



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3016090

Board: V
Manufactured with Land

6369 NORWEST BAY ROAD

Sunshine Coast
Sechelt District
V7Z 0M5

Residential Detached

\$399,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$499,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1977
Frontage(feet): 96.00	Bathrooms: 2	Age: 48
Frontage(metres): 29.26	Full Baths: 2	Zoning: R2
Depth / Size: 113	Half Baths: 0	Gross Taxes: \$4,244.32
Lot Area (sq.ft.): 9,450.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.22	P.I.D.: 007-601-115	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Manufactured/Mobile**
Exterior: **Other**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **Other**
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: **Rear**
Parking: **None**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 6, BLOCK B, PLAN VAP15894, DISTRICT LOT 4297, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 59785**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,150	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 8'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	7' x 7'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	11' x 11'			x	
Finished Floor (Total):	1,150sq. ft.	Main	Bedroom	10' x 8'			x	
Unfinished Floor:	0	Main	Bedroom	13' x 11'			x	
Grand Total:	1,150sq. 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: Double Wide	Registered in MHR?: Yes	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#: 059785	CSA/BCE: 10487	Maint. Fee:				
ByLaw Restrictions:								

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

Court order sale, Older mobile home in need of total reno. Close to West Sechelt Elementary, 9450 square foot lot, 96 feet frontage. property being sold as land value only, try your offer



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Active
R3008672
Board: V
House/Single Family

1275 BURNS ROAD

Sunshine Coast
Gibsons & Area
V0N 1V1

Residential Detached

\$614,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$768,800**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1960**
Frontage(feet): **50.00** Bathrooms: **1** Age: **65**
Frontage(metres): **15.24** Full Baths: **1** Zoning: **RS1**
Depth / Size: **102.3** Half Baths: **0** Gross Taxes: **\$2,654.05**
Lot Area (sq.ft.): **5,147.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.12** P.I.D.: **010-620-915** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: OCEAN VIEW**
Complex/Subdiv: **Hopkins Landing**
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **0** Parking Access: **Front, Rear**
Parking: **Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1/4 BLOCK/BUS** Dist. to School Bus: **1/4 BLOCK/BUS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 20, BLOCK 12, PLAN VAP7429, DISTRICT LOT 1402, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Cul-de-Sac, Greenbelt, Lane Access, Marina Nearby, Paved Road, Recreation Nearby**

Features:

Finished Floor (Main):	831	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	14'3 x 9'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Living Room	13'1 x 8'9			x	
Finished Floor (Basement):	0	Main	Laundry	8'9 x 5'8			x	
Finished Floor (Total):	831 sq. ft.	Main	Pantry	4'11 x 8'7			x	
Unfinished Floor:	0	Main	Primary Bedroom	12'2 x 8'9			x	
Grand Total:	831 sq. ft.	Main	Bedroom	10'3 x 9'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.		Other	5'9 x 8'11			x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

This listing is offered under an Order for Conduct of Sale (Foreclosure), a unique opportunity in a sought-after area. Located in Hopkins Landing, this 831 sq. ft. home features two bedrooms and one bathroom on a 5,200 sq. ft. lot with panoramic ocean views. Just a quarter-block walk to the beach, where you can enjoy fishing and crabbing right off the shore, it's ideally positioned for a true coastal lifestyle. Hopkins Landing is a quiet waterfront community on BC's Sunshine Coast, minutes from the Langdale Ferry Terminal and Gibsons. Known for its relaxed vibe, beach access, and strong community feel, it's perfect for commuters, retirees, and nature lovers. Have your Realtor give me a call, and I'll set up a private showing. Thanks, Luke.



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Active
R2968990
Board: V
House/Single Family

6181 BAILLIE ROAD

Sunshine Coast
Sechelt District
V7Z 0M2

Residential Detached

\$730,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$779,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1993
Frontage(feet): 121.40	Bathrooms: 4	Age: 32
Frontage(metres): 37.00	Full Baths: 3	Zoning: R3
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,906.33
Lot Area (sq.ft.): 19,166.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.44	P.I.D.: 006-570-381	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** 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: :
Floor Finish: **Mixed**

Legal: **LOT 38, PLAN VAP20358, DISTRICT LOT 4295, NEW WESTMINSTER LAND DISTRICT, EPLMP18537 OVER PT OF LOT 38 ROW**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,967	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	497	Main	Foyer	5'6 x 5'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14' x 14'			x	Main	4
Finished Floor (Below):	0	Main	Dining Room	11' x 10'			x	Main	2
Finished Floor (Basement):	300	Main	Kitchen	16' x 12'6			x	Above	4
		Main	Family Room	16' x 11'6			x	Below	4
Finished Floor (Total):	2,764sq. ft.	Main	Bedroom	12'9 x 9'9			x		
Unfinished Floor:	1,170	Main	Bedroom	12' x 9'6			x		
Grand Total:	3,934sq. ft.	Main	Laundry	7'2 x 6'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'4 x 14'10			x		
Suite: None		Above	Other	9'9 x 8'0			x		
Basement: Partly Finished		Above	Walk-In Closet	9'4 x 6'0			x		
		Below	Recreation Room	15' x 14'			x		
		Below	Nook	7' x 5'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Sutton Group-West Coast Realty

