400	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,450	Main	Dining Room	12'4 x 6'9	Above	Bedroom	12' x 13'2	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	14'6 x 17'	Above	Bedroom	12'5 x 16'1	Main	2
Finished Floor (Below):	0	Main	Living Room	13'8 x 22'3			x	Main	3
Finished Floor (Basement):	0	Main	Kitchen	12'4 x 12'			x	Above	5
Finished Floor (Total):	3,850sq. ft.	Main	Recreation Room	13'5 x 21'9			x	Above	4
Unfinished Floor:	0	Main	Foyer	8'11 x 12'10			x	Above	4
Grand Total:	3,850sq. ft.	Main	Laundry	5'1 x 9'1			x	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13'4 x 12'			x		
Suite: Unauthorized Suite		Main	Bedroom	10'1 x 12'			x		
Basement: Crawl				x			x		
		Above	Primary Bedroom	14'7 x 15'5			x		
		Above	Bedroom	13'4 x 10'4			x		
		Above	Bedroom	10'8 x 12'4			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX 2000 Realty**

Sutton Group-West Coast Realty

Court ordered sale in the heart of West Newton. Tucked away on a quiet cul-de-sac, this impressive residence offers approximately 4,000 sq.ft. of living space with a very functional and expansive layout designed for comfortable family living. Featuring 7 bedrooms and 5.5 bathrooms, the home offers generous sized rooms, soaring spaces filled with natural light, a spacious family room. Unauthorized side suite with separate entrance provides excellent mortgage helper potential. Double garage plus ample additional parking. Conveniently located near schools, parks, shopping, transit and everyday amenities.

Active R3113665 Board: F House/Single Family	12038 59 AVENUE Surrey Panorama Ridge V3X 3L3	Residential Detached \$1,599,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,599,000
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.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Stone	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: 3	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Electric, Forced Air	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:		
Type of Roof: Tile - Concrete	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	
Suite: Other		Above	Walk-In Closet	8' x 6'6'			x	
Basement: Fully Finished, Separate Entry		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	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 17	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.

Active
R3089644
Board: F
House/Single Family

9416 WALLACE CRESCENT

Surrey
Queen Mary Park Surrey
V3V 1V6

Residential Detached

\$1,649,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,724,999**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2007**
Frontage(feet): **0.00** Bathrooms: **6** Age: **19**
Frontage(metres): **0.00** Full Baths: **6** Zoning: **R3**
Depth / Size: **0** Half Baths: **0** Gross Taxes: **\$7,787.34**
Lot Area (sq.ft.): **7,438.00** Rear Yard Exp: **Southeast** For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **006-474-411** 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**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Patio(s) & Deck(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: **Concrete**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 366, PLAN NWP42397, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	2,057	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	14'4 x 11'9	Below	Bedroom	10'0 x 9'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'1 x 11'8	Below	Bedroom	10'4 x 10'0	Main	4
Finished Floor (Below):	1,826	Main	Eating Area	11'7 x 10'9	Below	Living Room	15'3 x 12'8	Main	3
Finished Floor (Basement):	0	Main	Wok Kitchen	8'3 x 4'11	Below	Kitchen	15'4 x 5'9	Main	4
Finished Floor (Total):	3,883sq. ft.	Main	Dining Room	12'11 x 10'4	Below	Bedroom	11'11 x 10'0	Below	4
Unfinished Floor:	0	Main	Family Room	16' x 12'4	Below	Bedroom	11'11 x 10'1	Below	4
Grand Total:	3,883sq. ft.	Main	Primary Bedroom	15'11 x 13'0			x	Below	4
		Main	Bedroom	11'3 x 9'10			x		
		Main	Bedroom	11'3 x 10'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'11 x 13'1			x		
		Below	Media Room	22'2 x 11'8			x		
Suite: Unauthorized Suite		Below	Living Room	12'9 x 11'9			x		
Basement: None		Below	Kitchen	11'9 x 9'9			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 4	# of Rooms: 19	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Welcome to 9416 Wallace Crescent! This beautiful 3883 square foot well maintained home is perfect for large and growing families and sits on a large 7438 square foot lot. Enter into a grand entrance with beautiful tile flooring and formal staircase. The main upstairs living area has formal and informal living and dining rooms with beautiful caulked ceilings. The large main kitchen features granite countertops, lots of storage, and separate spice kitchen. Upstairs also has four large bedrooms and three full bathrooms. Down stairs has an extra big media room with bar & full bath for upstairs use. Two additional 2 bedroom and 1 bathroom unauthorized suites downstairs for a total of eight bedrooms in the home. Well maintained yard with garden area, deck, and large covered patio.

