



Presented by:
Doc Livingston PREC*

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



Active
R2988882
Board: F
House/Single Family

13960 80A AVENUE

Surrey
East Newton
V3W 6P6

Residential Detached

\$929,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1977
Frontage(feet): 40.00	Bathrooms: 3	Age: 48
Frontage(metres): 12.19	Full Baths: 3	Zoning: RF
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$4,204.80
Lot Area (sq.ft.): 4,000.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.09	P.I.D.: 004-922-531	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: Community	Water Supply: City/Municipal	

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

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

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

Total Parking: **5** Covered Parking: **0** Parking Access: **Front**
Parking: **Add. Parking Avail., 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 :COURT ORDERED SALE**
Fixtures Rmvd: **Yes :COURT ORDERED SALE**
Floor Finish:

Legal: **LEGAL LOT 40, PLAN NWP51321, SECTION 28, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	729	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	423	Main	Living Room	13'5' x11'4'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'5' x8'4'			x	Main 3
Finished Floor (Below):	0	Main	Eating Area	8'4' x5'1"			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	8' x9'7"			x	Above 4
Finished Floor (Total):	1,152sq. ft.	Main	Laundry	5' x4'1"			x	
Unfinished Floor:	0	Main	Porch (enclosed)	10' x10'			x	
Grand Total:	1,152sq. ft.	Above	Bedroom	12' x10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x10'			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: 9	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Welcome to this beautifully updated family home, offering 3 generously sized bedrooms upstairs and a separate bedroom with a full bath on the main level—ideal for extended family or guests. Sitting on a well-maintained 4,000 sq ft lot, this property combines comfort, style, and practicality. Located just minutes from schools, shopping centres, public transit, and all major amenities, this home is perfect for growing families or investors looking for a move-in-ready opportunity in a highly desirable area of Surrey.



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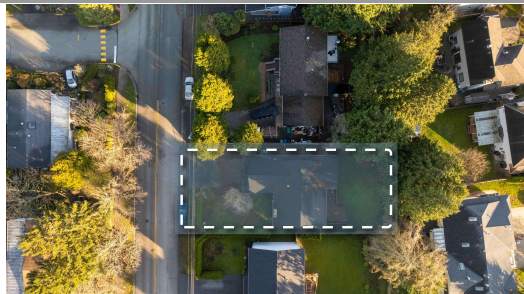
eXp Realty
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<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3032581
Board: F
House/Single Family

15930 20 AVENUE
South Surrey White Rock
King George Corridor
V4A 2B2

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



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,000,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1983
Frontage(feet): 58.83	Bathrooms: 2	Age: 42
Frontage(metres): 17.93	Full Baths: 1	Zoning: R-3
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,951.48
Lot Area (sq.ft.): 7,072.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-231-166	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: <500 m		
	Title to Land: Freehold NonStrata		Dist. to School Bus: 1km
Renovations:	Reno. Year:	Property Disc.: Yes	
# of Fireplaces: 1	Rain Screen:	Fixtures Leased: No :	
R.I. Fireplaces:	Metered Water:	Fixtures Rmvd: No :	
Fireplace Fuel: Natural Gas	R.I. Plumbing:	Floor Finish: Mixed	
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT 196, PLAN NWP65159, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,330	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	10' x 10'			x	Main 2
Finished Floor (Basement):	0	Main	Kitchen	10' x 10'			x	
Finished Floor (Total):	1,330sq. ft.	Main	Dining Room	10' x 10'			x	
Unfinished Floor:	0	Main	Living Room	10' x 10'			x	
Grand Total:	1,330sq. ft.	Main	Foyer	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada Inc.**

eXp Realty of Canada Inc.