Sutton Group-West Coast Realty

Welcome to this centrally located West Sechelt home on a 0.44 acre corner lot. The property offers a 3-level home which has most of the living space on the main level. There are 3 bedrooms and 4 bathrooms along with a double car garage and an unfinished basement. ACCEPTED OFFER. CONTACT AGENTS FOR PRICE AND COURT COMPETING BID DETAILS. COURT DATE IS AUGUST 14, 2025.



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Active
R3030878
Board: V
House/Single Family

19753 WILDCREST AVENUE

Pitt Meadows
South Meadows
V3Y 1M3

Residential Detached

\$929,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$929,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1979
Frontage(feet): 0.00	Bathrooms: 2	Age: 46
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,764.24
Lot Area (sq.ft.): 5,227.00	Rear Yard Exp: Northeast	For Tax Year: 2025
Lot Area (acres): 0.12	P.I.D.: 005-503-876	Tax Inc. Utilities?:
Flood Plain: Yes		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: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open**
Driveway Finish:
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :**SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: :**SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 1157 DISTRICT LOT 280 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 56638**

Amenities:

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

Features:

Finished Floor (Main):	1,056	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	718	Main	Foyer	8'11 x 6'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'9 x 13'2			x	Main 3
Finished Floor (Below):	0	Main	Den	10'10 x 10'5			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	14'11 x 11'1			x	
Finished Floor (Total):	1,774sq. ft.	Main	Kitchen	11'6 x 10'8			x	
Unfinished Floor:	0	Main	Laundry	5' x 2'8			x	
Grand Total:	1,774sq. ft.	Above	Primary Bedroom	13'7 x 12'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'6 x 10'9			x	
		Above	Bedroom	10'10 x 10'7			x	
		Below	Bedroom	11' x 9'8			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Crawl								
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): **Royal LePage West Real Estate Services**

RENOVATORS'S DELIGHT. Great location in Pitt Meadows. Located on a quiet side street cul-de-sac with a kids play park at the end. Multi-level home has so much potential. Great for the young family, investors or renovators-an opportunity awaits. The home features vaulted ceilings in the formal living room with gas fireplace, family room with slider to a large deck, kitchen with tile splash, main floor bath also serves as a convenient laundry room. Upper floor has good sized bedrooms with the primary bedroom having a cheater door to the main bath. Open carport with driveway parking. Bonus is the useable 6' crawl space. Prime- location, close to schools, recreation, shopping and transit. Hurry on this one and make some sweat equity.



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Active
R2951278
Board: V
Manufactured with Land

33 BRACKEN PARK WAY

Squamish
Brackendale
V0N 1T0

Residential Detached

\$949,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$979,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1971
Frontage(feet): 0.00	Bathrooms: 2	Age: 54
Frontage(metres):	Full Baths: 2	Zoning: RMH2
Depth / Size:	Half Baths: 0	Gross Taxes: \$3,960.01
Lot Area (sq.ft.): 7,920.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.18	P.I.D.: 003-093-492	Tax Inc. Utilities?: No
Flood Plain: Yes	Tour:	
View: :		
Complex/Subdiv: Brackendale		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Manufactured/Mobile**
Construction: **Frame - Wood, Manufactured/Mobile**
Exterior: **Aluminum, Wood**
Foundation: **Concrete Block**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas, Wood**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Metal**

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

Legal: **LOT 10,BLOCK 30, PLAN VAP14705, PART S1/2 OF SE1/4, SECTION 22, TOWNSHIP 50, GROUP 1, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG. #60458**

Amenities: **Swirlpool/Hot Tub, Workshop Detached**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Hot Tub Spa/Swirlpool, Storage Shed**

Finished Floor (Main):	1,600	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x11'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x10'			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	17'5 x11'6			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x9'7			x	
Finished Floor (Total):	1,600sq. ft.	Main	Bedroom	11' x9'2			x	
Unfinished Floor:	0	Main	Bedroom	12'3 x8'			x	
Grand Total:	1,600sq. ft.	Main	Bedroom	11'5 x9'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	8'4 x5'			x	
		Main	Mud Room	18'3 x11'5			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Double Wide	Registered in MHR?: Yes	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#: 1421	CSA/BCE: 24705	Maint. Fee:				
		ByLaw Restrictions:						

