



Presented by:  
**P.A. 'Doc' Livingston PREC\***

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



**Active**  
**R2728928**  
Board: F  
House/Single Family

**14830 89 AVENUE**

Surrey  
Bear Creek Green Timbers  
V3R 7C4

Residential Detached

**\$1,199,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,299,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1978**  
Frontage(feet): **35.00** Bathrooms: **3** Age: **45**  
Frontage(metres): **10.67** Full Baths: **3** Zoning: **RF**  
Depth / Size: **114x48x107x** Half Baths: **0** Gross Taxes: **\$4,725.61**  
Lot Area (sq.ft.): **8,351.00** Rear Yard Exp: **East** For Tax Year: **2022**  
Lot Area (acres): **0.19** P.I.D.: **000-507-181** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **No**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Unknown**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Driveway Finish:  
Dist. to Public Transit: **2 blks** Dist. to School Bus: **2blks**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **Yes :court ordered sale-as is where is**  
Fixtures Rmvd: **Yes :court ordered sale-as is where is**  
Floor Finish: **Mixed**

Legal: **LOT 248 SECTION 34 TOWNSHIP 2 NEW WESTMISTER DISTRICT PLAN 54852**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,472	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	11'6 x 17'1	Bsmt	Den	6'2 x 7'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'10 x 10'7			x	Main	4
Finished Floor (Below):	1,692	Main	Dining Room	14'11 x 14'3			x	Main	3
Finished Floor (Basement):	0	Main	Primary Bedroom	10'4 x 12'3			x	Bsmt	4
		Main	Bedroom	9'6 x 11'			x		
Finished Floor (Total):	3,164sq. ft.	Main	Den	11'9 x 12'1			x		
Unfinished Floor:	0	Bsmt	Bedroom	11'6 x 20'4			x		
Grand Total:	3,164sq. ft.	Bsmt	Living Room	26'10 x 19'2			x		
		Bsmt	Flex Room	18'11 x 10'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Den	10' x 5'8			x		
		Bsmt	Kitchen	17' x 8'10			x		
Suite: <b>Unauthorized Suite</b>		Bsmt	Dining Room	15'7 x 9'11			x		
Basement: <b>Part</b>		Bsmt	Storage	7'4 x 8'9			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Large 8300 sq ft lot in the desirable Bear Creek neighbourhood. Situated on a quiet culdesac with some surrounding newer built homes. Great location close to schools, parks and Fraser Hwy. This property requires extensive renovations and debris removal. Land Value. Please contact listing agent for further details. Do not walk on property without an appt. Court Ordered Sale. All offers Subject to Court approval.**



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**Active**  
**R2741284**  
Board: F  
House/Single Family

**9939 158A STREET**

North Surrey  
Guildford  
V4N 2A7

Residential Detached

**\$1,248,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,298,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1990**  
Frontage(feet): **134.90** Bathrooms: **3** Age: **33**  
Frontage(metres): **41.12** Full Baths: **3** Zoning: **RES**  
Depth / Size: **63.00** Half Baths: **0** Gross Taxes: **\$4,980.71**  
Lot Area (sq.ft.): **7,890.00** Rear Yard Exp: **East** For Tax Year: **2022**  
Lot Area (acres): **0.18** P.I.D.: **015-678-059** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour: **Virtual Tour URL**  
View: **No**  
Complex/Subdiv: **Fleetwood/East Guildford**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **Yes :Foreclosure**  
Fixtures Rmvd: **Yes :Foreclosure**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 9, PLAN NWP84371, SECTION 34, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **Dishwasher, Fireplace Insert, Garage Door Opener, Intercom, Smoke Alarm, Windows - Thermo**

Finished Floor (Main):	1,774	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,211	Main	Foyer	11'6 x 10'9	Above	Other	6'0 x 5'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	23'6 x 12'7	Above	Other	6'0 x 5'0	Main	4
Finished Floor (Below):	0	Main	Dining Room	14'0 x 10'2	Above	Walk-In Closet	6'0 x 6'0	Above	4
Finished Floor (Basement):	0	Main	Kitchen	12'11 x 12'2			x	Above	4
		Main	Other	6'1 x 4'7			x		
Finished Floor (Total):	2,985sq. ft.	Main	Laundry	10'1 x 7'6			x		
Unfinished Floor:	0	Main	Family Room	18'0 x 12'11			x		
Grand Total:	2,985sq. ft.	Main	Games Room	20'1 x 17'2			x		
		Main	Nook	10'0 x 8'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'4 x 12'8			x		
		Above	Bedroom	12'0 x 10'9			x		
Suite: <b>None</b>		Above	Bedroom	11'5 x 10'0			x		
Basement: <b>None</b>		Above	Bedroom	10'10 x 10'6			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Foreclosure. Quick possession is available. Located in the sought-after area of Fleetwood / East Guildford. Square Footage of home is by Macintosh Appraisals Ltd. Room measurements are by the listing Realtor and should be verified by the buyer if deemed important. Large concrete patio with 4 parking spots! Conveniently located close to transit, shopping, restaurants, banks, parks, community center, library, etc. Home is in complete disarray and will need extensive remodeling. A perfect project for that handyman client. Any further questions or concerns please do not hesitate to give the Listing Realtor a call. An extensive Photo pics are available upon request. Drone tour is on the listing. Thank You**