Unique opportunity in South Surrey's Sunnyside. This 7,072 sqft R-3 zoned lot offers exceptional building potential in a highly sought-after neighbourhood. Ideally located less than 500m from bus stops, it provides quick access to Hwy 99 & King George Blvd. Surrounded by top-rated schools including South Meridian, Jessie Lee & Peace Arch Elementary, Earl Marriott Secondary & close to premier parks like Alderwood & Bakerview, this property is perfect for families. Enjoy nearby recreation at Grandview Aquatic Centre, South Surrey Recreation and Arts Centre with convenient shopping at Semiahmoo Mall, Walmart, Superstore, Morgan Crossing & the vibrant shops & restaurants along White Rock Beach. Don't miss this rare chance to create your dream home or investment project in this prime location!



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Active
R3015507
Board: F
House/Single Family

12347 103A AVENUE

North Surrey
Cedar Hills
V3V 3H1

Residential Detached

\$1,025,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,125,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1972
Frontage(feet): 63.00	Bathrooms: 2	Age: 53
Frontage(metres): 19.20	Full Baths: 2	Zoning: SFD
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,027.81
Lot Area (sq.ft.): 11,769.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.27	P.I.D.: 006-090-401	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Sanitation	Water Supply: City/Municipal	

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

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

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

Total Parking: **6** Covered Parking: **6** Parking Access:
Parking: **Open**
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 52 SECTION 30 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 46520**

Amenities:

Site Influences:

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

Finished Floor (Main):	803	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'0 x 17'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'11 x 7'9			x	Main 4
Finished Floor (Below):	742	Main	Eating Area	9'0 x 9'5			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'0 x 12'8			x	
Finished Floor (Total):	1,545sq. ft.	Main	Bedroom	9'1 x 8'6			x	
Unfinished Floor:	0	Below	Kitchen	9'9 x 12'1			x	
Grand Total:	1,545sq. ft.	Below	Recreation Room	12'2 x 12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Utility	2'9 x 6'3			x	
Suite: Unauthorized Suite		Main	Bedroom	10'10 x 8'8			x	
Basement: Fully Finished		Main	Bedroom	10'10 x 7'1			x	
		Main	Bedroom	8'10 x 10'10			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Court ordered sale. Here is your chance to own a property located on a LARGE 1/4 acre lot. The home is conveniently situated close to Scott Road and all major amenities. The 5 bed / 2 bath home has tons of potential including a potential subdivision or multi family development. Home needs A LOT OF WORK. Mainly lot value. Contact your Realtor to arrange a viewing.



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Active
R3006331
Board: F
House/Single Family

15731 96A AVENUE

North Surrey
Guildford
V4N 2T2

Residential Detached
\$1,100,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,299,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1989
Frontage(feet): 0.00	Bathrooms: 3	Age: 36
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,189.02
Lot Area (sq.ft.): 8,495.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.20	P.I.D.: 010-892-575	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: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
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: **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: **Laminate, Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 13 SECTION 34 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 77665**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,380	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	468	Main	Foyer	6'5 x 5'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'5 x 13'5			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'7 x 8'10			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	11'9 x 11'6			x	Above 4
Finished Floor (Total):	1,848sq. ft.	Main	Family Room	18'8 x 11'7			x	
Unfinished Floor:	0	Above	Primary Bedroom	12'11 x 11'7			x	
Grand Total:	1,848sq. ft.	Above	Bedroom	10'11 x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'11 x 9'			x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Desirable 2 storey, non basement family home located on a level lot over 8400 sq ft. The home is located on a quiet side street with mature landscaping and is very convenient to schools, shopping, recreation, transit and parks. Features include; updated :laminate floors on the main, pot lighting, kitchen cabinets and counters. Layout offers large living room with cozy gas fireplace and a bay window to brighten the room, large dining room, large kitchen, sunken family room with a second gas fireplace and slider door to the rear yard. Upper floor has good sized bedrooms and the primary bedroom offers a 4 pc en-suite. Parking is ample with the level driveway, 2 car garage and large driveway for 4 more cars. A nice place to call home.