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

Located in a peaceful Brackendale cul-de-sac, this property presents a rare opportunity to enter the Squamish market, especially for DIY enthusiasts or craftspeople seeking additional space for their creative projects. The standout feature is the large garage and heated workshop space. The home is situated on a fully fenced lot of nearly 8,000 SOFT and offers ample parking with its large driveway, a west-facing deck to enjoy stunning sunsets over the Tantalus Mountain Range, and plenty of space for outdoor activities. Conveniently located within walking distance of schools, shops, and restaurants, and just a 45-minute drive to Vancouver and 35 minutes from Whistler, this home combines affordability with exceptional value, making it one of Squamish's best options for detached single-fam



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Active
R3005734
Board: V
House/Single Family

1488 BALSAM STREET

Pemberton
Pemberton
V0N 2L0

Residential Detached

\$1,100,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,200,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1996
Frontage(feet): 0.00	Bathrooms: 3	Age: 29
Frontage(metres):	Full Baths: 3	Zoning: R1
Depth / Size:	Half Baths: 0	Gross Taxes: \$0.00
Lot Area (sq.ft.): 7,912.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.18	P.I.D.: 023-523-450	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric, Forced Air, Wood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Metal**

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: **No :**
Floor Finish: **Mixed**

Legal: **LOT 17, PLAN KAP57514, DISTRICT LOT 203, LILLOOET LAND DISTRICT, EP KAP57516**

Amenities:

Site Influences: **Central Location, Private Yard, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,306	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	12'8 x12'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'1 x16'0			x	Main 3
Finished Floor (Below):	978	Main	Living Room	14'11 x12'3			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	11'11 x10'3			x	Below 4
		Main	Bedroom	9'11 x9'8			x	
Finished Floor (Total):	2,284sq. ft.	Main	Bedroom	10'1 x9'11			x	
Unfinished Floor:	0	Below	Foyer	9'11 x6'10			x	
Grand Total:	2,284sq. ft.	Below	Kitchen	14'11 x9'1			x	
		Below	Living Room	14'11 x11'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	5'1 x2'5			x	
		Below	Bedroom	12'9 x10'0			x	
Suite: Unauthorized Suite		Below	Bedroom	12'2 x11'3			x	
Basement: Full, Fully Finished		Below	Storage	6'10 x2'5			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Whistler Real Estate Company Limited RE/MAX City Realty**

The ideal family home at the ideal family price, located in "The Glen", Pemberton. Designed with an open-concept layout, this home gives warm cozy vibes with tons of natural light and views of Mt. Currie. The spacious kitchen features ample counter space, storage and seamlessly flows into a generous dining area and expansive deck—perfect for entertaining! The home also includes a fully self-contained 1 bed suite with its own private entrance, ensuite laundry, and a covered deck—an ideal mortgage helper or private space for guests. Don't miss the opportunity to make this timeless Pemberton gem your own.



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Active
R2997513
Board: V
House/Single Family

12326 AURORA STREET

Maple Ridge
East Central
V2X 0J5

Residential Detached

\$1,225,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,275,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1988
Frontage(feet): 0.01	Bathrooms: 3	Age: 37
Frontage(metres): 0.00	Full Baths: 3	Zoning: HSE
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,878.64
Lot Area (sq.ft.): 5,974.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 008-620-725	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, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s) Patio(s) Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail., 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: **Mixed**

Legal: **LOT 13, PLAN NWP75898, SECTION 21, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,350	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,050	Main	Living Room	26'0 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'4 x 3'10			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11'4 x 10'6			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	14'0 x 9'3			x	Above 4
Finished Floor (Total):	2,400sq. ft.	Main	Den	12'3 x 9'5			x	
Unfinished Floor:	0	Main	Foyer	7'1 x 4'2			x	
Grand Total:	2,400sq. ft.	Above	Kitchen	10'8 x 8'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Eating Area	10'8 x 7'2			x	
Suite: Unauthorized Suite		Above	Living Room	18'7 x 16'8			x	
Basement: None		Above	Dining Room	14'5 x 9'6			x	
		Above	Primary Bedroom	13'4 x 12'5			x	
		Above	Bedroom	16'2 x 10'0			x	
		Above	Bedroom	13'0 x 10'0			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Huge backyard for summer fun, gardening, and entertaining? Check. Sunny deck for morning coffee? Yep. Room for the in-laws or a mortgage helper? You bet. This bright, renovated 2-level family home in Maple Ridge has it all. The main floor features three spacious bedrooms and plenty of living space, while the lower level has a self-contained one-bedroom suite. All on a large, flat lot with a double garage for cars, toys, or gear. A great central location makes school runs, errands and adventures a breeze. Come see where your next story begins!