Active
R3132532
Board: F
House/Single Family

7171 151 STREET
Surrey
East Newton
V3S 7Y8

Residential Detached
\$1,650,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,650,000**
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: **R3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,088.85**
Lot Area (sq.ft.): **7,415.36** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **026-611-252** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Valley view from 3rd floor**
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., 3 Storey**
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)**
Type of Roof: **Tile - Composite**

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

Total Parking: **14** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Garage; Double, Open, Other**
Driveway Finish: **Concrete**
Dist. to Public Transit: **350 Meters** Dist. to School Bus: **850 Meters**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **Yes: Foreclosure, Sold As Is, Where Is**
Fixtures Rmvd: **Yes: Foreclosure, Sold As Is, Where Is**
Floor Finish: **Wall/Wall/Mixed**

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

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2,191	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,511	Main	Foyer	7'7 x 20'0	Above	Bedroom	14'0 x 13'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'4 x 18'0	Above	Primary Bedroom	16'0 x 16'9	Main	4
Finished Floor (Below):	1,723	Main	Dining Room	12'9 x 10'6	Above	Walk-In Closet	5'6 x 9'11	Main	4
Finished Floor (Basement):	0	Main	Kitchen	16'0 x 27'0			x	Above	4
		Main	Family Room	14'0 x 15'5			x	Above	4
Finished Floor (Total):	5,425sq. ft.	Main	Kitchen	16'0 x 27'0	Below	Bedroom	9'10 x 13'3	Above	4
Unfinished Floor:	0	Main	Wok Kitchen	9'2 x 5'10	Below	Bedroom	10'6 x 10'4	Below	4
Grand Total:	5,425sq. ft.	Main	Living Room	22'0 x 18'0	Below	Bedroom	13'0 x 11'9	Below	4
		Main	Recreation Room	19'2 x 16'2	Below	Bedroom	9'10 x 12'5		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Solarium	18'8 x 13'7	Below	Dining Room	11'9 x 16'0		
			x	x	Below	Dining Room	15'0 x 13'3		
Suite: Legal Suite, Unauthorized Suite		Above	Bedroom	14'4 x 11'0	Below	Kitchen	10'5 x 16'0		
Basement: Full, Fully Finished, Separate Entry		Above	Bedroom	15'4 x 12'8	Below	Kitchen	15'0 x 13'0		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 5	# of Rooms: 25	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **LPT Realty ULC**

LPT Realty ULC

Discover this grand 3-level residence in desirable East Newton. This expansive home offers over 5,600 sq. ft. of living space on a 7,427 sq. ft. lot, featuring 9 bedrooms and 7 bathrooms. The main floor impresses with soaring ceilings and oversized windows in the family room, plus a secondary primary suite. Upstairs, find 4 spacious bedrooms with beautiful valley views. The fully finished walk-out basement includes two self-contained 2-bedroom suites, perfect for extended family or as mortgage helpers. Quality features include hot water radiant heating and a durable tile roof. Ample parking for work vehicles or commercial vans with rear lane access. Located near schools, shopping, and golf, plus easy access to highways and transit. OPEN HOUSE Sunday July 5 from 2-4pm.