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Active
R3013641
Board: F
House/Single Family

6725 129 STREET

Surrey
West Newton
V3W 8H8

Residential Detached

\$1,116,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,180,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1982
Frontage(feet): 52.50	Bathrooms: 3	Age: 43
Frontage(metres): 16.00	Full Baths: 2	Zoning: R3
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,600.00
Lot Area (sq.ft.): 4,817.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.11	P.I.D.: 001-113-097	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Patio(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: :
Floor Finish:

Legal: **LOT 318, PLAN NWP63846, PART SW1/4, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,080	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	756	Main	Living Room	16'6 x 12'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x9'4			x	Main 2
Finished Floor (Below):	0	Main	Family Room	17'10 x 12'8			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	12'4 x6'11			x	Above 4
Finished Floor (Total):	1,836sq. ft.	Main	Dining Room	11'10 x 11'			x	
Unfinished Floor:	0	Main	Primary Bedroom	14'9 x 11'11			x	
Grand Total:	1,836sq. ft.	Main	Bedroom	12'11 x9'10			x	
			Bedroom	10'8 x9'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

Situated on a tranquil street just steps from Martha Jane Norris Elementary, this well-maintained 3-bedroom, 3-bathroom home offers a functional layout ideal for families. The main floor features a spacious living and dining area, complemented by a cozy family room. Upstairs, you'll find three generously sized bedrooms, including a master suite with an ensuite bathroom. The private, fenced backyard with a patio provides a serene outdoor space for relaxation and entertaining. With easy access to Highways 10 and 91, as well as proximity to schools, parks, and shopping, this home offers both convenience and comfort. This charming residence presents an excellent opportunity for first-time homebuyers or families seeking a move-in-ready home in a family-friendly neighborhood. By Appointment Only



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Active
R2995796
Board: F
House/Single Family

15855 VINE AVENUE

South Surrey White Rock
White Rock
V4B 2T5

Residential Detached

\$1,139,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,139,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1972
Frontage(feet): 47.90	Bathrooms: 1	Age: 53
Frontage(metres): 14.60	Full Baths: 1	Zoning: RS-2
Depth / Size: 136	Half Baths: 0	Gross Taxes: \$5,722.50
Lot Area (sq.ft.): 6,514.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 007-365-187	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 239, PLAN NWP36249, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,060	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 9'			x	
Finished Floor (Basement):	0	Main	Bedroom	13' x 10'			x	
Finished Floor (Total):	1,060sq. ft.	Main	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Main	Laundry	8' x 7'			x	
Grand Total:	1,060sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				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): **NAI Commercial**

NAI Commercial (Langley) Ltd.

NAI Commercial (Langley) Ltd.

Court Ordered Sale. All offers subject to court approval. Well located rancher in White Rock. Redevelopment potential under Small Scale Multi-Unit Housing (SSMUH). Based on the parameters set by the City of White Rock, the property would qualify for up to four (4) dwelling units at a maximum density of 1.15 times the lot area with a maximum site coverage of 50%.



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Active
R2985325
Board: F
House/Single Family

13137 106A AVENUE

North Surrey
Whalley
V3T 2E4

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,249,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1957
Frontage(feet): 63.32	Bathrooms: 2	Age: 68
Frontage(metres): 19.30	Full Baths: 2	Zoning: RF
Depth / Size: 115.87	Half Baths: 0	Gross Taxes: \$5,759.97
Lot Area (sq.ft.): 7,336.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 009-682-422	Tax Inc. Utilities?:
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**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open, RV Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 block** Dist. to School Bus: **near by**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 42, BLOCK 5N, PLAN NWP14710, SECTION 21, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,007	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,007	Main	Living Room	16'5 x 12'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'6 x 9'3			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	12'7 x 10'10			x	Bsmt 4
Finished Floor (Basement):	0	Main	Bedroom	11' x 9'4			x	
Finished Floor (Total):	2,014sq. ft.	Main	Bedroom	9'10 x 9'2			x	
Unfinished Floor:	0	Bsmt	Family Room	16' x 12'2			x	
Grand Total:	2,014sq. ft.	Bsmt	Kitchen	12'10 x 9'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	15'8 x 12'5			x	
		Bsmt	Laundry	13'1 x 12'6			x	
		Bsmt	Foyer	12' x 6'			x	
		Bsmt	Storage	6' x 5'			x	
Suite: Unauthorized Suite				x			x	
Basement: Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Century 21 Coastal Realty Ltd.