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Active
R3020046
Board: V
House/Single Family

5566 49 AVENUE

Ladner
Hawthorne
V4K 3N8

Residential Detached

\$1,268,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,328,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**
Frontage(feet): **66.00** Bathrooms: **3** Age: **52**
Frontage(metres): **20.12** Full Baths: **2** Zoning: **RS-2**
Depth / Size: **100** Half Baths: **1** Gross Taxes: **\$4,749.56**
Lot Area (sq.ft.): **6,600.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.15** P.I.D.: **002-236-061** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv: **Hawthorne Subdivision**
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, Stucco**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Fibreglass**

Reno. Year:
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing: **No**
Property Disc.: **Yes**
Fixtures Leased: **No :Foreclosure**
Fixtures Rmvd: **No :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1/2 Blk.** Dist. to School Bus: **1/2 Blk.**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Legal: **LOT 539, PLAN NWP43587, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage**

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

Features: **Dishwasher**

Finished Floor (Main):	1,139	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,081	Main	Kitchen	13'10" x 10'10"	Below	Living Room	13'9" x 13'2"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'10"	Below	Bedroom	10'10" x 9'10"	Main 2
Finished Floor (Below):	0	Main	Living Room	15' x 13'5"	Below	Bedroom	10' x 9'4"	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'7" x 10'5"			x	Below 4
		Main	Other	10'1" x 4'			x	
Finished Floor (Total):	2,220sq. ft.	Main	Bedroom	10'1" x 9'			x	
Unfinished Floor:	0	Main	Bedroom	11'2" x 9'			x	
Grand Total:	2,220sq. ft.	Main	Other	5'5" x 10'1"			x	
		Below	Foyer	13'2" x 6'4"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	11' x 8'			x	
		Below	Other	6'6" x 6'6"			x	
		Below	Kitchen	10'3" x 7'			x	
		Below	Eating Area	11'2" x 5'			x	

Suite: **Unauthorized Suite**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **16**

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

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Located in Delta's Hawthorne neighborhood, 5566 49 Avenue sits on a 6,600 sq ft lot and features a 1973-built basement-entry home. The exterior is finished in metal, stucco, and brick. Inside are three bedrooms and three bathrooms, including two bedrooms in the basement with their own entrance. The main floor includes original oak hardwood flooring, an updated kitchen with maple cabinets, and two fireplaces. A wrap-around deck with new surfacing and railings adds outdoor appeal. The property includes a single carport and paved driveway. Zoned RS-2, it's on a quiet residential street close to schools, transit, and shopping. Surrounded by similar detached homes, it's a great option for families or investors seeking a stable, well-located property in a mature area. Tks Luke



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Active
R3019616
Board: V
House/Single Family

1939 WESTMINSTER AVENUE

Port Coquitlam
Glenwood PQ
V3B 1E7

Residential Detached

\$1,290,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,290,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1958
Frontage(feet): 55.00	Bathrooms: 1	Age: 67
Frontage(metres): 16.76	Full Baths: 1	Zoning: RS1
Depth / Size: 122	Half Baths: 0	Gross Taxes: \$4,666.33
Lot Area (sq.ft.): 6,710.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.15	P.I.D.: 010-258-825	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT Q, PLAN NWP16973, DISTRICT LOT 464, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,700	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 9'			x	Main 3
Finished Floor (Below):	0	Main	Recreation Room	27' x 12'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'			x	
Finished Floor (Total):	1,700sq. ft.	Main	Bedroom	13' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	9' x 9'			x	
Grand Total:	1,700sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Court order Sale, 3 bedroom rancher with lane in a redeloptment area. Ideal for investor to rent and hold untill such time of land assembly.



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Active
R2971724
Board: V
House with Acreage

24640 110 AVENUE

Maple Ridge
Albion
V2W 1G7

Residential Detached

\$1,299,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,299,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1977
Frontage(feet): 0.00	Bathrooms: 2	Age: 48
Frontage(metres):	Full Baths: 2	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,515.79
Lot Area (sq.ft.): 89,297.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 2.05	P.I.D.: 008-777-934	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: Yes: Greenbelt & Ravine		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: Well - Drilled	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Wood**

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

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**
Parking: **DetachedGrge/Carport, 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: **Hardwood, Mixed, Tile**

Legal: **LOT U, PLAN NWP25329, PART NE1/4, SECTION 10, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Workshop Detached**

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

Features:

Finished Floor (Main):	1,187	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	893	Main	Kitchen	18' x 10'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6" x 8'6"			x	Main 4
Finished Floor (Below):	0	Main	Living Room	32' x 16'6"			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	10' x 12'			x	
Finished Floor (Total):	2,080sq. ft.	Above	Primary Bedroom	23' x 11'6"			x	
Unfinished Floor:	0	Above	Bedroom	10'3" x 10'5"			x	
Grand Total:	2,080sq. ft.	Above	Loft	19'8" x 13'1"			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Elite West**

Escape to tranquility in this 3-bed, 2-bath home on 2 acres, tucked away at the end of a quiet street next to Kanaka Creek. With 2000sqft across 2 levels, the master bedroom features vaulted ceilings. Outside, a 2400 sqft workshop with 400 amp service awaits. Enjoy the peace and privacy of this charming property – your perfect retreat. This property boasts a second title and includes two PIDs, enhancing its unique appeal and investment potential.