Active
R3136478
Board: F
House/Single Family

13027 68 AVENUE
Surrey
West Newton
V3W 2E5

Residential Detached
\$1,699,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,699,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2003**
Frontage(feet): **60.00** Bathrooms: **6** Age: **23**
Frontage(metres): **18.29** Full Baths: **6** Zoning: **SFD**
Depth / Size: Half Baths: **0** Gross Taxes: **\$7,493.23**
Lot Area (sq.ft.): **7,234.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **002-040-573** 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: **Metal**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** 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: **5** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 147, PLAN NWP49129, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Finished Floor (Main):	2,570	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,339	Main	Primary Bedroom	13'5 x 19'8	Main	Bedroom	10'4 x 11'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'0 x 12'0	Below	Bedroom	10'2 x 11'6	Main	5
Finished Floor (Below):	0	Main	Bedroom	14'7 x 10'9	Below	Living Room	13'4 x 10'0	Main	4
Finished Floor (Basement):	0	Main	Bedroom	11'0 x 13'0	Below	Kitchen	7'0 x 15'0	Main	3
Finished Floor (Total):	4,909sq. ft.	Main	Kitchen	13'4 x 14'10	Below	Bedroom	10'4 x 11'6	Below	4
Unfinished Floor:	0	Main	Eating Area	13'4 x 8'5	Below	Kitchen	13'4 x 8'0	Below	4
Grand Total:	4,909sq. ft.	Main	Living Room	13'6 x 17'5	Below	Bedroom	17'0 x 12'0	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	13'6 x 12'2	Below	Kitchen	10'0 x 10'0		
Suite: Unauthorized Suite		Main	Family Room	14'8 x 10'4			x		
Basement: None		Main	Office	7'5 x 12'11			x		
				x			x		
		Below	Foyer	13'8 x 6'3			x		
		Below	Living Room	14'0 x 15'0			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 4	# of Rooms: 20	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Century 21 Coastal Realty Ltd.

PRIME LOCATION IN WEST NEWTON! This spacious and well-maintained home offers 8 bedrooms and 6 bathrooms, including excellent mortgage helpers with 2+1+1 suites generating substantial rental income. Situated on a large 7,200 SF lot, this property features a highly desirable layout making it ideal for large or multi-generational families. The bright open-concept floor plan provides plenty of living and entertaining space throughout. Enjoy tons of parking with a large driveway and ample street parking for guests and tenants alike. Conveniently located close to schools, parks, shopping, transit, recreation facilities, and temples, with easy access to major routes. A fantastic opportunity for homeowners and investors alike. **Don't miss out—contact us today.**

Active
R3087063
Board: F
House/Single Family

13449 68 AVENUE
Surrey
West Newton
V3W 2G1

Residential Detached
\$1,749,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,999,000**
Meas. Type: **Feet** Bedrooms: **6** 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: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :COURT ORDERED SALE**
Floor Finish:

Legal: **LOT 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	Storage	5'4 x 6'	Main	4
Finished Floor (Basement):	0	Main	Living Room	12' x 13'	Main	Laundry	4' x 5'	Above	4
		Main	Living Room	12' x 13'			x	Above	5
Finished Floor (Total):	4,055sq. ft.	Main	Dining Room	11' x 13'			x	Above	5
Unfinished Floor:	0	Main	Den	12'6 x 13'11			x		
Grand Total:	4,055sq. ft.	Above	Primary Bedroom	14' x 19'6			x		
		Above	Bedroom	12' x 13'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 13'			x		
		Above	Bedroom	11' x 13'			x		
Suite: Unauthorized Suite		Above	Bedroom	12' x 11'			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: 17		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 R3081668 Board: F House/Single Family	6830 123 STREET Surrey West Newton V3W 3V1	Residential Detached \$1,790,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,790,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1990
Frontage(feet): 59.67	Bathrooms: 5	Age: 36
Frontage(metres): 18.19	Full Baths: 5	Zoning: RF-SS
Depth / Size: 119.00	Half Baths: 0	Gross Taxes: \$4,118.06
Lot Area (sq.ft.): 7,106.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 015-054-373	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: Community	

Style of Home: Basement Entry	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: :		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Other	Floor Finish:		
Outdoor Area: Fenced Yard			
Type of Roof: Other			

Legal: **LOT 9, PLAN NWP83282, PART NW1/4, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**

Features:

Finished Floor (Main):	2,058	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	1' x 1'	Bsmt	Bedroom	1' x 1'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	1' x 1'	Bsmt	Bedroom	1' x 1'	Main 4
Finished Floor (Below):	0	Main	Kitchen	1' x 1'			x	Main 3
Finished Floor (Basement):	1,730	Main	Family Room	1' x 1'			x	Main 3
Finished Floor (Total):	3,788sq. ft.	Main	Primary Bedroom	1' x 1'			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	1' x 1'			x	Bsmt 3
Grand Total:	3,788sq. ft.	Main	Bedroom	1' x 1'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	1' x 1'			x	
Suite:		Bsmt	Kitchen	1' x 1'			x	
Basement: Fully Finished		Bsmt	Bedroom	1' x 1'			x	
		Bsmt	Living Room	1' x 1'			x	
		Bsmt	Kitchen	1' x 1'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 3	# of Rooms: 15	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Welcome to this impressive family home in the highly desirable West Newton neighborhood, offering 7 bedrooms and 4 bathrooms—perfect for large families or investors. Located just steps from Cougar Creek Park, enjoy peaceful surroundings and easy access to walking trails and green space. The ground-level basement features two plus one bedroom suites (unauthorized), providing excellent mortgage helper potential, along with a dedicated laundry room for upper-floor use. Conveniently close to shopping, schools, transit, restaurants, and entertainment, this spacious and well-located home presents an outstanding opportunity to own in one of Surrey's most sought-after communities.

Active
R3134232
Board: F
House/Single Family

15039 69 AVENUE

Surrey
East Newton
V3S 0X1

Residential Detached

\$1,799,899 (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.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone, Vinyl**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2022**
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: **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: **Laminate, Mixed, Tile**

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	12'10 x 10'3	Above	4
Unfinished Floor:	0	Main	Pantry	4' x 5'			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		
Suite: Unauthorized Suite		Above	Walk-In Closet	7'2 x 4'2			x		
Basement: Fully Finished, Separate Entry		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		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 18	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.

Active
R3139299
Board: F
House/Single Family

13776 60 BOULEVARD
Surrey
Panorama Ridge
V3X 2M7

Residential Detached
\$1,800,000 (LP)
(SP) 



Sold Date:
Meas. Type: **Metres**
Frontage(feet): **49.80**
Frontage(metres): **15.18**
Depth / Size: **55.32**
Lot Area (sq.ft.): **18,077.00**
Lot Area (acres): **0.41**
Flood Plain:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
Sewer Type: **City/Municipal**

If new, GST/HST inc?:
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Rear Yard Exp:
P.I.D.: **011-064-587**

Original Price: **\$1,800,000**
Approx. Year Built: **1936**
Age: **90**
Zoning: **R3**
Gross Taxes: **\$5,400.52**
For Tax Year: **2025**
Tax Inc. Utilities?: **No**
Tour:

Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Concrete, Concrete Block, Other**
Exterior: **Wood**
Foundation: **Other concrete**
Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **0** Parking Access: **Front, Lane**
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **PARCEL A, LOT 5, PLAN NWP4395, PART SW1/4, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, (EXP PL 16896)**

Amenities:

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

Features:

Finished Floor (Main):	1,337	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,337	Main	Family Room	19' x 11'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'5 x 9'6			x	Main	2
Finished Floor (Below):	0	Main	Dining Room	14' x 7'6			x	Main	4
Finished Floor (Basement):	0	Main	Primary Bedroom	14'8 x 11'3			x	Above	3
		Main	Office	11'8 x 11'5			x		
Finished Floor (Total):	2,674sq. ft.	Main	Flex Room	10' x 6'11			x		
Unfinished Floor:	0	Above	Bedroom	14'4 x 10'6			x		
Grand Total:	2,674sq. ft.	Above	Bedroom	13'2 x 7'6			x		
		Above	Recreation Room	15'8 x 11'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Games Room	16' x 11'8			x		
				x			x		
Suite: None				x			x		
Basement: None				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): **Century 21 AAA Realty Inc.** **Century 21 AAA Realty Inc.**

Land Value Only. Vacant house. Excellent opportunity in prestigious Panorama Ridge, Surrey. This property falls within the frequent bus stop area, offering potential for higher density redevelopment.