Court-Ordered Sale – Prime Investment Opportunity - Steal the Deal! Nestled on a quiet street, this 7,337 SqFt. lot offers incredible potential for first time homeowners, investors, or builders. Conveniently located just minutes from the SkyTrain, public transit, top-rated schools, this property ensures easy access to everything you need. The home features 3 bedrooms and 1 bathroom on main floor, a separate 1 bedroom 1 bath unauthorized suite—perfect for rental income or extended family. Whether you're looking to renovate, rebuild, or invest, this is an opportunity you don't want to miss! Property is AS IS WHERE IS. Tenanted, 24 hours notice for all showings. Accepted Offer \$1,135,000.00, Deposit received, Court date will be announced soonest it is confirmed.



Presented by:
Doc Livingston PREC*

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



Active
R3015352
Board: F
House/Single Family

13075 OLD YALE ROAD

North Surrey
Whalley
V3T 3C3

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,298,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1972
Frontage(feet): 60.00	Bathrooms: 1	Age: 53
Frontage(metres): 18.29	Full Baths: 1	Zoning: R3
Depth / Size: 0	Half Baths: 0	Gross Taxes: \$4,620.55
Lot Area (sq.ft.): 7,566.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 006-331-581	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Other**

Legal: **LOT 60, BLOCK 5N, PLAN NWP42123, SECTION 28, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	17'10 x 9'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'0 x 13'6			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11'11 x 9'7			x	
Finished Floor (Basement):	0	Main	Bedroom	11'2 x 8'6			x	
Finished Floor (Total):	988sq. ft.	Main	Bedroom	9'7 x 8'8			x	
Unfinished Floor:	0	Main	Laundry	9'3 x 6'9			x	
Grand Total:	988sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Royal LePage Global Force Realty

COURT ORDER SALE - Prime opportunity in the heart of Surrey City Centre! This court-ordered sale offers incredible development potential, surrounded by rapid growth and just steps from mid-rise and high-rise projects. Situated on a spacious 7,566 SQFT lot, this centrally located rancher has access from Old Yale Rd and Michel Pl. Conveniently located near schools, SkyTrain, shopping, and all essential amenities. Buyers are advised to verify development potential with the city. Don't miss this rare chance to secure a valuable piece of land through a court-ordered sale!



Presented by:
Doc Livingston PREC*

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



Active
R3018400
Board: F
House/Single Family

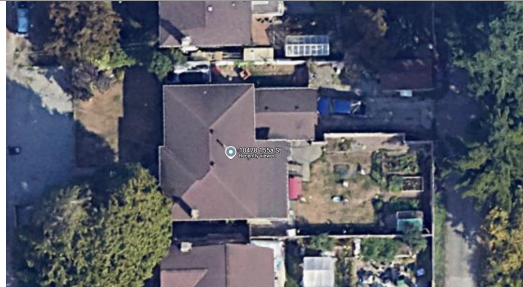
10478 155A STREET

North Surrey
Guildford
V3R 4K7

Residential Detached

\$1,199,990 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,259,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1962
Frontage(feet): 60.00	Bathrooms: 2	Age: 63
Frontage(metres): 18.29	Full Baths: 2	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,954.93
Lot Area (sq.ft.): 7,380.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 001-557-858	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: **Basement Entry**
Construction: **Concrete, Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front, Rear**
Parking: **Garage; Single, 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: **:**
Floor Finish:

Legal: **LOT 14, BLOCK 2, PLAN NWP18741, PART SE1/4, SECTION 21, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,130	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'06 x 13'3			x	Floor
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x 10'			x	#Pcs
Finished Floor (Below):	0	Main	Bedroom	11' x 9'			x	Main
Finished Floor (Basement):	1,452	Main	Bedroom	11' x 9'			x	Bsmt
Finished Floor (Total):	2,582sq. ft.	Main	Kitchen	12' x 8'			x	
Unfinished Floor:	0	Bsmt	Living Room	17' x 12'			x	
Grand Total:	2,582sq. ft.	Bsmt	Kitchen	8' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	12' x 11'			x	
		Bsmt	Bedroom	9' x 10'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite				x			x	
Basement: Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 9	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

An opportunity to secure a prime holding property with future redevelopment potential and land assembly. Please check and verify with city of Surrey. This 5 bedroom house with a 2 bedroom suite is built on a large lot (7300+ Sqft). Location is very close to banks, Guildford rec centre and Guildford Mall.



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Doc Livingston PREC*

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



Active
R3030040
Board: F
House/Single Family

9678 PRINCESS DRIVE

North Surrey
Royal Heights
V3V 2T4

Residential Detached

\$1,260,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,260,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1958
Frontage(feet): 115.00	Bathrooms: 2	Age: 67
Frontage(metres): 35.05	Full Baths: 2	Zoning: CD
Depth / Size: 63	Half Baths: 0	Gross Taxes: \$4,645.83
Lot Area (sq.ft.): 7,314.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 001-295-209	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: Yes: Fraser River & New West		
Complex/Subdiv: Royal Heights		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: Parking Access: **Front, Side**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **2 blocks** 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: **Hardwood, Laminate, Carpet**

Legal: **LOT 39 SECTIONS 34 AND 35 BLOCKS NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	837	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	696	Main	Kitchen	15' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'			x	Above 4
Finished Floor (Below):	0	Main	Living Room	18' x 15'			x	Bsmt 4
Finished Floor (Basement):	667	Main	Family Room	13' x 10'			x	
Finished Floor (Total):	2,200sq. ft.	Main	Recreation Room	10' x 14'			x	
Unfinished Floor:	0	Main	Foyer	14' x 5'			x	
Grand Total:	2,200sq. ft.	Above	Primary Bedroom	13' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 10'			x	
		Above	Bedroom	12' x 10'			x	
		Below	Living Room	13' x 13'			x	
		Below	Kitchen	8' x 6'5			x	
		Below	Bedroom	10'11 x 10'			x	
		Below	Bedroom	10' x 10'			x	
Suite: Unauthorized Suite		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Separate Entry		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 13							

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

Macdonald Realty (Delta)

Royal Heights - 3 level split home with view of the Fraser River and mountains. Set on a generous 7,314 sq ft lot, this property offers 3 spacious bedrooms up and 1 full bathroom. The main floor features a bright west exposed living room, dining room, kitchen family room and solarium. The lower level includes a suite, perfect for extended family or rental income. Located close to schools, transit, South Perimeter Road, Pattullo and Alex Fraser Bridge, Hwy 91 and Skytrain. This home blends comfort with convenience in a desirable neighbourhood.