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Active
R2981114
Board: V
House/Single Family

1115 E 33RD AVENUE

Vancouver East
Knight
V5V 3B1

Residential Detached

\$1,355,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,660,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1995
Frontage(feet): 30.00	Bathrooms: 4	Age: 30
Frontage(metres): 9.14	Full Baths: 4	Zoning: RS-1S
Depth / Size: 102	Half Baths: 0	Gross Taxes: \$6,888.77
Lot Area (sq.ft.): 3,060.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.07	P.I.D.: 011-098-171	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

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

Legal: **LOT 11, BLOCK 4, PLAN VAP2096, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 5, & DL 392**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	777	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	281	Main	Living Room	10' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11' x 17'			x	Above 3
Finished Floor (Below):	0	Main	Dining Room	11' x 7'			x	Main 3
Finished Floor (Basement):	720	Main	Bedroom	10' x 10'			x	Below 3
Finished Floor (Total):	1,778sq. ft.	Above	Primary Bedroom	12' x 14'			x	Below 3
Unfinished Floor:	0	Main	Bedroom	10' x 10'			x	
Grand Total:	1,778sq. ft.	Bsmt	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10' x 10'			x	
		Bsmt	Living Room	12' x 11'			x	
		Bsmt	Kitchen	7' x 11'			x	
		Bsmt	Recreation Room	10' x 12'			x	
				x			x	
				x			x	

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

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

3 level home, 5 bedrooms, 4 baths, 2 bedroom suite, Hotwater heat, recreation room in basement. Handy man special, needs painting, flooring, kitchen and bathroom updating. Lane access and detached double garage. Court date set



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Active
R3023058
Board: V
House/Single Family

4612 W RIVER ROAD

Ladner
Port Guichon
V4K 1S4

Residential Detached

\$1,365,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,365,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**
Frontage(feet): **0.00** Bathrooms: **4** Age: **6**
Frontage(metres): Full Baths: **4** Zoning: **RD3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,190.29**
Lot Area (sq.ft.): **6,146.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.14** P.I.D.: **011-908-831** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Peek-a-Boo River View**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **Half Block** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :Any tenant fixtures**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 12, BLOCK 6, PLAN NWP716, DISTRICT LOT 96, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

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

Finished Floor (Main):	1,302	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	11'3 x 9'10	Below	Bedroom	13'1 x 10'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	9'10 x 9'9	Below	Bedroom	11'9 x 10'1	Main 4
Finished Floor (Below):	1,222	Above	Kitchen	12'6 x 10'8			x	Main 4
Finished Floor (Basement):	0	Above	Family Room	12'6 x 8'10			x	Above 4
Finished Floor (Total):	2,524sq. ft.	Above	Primary Bedroom	13'9 x 10'10			x	Below 4
Unfinished Floor:	0	Above	Bedroom	10'7 x 10'0			x	
Grand Total:	2,524sq. ft.	Above	Bedroom	10'10 x 9'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	13'2 x 8'2			x	
		Below	Recreation Room	18'6 x 12'0			x	
		Below	Bedroom	12'9 x 9'8			x	
		Below	Living Room	13'1 x 6'5			x	
		Below	Kitchen	9'5 x 7'4			x	
		Below	Dining Room	9'5 x 5'9			x	

Suite: **Legal Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **15**

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

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

Modern, bright & well-designed floorplan + great investment potential. Built in 2019, total 6-bed, 4-bath, upstairs: 3 bedroom, downstairs: legal 2-bed LEGAL suite plus 1-bed in-law suite. The sleek kitchen w/ stainless steel appliances, white cabinets + a breakfast nook/family room. Peek-a-boo views of the river. Enjoy the spacious backyard on a 6100+ sqft LOT. Located in family-friendly Ladner, this home is located across the scenic River, where you can walk or bike along trails. Just steps to Ladner Village, local shops, restaurants, cafes, shopping, schools, Delta Hospital + parks. This home is a perfect opportunity for multi-family living or great rental income. Exceptional value—a rare find in today's market! Virtual staged. BC Assessed at \$1,784,000. Call your Realtor!



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Active
R3019184
Board: V
House/Single Family

5231 1 AVENUE

Tsawwassen
Pebble Hill
V4M 1B4

Residential Detached

\$1,459,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,459,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1976
Frontage(feet): 67.00	Bathrooms: 2	Age: 49
Frontage(metres): 20.42	Full Baths: 2	Zoning: RS1
Depth / Size: 132	Half Baths: 0	Gross Taxes: \$4,879.55
Lot Area (sq.ft.): 8,902.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.20	P.I.D.: 007-392-591	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage Underbuilding		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Slab	Dist. to Public Transit: 1 blk		
	Title to Land: Freehold NonStrata		Dist. to School Bus: 2 blks
Renovations: Partly	Reno. Year: 2010	Property Disc.: Yes	Land Lease Expiry Year:
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: Yes :Mirror in hallway, Bird bath in front yard	
Fuel/Heating: Baseboard, Electric, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Torch-On	Floor Finish: Hardwood		