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**Active**  
**R2743169**  
Board: F  
House/Single Family

## 6789 138 STREET

Surrey  
East Newton  
V3W 5G9

Residential Detached

**\$2,500,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,500,000**  
Meas. Type: **Feet** Bedrooms: **13** Approx. Year Built: **2018**  
Frontage(feet): **90.00** Bathrooms: **12** Age: **5**  
Frontage(metres): **27.43** Full Baths: **10** Zoning: **RF**  
Depth / Size: Half Baths: **2** Gross Taxes: **\$6,629.02**  
Lot Area (sq.ft.): **7,510.00** Rear Yard Exp: **West** For Tax Year: **2022**  
Lot Area (acres): **0.17** P.I.D.: **029-133-238** 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: **Stucco**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **2 BLKS**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 1, PLAN BCPS2094, SECTION 16, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Oven - Built In, Range Top, Smoke Alarm**

Finished Floor (Main):	2,351	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,232	Main	Media Room	20'1 x 18'11	Above	Walk-In Closet	10'4 x 8'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	15' x 13'2	Above	Bedroom	13'5 x 13'2	Main 2
Finished Floor (Below):	2,357	Main	Eating Area	15' x 8'2	Above	Primary Bedroom	13'1 x 15'0	Main 2
Finished Floor (Basement):	0	Main	Kitchen	13'2 x 13'6	Above	Kitchen	9'0 x 9'9	Main 4
Finished Floor (Total):	6,940sq. ft.	Main	Wok Kitchen	8'9 x 8'9	Above	Living Room	9'0 x 9'9	Above 5
Unfinished Floor:	0	Main	Foyer	8'8 x 15'10	Above	Bedroom	9'11 x 9'0	Above 4
Grand Total:	6,940sq. ft.	Main	Living Room	13'1 x 12'7	Above	Bedroom	10'4 x 9'0	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	15'0 x 10'1	Below	Kitchen	8'0 x 7'3	Above 4
Suite: <b>Unauthorized Suite</b>		Main	Mud Room	11' x 9'6	Below	Living Room	10'7 x 11'	Above 3
Basement: <b>Fully Finished, Separate Entry</b>		Above	Primary Bedroom	14'9 x 13'11	Below	Bedroom	9'3 x 11'	Below 3
		Above	Primary Bedroom	16'5 x 19'1	Below	Kitchen	14'9 x 8'0	Below 4
		Above	Primary Bedroom	15'2 x 16'9	Below	Living Room	11'1 x 14'6	Below 4
		Above	Primary Bedroom	10'4 x 9'0	Below	Bedroom	11'2 x 10'3	Below 4

Crawl/Bsmt. Height:

# of Levels: **3**

# of Kitchens: **6**

# of Rooms: **32**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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

**HUGE home with tons of rental income available! This property contains 3 suites in the basement (1 bed suite & two 2 bed suites) plus an additional 2 bed suite on the upper level. The main home features a massive kitchen with over-sized fridge, built in oven & stove & spice kitchen, media room with LED lights, 3 bedrooms upstairs & 1 on main, all with their own en-suites.**



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**Active**  
**R2742828**  
Board: F  
House with Acreage

**15587 36 AVENUE**

South Surrey White Rock  
Morgan Creek  
V3Z 0G9

Residential Detached

**\$4,320,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **194.00**

Frontage(metres): **59.13**

Depth / Size: **223(1AC)**

Lot Area (sq.ft.): **43,560.00**

Lot Area (acres): **1.00**

Flood Plain:

View: **No :**

Complex/Subdiv: **ROSEMARY HEIGHTS CENTRAL**

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic**

If new, GST/HST inc?:

Bedrooms: **4**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

Rear Yard Exp: **North**

P.I.D.: **000-579-441**

Original Price: **\$4,320,000**

Approx. Year Built: **1989**

Age: **34**

Zoning: **RA**

Gross Taxes: **\$12,778.92**

For Tax Year: **2022**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **3** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Hot Water, Natural Gas**