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Doc Livingston PREC*

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



Active
R3013648
Board: F
House/Single Family

14361 MELROSE DRIVE

North Surrey
Bolivar Heights
V3R 5R6

Residential Detached
\$1,290,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,310,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1959
Frontage(feet): 70.00	Bathrooms: 3	Age: 66
Frontage(metres): 21.34	Full Baths: 2	Zoning: RA
Depth / Size: 157	Half Baths: 1	Gross Taxes: \$5,053.08
Lot Area (sq.ft.): 11,017.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.25	P.I.D.: 000-591-572	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s) Patio(s) Deck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT D, BLOCK 124, PLAN NWP14129, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,067	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11'6" x 20'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 10'			x	Above 3
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 15'6"			x	Above 4
Finished Floor (Basement):	0	Above	Bedroom	9' x 9'			x	Bsmt 1
Finished Floor (Total):	2,067 sq. ft.	Above	Bedroom	12'6" x 10'6"			x	
Unfinished Floor:	1,000	Above	Bedroom	11' x 8'			x	
Grand Total:	3,067 sq. ft.	Below	Eating Area	15'6" x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Media Room	12' x 22'			x	
		Bsmt	Den	7' x 7'6"			x	
			Other	16' x 19'			x	
Suite: None				x			x	
Basement: Partly Finished				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

An exceptional opportunity to own a 3-bedroom home in the thriving Bolivar Heights community. Situated on a rare, flat 11,000 + sq. ft. lot, this property offers endless potential-perfect for first-time buyers, investors, or those looking to build a custom home in a rapidly developing neighbourhood. Enjoy seamless access to King George Blvd, the Port Mann Bridge, and Highway 1. Don't miss your chance to invest in this prime location!



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Doc Livingston PREC*

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



Active
R2999286
Board: F
House/Single Family

12414 80 AVENUE

Surrey
West Newton
V3W 3A5

Residential Detached

\$1,324,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,350,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1980
Frontage(feet): 84.00	Bathrooms: 4	Age: 45
Frontage(metres): 25.60	Full Baths: 4	Zoning: SFD
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,218.60
Lot Area (sq.ft.): 10,419.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.24	P.I.D.: 004-875-036	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, Basement Entry**
Construction: **Concrete Frame**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Patio(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:
Parking: **Carport; Multiple**
Driveway Finish:
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT A, PLAN NWP20875, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT: PCL 2 (BYLAW PL LMP5590)**

Amenities: **In Suite Laundry, Independent living**

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

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

Finished Floor (Main):	1,226	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	23'1 x 12'1			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	21'0 x 0'0			x	Main	3
Finished Floor (Below):	0	Main	Bedroom	10' x 11'			x	Below	3
Finished Floor (Basement):	1,200	Main	Kitchen	16'8 x 14'10			x		
Finished Floor (Total):	2,426sq. ft.	Main	Bedroom	10'3 x 10'1			x		
Unfinished Floor:	0	Main	Bedroom	14'2 x 11'9			x	Main	3
Grand Total:	2,426sq. ft.	Main	Primary Bedroom	12'4 x 15'5			x	Below	
		Bsmt	Bedroom	10'2 x 10'3			x		
		Bsmt	Bedroom	11'3 x 10'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	12'3 x 8'9			x	Below	3
		Below	Living Room	11'2 x 11'4			x		
		Bsmt	Bedroom	10'3 x 11'2			x		
Suite: Unauthorized Suite				x			x		
Basement: Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 12	MHR#:			CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:									

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

Woodhouse Realty

This well-maintained and spacious home features a total of 7 bedrooms and 4 bathrooms, making it ideal for large or extended families, or investors seeking strong rental income potential. The functional layout offers ample living space with bright, comfortable rooms throughout. With multiple bedrooms and bathrooms spread across both levels, the home provides flexibility for multi-generational living or the opportunity to rent out separate suites for additional revenue. Situated on a generous 10,000+ sq.ft corner lot, the property not only offers abundant outdoor space but also holds significant future development potential. Whether you're looking to move in with a big family, generate rental income, or invest in a property with rezoning possibilities.