Legal: **007-392-591 LOT 107, PLAN NWP44363, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Inground, Storage Shed**

Finished Floor (Main):	1,405	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'2 x 14'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'4 x 12'5			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	8'9 x 8'7			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12'2 x 11'4			x	
Finished Floor (Total):	1,405sq. ft.	Main	Bedroom	11'6 x 9'6			x	
Unfinished Floor:	0	Main	Bedroom	11'7 x 10'2			x	
Grand Total:	1,405sq. ft.	Main	Laundry	11'8 x 7'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	7'7 x 5'2			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group Seafair Realty**

RE/MAX Westcoast

Beautiful updated rancher in Pebble Hill area in Tsawwassen, this home offers the perfect blend of comfort & outdoor living. Situated on an expansive 8,900 sq ft lot with mature privacy hedging. The meticulously landscaped garden is a private oasis featuring multiple sitting areas, pergola & underground sprinkler system . The rear outdoor space is an entertainer's dream, complete w glass-covered patio, pergola, gazebo, outdoor kitchen & ample space for hosting family & friends. Step inside to a 3 bed home with an open concept living/dining & updated kitchen w thoughtful design. Hardwood flooring, cozy gas f/p & skylights throughout create a bright & inviting atmosphere. Double garage + multiple storage areas! Steps from Diefenbaker Park!!



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doc@homehuntersbc.com



Active
R3027311
Board: V
House/Single Family

4874 11A AVENUE

Tsawwassen
Tsawwassen Central
V4M 1Z4

Residential Detached

\$1,519,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,519,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1964**
Frontage(feet): **69.60** Bathrooms: **3** Age: **61**
Frontage(metres): **21.21** Full Baths: **2** Zoning: **RS-1**
Depth / Size: **128.31 feet** Half Baths: **1** Gross Taxes: **\$5,598.37**
Lot Area (sq.ft.): **8,968.51** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.21** P.I.D.: **003-454-941** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv: **NWP19476**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Asphalt, Concrete**
Dist. to Public Transit: **170 meters** Dist. to School Bus: **550 meters**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :SOLD AS IS, WHERE IS**
Fixtures Rmvd: **No :SOLD AS IS, WHERE IS**
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum**

Legal: **LOT 170 SECTION 10 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 19476**

Amenities:

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

Features:

Finished Floor (Main):	2,278	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	21' x 19'3'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'8' x 11'6'			x	Main 2
Finished Floor (Below):	0	Main	Bedroom	11'1' x 13'4'			x	
Finished Floor (Basement):	0	Main	Bedroom	9'8' x 14'			x	
Finished Floor (Total):	2,278sq. ft.	Main	Den	13' x 10'			x	
Unfinished Floor:	0	Main	Dining Room	19'9' x 13'5'			x	Main 3
Grand Total:	2,278sq. ft.	Main	Kitchen	15'5' x 13'6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	15'4' x 22'4'			x	
		Main	Laundry	9'4' x 7'3'			x	Main 4
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Exceptionally renovated 2,278 sq.ft. 4 bedroom rancher situated on an almost 9,000 sq.ft. flat, private south lot with almost 2,400 sq.ft. of additional outdoor patios/decks. This exquisite home has an entertainer's delight floorplan; the kitchen with white shaker style cabinets, is located at the front and overlooks the living room with a stately fireplace and skylights flooding the home with natural light. The sunken family room offers French doors leading to the patio. The bedrooms are quietly situated in the 'west wing' of this home. Stunning oak & slate floors throughout and so much more! A true Tsawwassen classic! OPEN HOUSE: Sat August 02, from 2-4pm.



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Active
R2985915
Board: V
House/Single Family

3390 NANAIMO STREET

Vancouver East
Renfrew Heights
V5N 5G6

Residential Detached
\$1,550,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,550,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1954
Frontage(feet): 0.00	Bathrooms: 3	Age: 71
Frontage(metres):	Full Baths: 3	Zoning: R1 - 1
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,538.80
Lot Area (sq.ft.): 8,611.00	Rear Yard Exp: East	For Tax Year: 2024
Lot Area (acres): 0.20	P.I.D.: 013-938-819	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
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: **1** Parking Access: **Rear**
Parking: **Carport; Multiple, Garage; Single**
Driveway Finish: **Concrete**
Dist. to Public Transit: **A FEW BLOCKS** Dist. to School Bus: **A FEW BLOCKS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Legal: **LOT A, BLOCK 10, PLAN VAP1224, DISTRICT LOT 195, NEW WESTMINSTER LAND DISTRICT, OF BLK A**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby**