Active
R3134093
Board: F
House/Single Family

16178 78 AVENUE

Surrey
Fleetwood Tynehead
V4N 0T8

Residential Detached

\$1,839,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,839,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2025**
Frontage(feet): **49.11** Bathrooms: **7** Age: **1**
Frontage(metres): **14.97** Full Baths: **6** Zoning: **R4**
Depth / Size: **130.21** Half Baths: **1** Gross Taxes: **\$6,450.78**
Lot Area (sq.ft.): **6,399.00** Rear Yard Exp: **South** For Tax Year: **2026**
Lot Area (acres): **0.15** P.I.D.: **031-830-781** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Park Like Backyard**
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: **Brick, Stone, Stucco**
Foundation: **Concrete Perimeter**

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

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

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.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 3, SECTION 24, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT PLAN EPP114112**

Amenities: **None**

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

Features:

Finished Floor (Main):	1,381	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,138	Main	Foyer	8'5 x 5'5	Bsmt	Kitchen	8'1 x 6'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'6 x 12'5	Bsmt	Bedroom	10'4 x 9'8	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'6 x 8'2	Bsmt	Bedroom	10'6 x 10'	Main 3
Finished Floor (Basement):	1,381	Main	Kitchen	17'4 x 12'3	Bsmt	Recreation Room	16'4 x 11'6	Above 5
Finished Floor (Total):	3,900sq. ft.	Main	Wok Kitchen	11'6 x 5'2	Bsmt	Bedroom	10'6 x 9'1	Above 3
Unfinished Floor:	0	Main	Bedroom	11'6 x 10'0	Bsmt	Bedroom	12'0 x 11'11	Above 4
Grand Total:	3,900sq. ft.	Above	Primary Bedroom	15'11 x 14'5	Bsmt	Bedroom	x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	10'11 x 5'2	Bsmt	Bedroom	x	Bsmt 4
Suite: Legal Suite		Above	Bedroom	12'2 x 11'9	Bsmt	Bedroom	x	
Basement: Full, Fully Finished, Separate Entry		Above	Walk-In Closet	4'11 x 3'6	Bsmt	Bedroom	x	
Crawl/Bsmt. Height: # of Levels: 3		Above	Bedroom	11'2 x 11'0	Bsmt	Bedroom	x	
# of Kitchens: 3 # of Rooms: 19		Above	Laundry	7'2 x 4'11	Bsmt	Bedroom	x	
		Bsmt	Living Room	14'9 x 7'2	Bsmt	Bedroom	x	
			Manuf Type:	Registered in MHR?:		PAD Rental:		
			MHR#:	CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:					

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

RE/MAX Colonial Pacific Realty

Angell, Hasman & Associates Realty Ltd.

COURT ORDERED SALE - VALUE, LOCATION & QUALITY IN FLEETWOOD – BRAND NEW HOME WITH HIGH END FINISHINGS. A 7 bedroom, 6-1/2 bathroom residence perfectly situated in a family-friendly neighbourhood, just minutes to parks, schools, shopping & much more. Thoughtful construction by reputable builder Westbrook Development with a private, park like south facing back yard. Enjoy premium offerings: a spice kitchen, an open-concept design that blends style with comfort. Main level bedroom with ensuite, upstairs offers 3 spacious bedrooms & 3 bathrooms. Lower level includes a media room plus a LEGAL 2 bedroom suite & is roughed-in for an additional 1 bedroom suite = excellent income potential. Garage is EV-ready. Price does not include the G.S.T. Property is sold "AS IS - WHERE IS"

Active
R3140742
Board: F
House/Single Family

13357 62 AVENUE
Surrey
Panorama Ridge
V3X 2H9

Residential Detached
\$1,999,900 (LP)
(SP) 



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **98.90**
Frontage(metres): **30.14**
Depth / Size: **292**
Lot Area (sq.ft.): **28,967.00**
Lot Area (acres): **0.66**
Flood Plain:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Water**
Sewer Type: **Other**

If new, GST/HST inc?:
Bedrooms: **3**
Bathrooms: **1**
Full Baths: **0**
Half Baths: **1**
Rear Yard Exp:
P.I.D.: **001-571-974**

Original Price: **\$1,999,900**
Approx. Year Built: **1957**
Age: **69**
Zoning: **RA**
Gross Taxes: **\$6,899.68**
For Tax Year: **2025**
Tax Inc. Utilities?: **No**
Tour:

Water Supply: **Other**

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **Other, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **5 minute walk** Dist. to School Bus: **5 minute walk**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Other**