Outdoor Area: **Patio(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:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 3 DISTRICT LOT 244 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 67873**

Amenities: **None**

Site Influences: **Golf Course Nearby, Recreation Nearby**

Features:

Finished Floor (Main):	3,407	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	17' x13'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14' x12'			x	Main	2
Finished Floor (Below):	0	Main	Nook	12' x12'			x	Main	4
Finished Floor (Basement):	1,092	Main	Dining Room	12' x11'			x	Main	5
Finished Floor (Total):	4,499sq. ft.	Main	Family Room	15' x13'2			x	Bsmt	4
Unfinished Floor:	0	Main	Primary Bedroom	19' x13'6			x		
Grand Total:	4,499sq. ft.	Main	Bedroom	12' x11'			x		
		Main	Bedroom	13' x11'			x		
		Main	Laundry	13' x11'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	21' x18'			x		
		Bsmt	Den	11' x7'			x		
Suite: <b>None</b>		Bsmt	Bedroom	12' x11'2			x		
Basement: <b>Part</b>				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)**

**DEVELOPMENT PROPERTY – Rosemary Heights Central. A rarely available opportunity to purchase residential development property in the desirable area of Morgan Creek. Located within the Rosemary Heights Central neighborhood concept plan (Land Use indicates Suburban 1/4 Acre Residential), this 1 acre property features two road frontages of 156th Street and 36th Avenue (cul-de-sac) and is set across the street from Rosemary Height Elementary School. To be sold in conjunction with neighboring property at 15557 36 Avenue (MLS# R2742855).**





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**Active**  
**R2742855**

Board: F  
House with Acreage

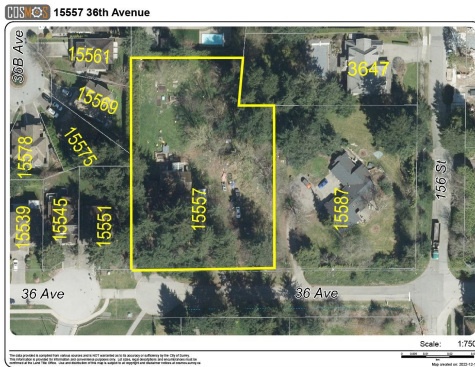
## 15557 36 AVENUE

South Surrey White Rock  
Morgan Creek  
V3Z 0G9

Residential Detached

**\$4,635,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **195.00**

Frontage(metres): **59.44**

Depth / Size: **irregular**

Lot Area (sq.ft.): **0.00**

Lot Area (acres): **1.22**

Flood Plain:

View: **No :**

Complex/Subdiv: **ROSEMARY HEIGHTS CENTRAL**

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic**

If new, GST/HST inc?:

Bedrooms: **4**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

Rear Yard Exp: **North**

P.I.D.: **024-216-445**

Original Price: **\$4,635,000**

Approx. Year Built: **1985**

Age: **38**

Zoning: **RA**

Gross Taxes: **\$13,324.80**

For Tax Year: **2022**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel: **None**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Patio(s)**

Type of Roof: **Wood**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access:

Parking: **DetachedGrge/ Carport, Open**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 1 DISTRICT LOT 244 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP38958**

Amenities: **None**

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

Features:

Finished Floor (Main):	1,346	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	681	Main	Living Room	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	20' x 16'10"			x	Main 2
Finished Floor (Below):	0	Main	Family Room	20' x 17'			x	Main 4
Finished Floor (Basement):	1,082	Main	Primary Bedroom	14'8 x 11'6"			x	Above 4
Finished Floor (Total):	3,109sq. ft.	Main	Laundry	15' x 8'			x	Bsmt 4
Unfinished Floor:	0	Above	Bedroom	11' x 10'			x	
Grand Total:	3,109sq. ft.	Above	Bedroom	11' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	30'8 x 14'			x	
		Bsmt	Bedroom	10' x 10'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>Full, Separate Entry</b>								
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)**

**DEVELOPMENT PROPERTY – Rosemary Heights Central. A rarely available opportunity to purchase residential development property in the desirable area of Morgan Creek. Located within the Rosemary Heights Central neighborhood concept plan (Land Use indicates Suburban 1/4 Acre Residential), this 1.226 acre property features a 59.44M road frontage along 36th Avenue (cul-de-sac) and is set across the street from Rosemary Heights Elementary School. To be sold in conjunction with neighboring property at 15587 36 Avenue (MLS# R2742828).**