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

Finished Floor (Main):	1,652	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	244	Below	Foyer	6'2 x 4'8	Main	Bedroom	7'7 x 12'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Living Room	17'4 x 13'3	Main	Bedroom	9'1 x 12'1	Below 4
Finished Floor (Below):	771	Below	Dining Room	9'6 x 9'11	Main	Bedroom	15'6 x 9'7	Main 4
Finished Floor (Basement):	0	Below	Kitchen	12'4 x 9'11	Main	Walk-In Closet	6'4 x 4'3	Main 4
Finished Floor (Total):	2,667 sq. ft.	Below	Bedroom	12'1 x 11'5	Main	Primary Bedroom	11'8 x 12'11	
Unfinished Floor:	0	Below	Bedroom	14'10 x 10'0	Above	Loft	10'3 x 6'2	
Grand Total:	2,667 sq. ft.	Below	Dining Room	14'10 x 6'4	Above	Loft	10'3 x 8'6	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	14'10 x 10'4			x	
		Below	Kitchen	10'8 x 9'6			x	
		Below	Other	11'6 x 23'5			x	
		Main	Living Room	16'1 x 13'1			x	
Suite: Unauthorized Suite		Main	Dining Room	12'1 x 10'6			x	
Basement: Separate Entry		Main	Kitchen	12'1 x 9'0			x	

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **3**

of Rooms: **20**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

Listing Broker(s): **Stilhavn Real Estate Services**

Stilhavn Real Estate Services

Investors, Developers and Builders - Great chance to build up your portfolio and invest in the future of this neighbourhood. REDEVELOPMENT potential within the TOA (Transit Oriented Area) at Tier 3 - 800 meters. Up to 8 stories or 3.0 FSR. Great potential to hold and/or build later. Large 8600 sqft lot. Court Order sale for 2/3 share of property, 1/3 share ALSO available to purchase for remainder of the property. As is where is. Please call listing agent for more details - Samantha.



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Active
R3011988
Board: V
House/Single Family

329 ESPLANADE ROAD

Sunshine Coast
Keats Island
V0N 1G2

Residential Detached

\$1,590,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,690,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2009
Frontage(feet): 82.00	Bathrooms: 3	Age: 16
Frontage(metres): 24.99	Full Baths: 3	Zoning: CR1
Depth / Size: 166	Half Baths: 0	Gross Taxes: \$5,828.35
Lot Area (sq.ft.): 16,159.00	Rear Yard Exp: Northeast	For Tax Year: 2024
Lot Area (acres): 0.37	P.I.D.: 010-211-756	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: Yes: South West Ocean Views		
Complex/Subdiv: Eastbourne Estates		
First Nation Reserve:		
Services Connected: Community, Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: Cistern, Community	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **2**
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric, Wood**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Metal, Other, Tar & Gravel**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Parking: **DetachedGrge/Carport**
Driveway Finish: **Other**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus: **Gibsons**
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Concrete, Hardwood, Tile**

Legal: **LOT 2, BLOCK 10, PLAN VAP9467, DISTRICT LOT 1593, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage, Workshop Detached**

Site Influences: **Waterfront Property**
Features: **Free Stand F/P or Wdstove**

Finished Floor (Main):	1,578	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,291	Main	Living Room	23' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18' x 18'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	17'7' x 16'			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	18' x 16'			x	Above 3
Finished Floor (Total):	2,869sq. ft.	Main	Foyer	10'10' x 9'			x	
Unfinished Floor:	1,578	Above	Primary Bedroom	18' x 17'			x	
Grand Total:	4,447sq. ft.	Above	Bedroom	18' x 17'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Abv Main 2	Flex Room	23' x 22'10"			x	
		Abv Main 2	Workshop	23'7' x 13'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement: Part								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Royal LePage Elite West

COURT ORDERED SALE. Rarely available, WATERFRONT HOME just steps from popular West Beach. This SOUTHWEST facing Craftsman Style 2 Bed, 2 Bath home has the bonus of a detached COACH HOUSE with carport, workshop, garage and a studio style open living space with a 3 pc bathroom and beautiful sundeck off the upper area with incredible views. The Basement in the main house is completely unfinished and there are some finishing items that need to be completed still on this unique offering.



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Active
R3002763
Board: V
House/Single Family

4523 KING EDWARD PLACE

Ladner
Ladner Elementary
V4K 2R2

Residential Detached
\$1,595,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,670,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1970
Frontage(feet): 39.00	Bathrooms: 4	Age: 55
Frontage(metres): 11.89	Full Baths: 3	Zoning: RD3
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,506.67
Lot Area (sq.ft.): 11,872.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.27	P.I.D.: 006-637-744	Tax Inc. Utilities?:
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**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Other**

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

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

Legal: **LOT 190, PLAN NWP31917, DISTRICT LOT 115, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Indoor, Sauna/Steam Room**

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

Features:

Finished Floor (Main):	3,317	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,073	Main	Living Room	11'6 x 15'6	Above	Bedroom	19'3 x 20'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'11 x 11'6			x	Main	2
Finished Floor (Below):	0	Main	Primary Bedroom	18'9 x 19'4			x	Main	4
Finished Floor (Basement):	0	Main	Bedroom	9'9 x 12'1			x	Above	6
Finished Floor (Total):	5,390sq. ft.	Main	Gym	9'4 x 14'4			x	Above	3
Unfinished Floor:	0	Main	Foyer	10'10 x 15'6			x		
Grand Total:	5,390sq. ft.	Main	Laundry	8'6 x 16'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	45'6 x 27'2			x		
Suite: Legal Suite		Above	Living Room	16'6 x 15'8			x		
Basement: None		Above	Dining Room	17'3 x 11'3			x		
		Above	Kitchen	8'4 x 12'1			x		
		Above	Eating Area	8'11 x 12'1			x		
		Above	Primary Bedroom	24'8 x 11'8			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): **Oakwyn Realty Ltd.**

Discover this custom-built Spanish-style home in the heart of Ladner, set on an expansive 11,800+ sqft lot. This unique property features 4 bedrooms + 4 bathrooms, offering ample space for family living + entertaining. Enjoy amenities at home, including an indoor swimming pool, private gym area, + sauna. The interior boasts spacious, primary bedrooms rooms and a large backyard perfect for relaxing or entertaining guests. A legal suite on the main floor provides excellent rental income potential. Nestled on a quiet cul-du-sac in a sought-after neighborhood, just minutes from schools, parks, and shopping. Call your realtor for a private showing today!



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3016341
Board: V
House with Acreage

14244 SILVER VALLEY ROAD

Maple Ridge
Silver Valley
V4R 2R3

Residential Detached
\$1,600,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,600,000
Meas. Type: Feet	Bedrooms: 11	Approx. Year Built: 1948
Frontage(feet): 187.00	Bathrooms: 6	Age: 77
Frontage(metres): 57.00	Full Baths: 6	Zoning: RS-3
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,369.37
Lot Area (sq.ft.): 0.00	Rear Yard Exp: East	For Tax Year: 2024
Lot Area (acres): 3.17	P.I.D.: 006-415-865	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: River		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: Septic	Water Supply: Well - Shallow	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, 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: **15** Covered Parking: **4** Parking Access:
Parking: **Carport; Multiple, Garage; Double, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 4, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT LOT 5, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**
PID: 006-415-873

Amenities: **In Suite Laundry**

Site Influences: **Greenbelt, Recreation Nearby, Rural Setting, Waterfront Property**

Features:

Finished Floor (Main):	2,045	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,546	Main	Foyer	6'3 x 3'9	Above	Bedroom	9'8 x 13'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Flex Room	9'9 x 7'9	Above	Flex Room	12'8 x 9'6	Above	4
Finished Floor (Below):	0	Main	Family Room	15'11 x 9'11	Abv Main 2	Foyer	7'5 x 6'10	Above	3
Finished Floor (Basement):	0	Main	Foyer	8'4 x 10'6	Abv Main 2	Laundry	9'9 x 7'3	Main	3
		Main	Living Room	29'11 x 16'8	Abv Main 2	Kitchen	9'9 x 15'3	Abv Main 2	3
Finished Floor (Total):	3,591sq. ft.	Main	Dining Room	13'7 x 9'7	Abv Main 2	Living Room	21'8 x 17'0	Abv Main 2	3
Unfinished Floor:	0	Main	Kitchen	13'3 x 16'5	Abv Main 2	Bedroom	14'7 x 7'6	Abv Main 2	3
Grand Total:	3,591sq. ft.	Main	Bedroom	13'4 x 10'6	Abv Main 2	Bedroom	10'0 x 9'3		
		Main	Bedroom	12'0 x 11'3	Abv Main 2	Bedroom	10'0 x 10'3		
Flr Area (Det'd 2nd Res):	2,160sq. ft.	Above	Loft	19'4 x 11'10	Abv Main 2	Bedroom	10'0 x 9'9		
		Above	Primary Bedroom	12'7 x 12'11	Abv Main 2	Attic	14'8 x 20'3		
		Above	Walk-In Closet	8'1 x 7'2	Abv Main 2	Kitchen	10'0 x 9'10		
		Above	Bedroom	13'2 x 8'10	Abv Main 2	Bedroom	10'0 x 9'10		
Suite: Other		Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:							
Basement: Crawl									
Crawl/Bsmt. Height: # of Levels: 2									
# of Kitchens: 3 # of Rooms: 27									

Listing Broker(s): **Royal LePage - Wolstencroft**

Silver Valley!! Over 3 Acres of Park like Privacy backing onto Ravine and River. Main House tucked away from the road and boasts 5 bedrooms and 3 full bathrooms with multilevel decks, patio and balcony. Attached Double Garage and Loft area. Very unique and functional floor plan. Duplex on Property offers 6 bedrooms and 3 bathrooms. Located between Malcolm Knapp Research Forest and New Residential Development, this is a rare offering. 2 Legal Lots and loads of Parking.