Legal: **LOT 1, BLOCK A, PLAN NWP13767, SUBLOT 10, PART NE1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,264	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	10' x 10'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	10' x 10'			x	
Finished Floor (Total):	1,264sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 10'			x	
Grand Total:	1,264sq. 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:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Sutton Premier Realty

Large 28,967 sqft lot (2/3 of an acre) w/ subdivision potential located in prime Panorama Ridge. As per COSMOS, there was a conditional approval to subdivide this into 2 lots approximately 14,500 sqft each (check with City Hall independently). Fantastic opportunity to build side-by-side executive homes, or keep one lot & sell the other to fund your build! Since you can walk to both levels of school within a few minutes, your children will have their schooling covered from kindergarten to grade 12!! Amazing access to Hwy 10, Hwy 99, & Hwy 91.

Active R3126531 Board: F House/Single Family	5479 124B STREET Surrey Panorama Ridge V3X 3T1	Residential Detached \$2,300,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$2,500,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2006
Frontage(feet): 45.54	Bathrooms: 7	Age: 20
Frontage(metres): 13.88	Full Baths: 6	Zoning: RU-3
Depth / Size: 188.65	Half Baths: 1	Gross Taxes: \$13,252.45
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:	
View: :		
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: 3	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Stone, Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Transportation	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 4	R.I. Fireplaces:		
Fireplace Fuel: Electric, Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas, Radiant	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Metal, Tile - Concrete	Fixtures Leased: No :		
	Fixtures Rmvd: No :		
	Floor Finish: Wall/Wall/Mixed		

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

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

Site Influences:

Features:

Finished Floor (Main):	2,792	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,181	Main	Living Room	18'0 x 14'0	Below	Kitchen	16'6 x 9'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	19'0 x 16'6	Below	Bedroom	16'10 x 20'	Main 2
Finished Floor (Below):	0	Main	Dining Room	18'0 x 13'0	Below	Bedroom	18'0 x 14'0	Main 4
Finished Floor (Basement):	2,792	Main	Kitchen	20'0 x 16'6	Below	Bedroom	13'0 x 15'0	Above 4
Finished Floor (Total):	6,765sq. 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:	6,765sq. ft.	Main	Office	14'0 x 11'8			x	Above 4
		Main	Primary Bedroom	20'0 x 22'4			x	Below 4
		Above	Primary Bedroom	20' x 22'4			x	
		Above	Bedroom	13'0 x 15'4			x	
		Above	Bedroom	13'0 x 16'0			x	
		Below	Recreation Room	37'0 x 26'0			x	
		Below	Living Room	16'6 x 9'6			x	
Suite: Unauthorized Suite								
Basement: Fully Finished, Separate Entry								
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): **Royal LePage - Wolstencroft**

PANORAMA RIDGE LUXURY LIVING! Situated on a prestigious 20,000 sqft estate lot, this custom-built home offers nearly 7,000 sqft of elegant living space in one of Surrey's most sought-after communities. Designed for both everyday comfort & entertaining, the home features 7 bedrooms, 7 bathrooms, a private-entry office, soaring ceilings, oversized windows, & a chef-inspired kitchen. The main floor includes a luxurious primary suite with spa-like ensuite & walk-in closet, while upstairs offers 3 spacious bedrooms, each with its own ensuite and walk-in. The lower level features a theatre room, full bar, large recreation area, and 3 additional bedrooms with separate access. Complete with a triple garage, ample parking, manicured grounds, and close to golf, schools, shopping, & commuter routes.

Active
R3140466
Board: F
House with Acreage

12364 53 AVENUE
Surrey
Panorama Ridge
V3X 3B7

Residential Detached
\$4,499,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$4,499,000**
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: **(2.92AC)** Half Baths: **0** Gross Taxes: **\$40,302.17**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **2.92** P.I.D.: **009-755-276** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: VALLEY**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Total Parking: **10** Covered Parking: **0** Parking Access:
Parking: **Add. Parking Avail., Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

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

Amenities: **None**

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

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.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None		Bsmt	Recreation Room	30'0 x 12'6			x	
Basement: Full		Bsmt	Games Room	23'0 x 12'0			x	
		Bsmt	Utility	2'6 x 12'0			x	
				x			x	
				x			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): **Century 21 Coastal Realty Ltd.**

Century 21 Coastal Realty Ltd.

This Property 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.