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Doc Livingston PREC*

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



Active
R3018562
Board: F
House/Single Family

13950 BLACKBURN AVENUE

South Surrey White Rock
White Rock
V4B 2Z5

Residential Detached
\$1,389,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,389,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1974
Frontage(feet): 85.00	Bathrooms: 2	Age: 51
Frontage(metres): 25.91	Full Baths: 2	Zoning: RS-2
Depth / Size: 55	Half Baths: 0	Gross Taxes: \$6,594.42
Lot Area (sq.ft.): 5,134.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.12	P.I.D.: 007-258-836	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Peek a Boo		
Complex/Subdiv: White Rock		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

Reno. Year: **2012**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Legal: **LOT 272, PLAN NWP44154, PART NW1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,174	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20'8 x 11'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 10'5			x	Main 4
Finished Floor (Below):	682	Main	Kitchen	13'5 x 10'5			x	Below 3
Finished Floor (Basement):	0	Main	Solarium	9'6 x 11'9			x	
Finished Floor (Total):	1,856sq. ft.	Main	Bedroom	15'6 x 10'3			x	
Unfinished Floor:	0	Main	Bedroom	11'10 x 11'8			x	
Grand Total:	1,856sq. ft.	Main	Foyer	6'6 x 2'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Primary Bedroom	20'7 x 11'5			x	
		Bsmt	Walk-In Closet	13'10 x 10'7			x	
		Bsmt	Laundry	4'11 x 6'2			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Fully Finished, Separate Entry								
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 Creekside Realty Ltd.**

RE/MAX Colonial Pacific Realty

Steps to the shore in White Rock! This charming corner-lot home offers a relaxed beachside lifestyle with an easy walk to the ocean and local shops. Inside, enjoy an open-concept main floor with bright SW exposure, two bedrooms, a spa-inspired bath with NuHeat floors, and a sun-drenched kitchen. Downstairs, the spacious primary retreat features a cozy fireplace, huge walk-in closet, and full ensuite. Outside, enjoy private, fully fenced yards, multiple decks, hot tub hookups, and the rare bonus of extra parking. This home feels tucked away while still close to everything. Quality upgrades include hot water on demand, thermal vinyl windows, 240V power, and a high-efficiency furnace. School catchments: Ray Shepherd & Elgin Park.



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Doc Livingston PREC*

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



Active
R3000921
Board: F
House/Single Family

14756 62 AVENUE

Surrey
Sullivan Station
V3S 2L1

Residential Detached

\$1,399,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,449,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2011**
Frontage(feet): **44.00** Bathrooms: **4** Age: **14**
Frontage(metres): **13.41** Full Baths: **3** Zoning: **RF-12**
Depth / Size: **78.2** Half Baths: **1** Gross Taxes: **\$6,888.66**
Lot Area (sq.ft.): **3,462.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.08** P.I.D.: **027-179-664** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: MOUNTAINS**
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**
Foundation: **Concrete Perimeter**

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

Legal: **LOT 7, PLAN BCP31794, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):				Floor				Dimensions				Bathrooms			
Finished Floor (Main):	1,355	Floor	Type	Dimensions	Floor	Type	Dimensions	Dimensions				Floor	#Pcs		
Finished Floor (Above):	1,131	Main	Living Room	16'6 x 14'6	Bsmt	Bedroom	11'3 x 9'1					Main	2		
Finished Floor (AbvMain2):	0	Main	Family Room	13'4 x 11'11	Bsmt	Den	10'0 x 9'6					Above	5		
Finished Floor (Below):	0	Main	Kitchen	14'10 x 10'10	Bsmt	Bedroom	13'6 x 12'9					Above	4		
Finished Floor (Basement):	1,073	Main	Eating Area	18'3 x 10'11			x					Bsmt	3		
Finished Floor (Total):	3,559sq. ft.	Main	Dining Room	17'2 x 16'7			x								
Unfinished Floor:	0	Main	Office	14'2 x 12'0			x								
Grand Total:	3,559sq. ft.	Above	Primary Bedroom	16'6 x 14'3			x								
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'10 x 10'7			x								
Suite: Unauthorized Suite		Above	Bedroom	11'0 x 11'0			x								
Basement: Full, Fully Finished, Separate Entry		Above	Bedroom	11'0 x 10'7			x								
Crawl/Bsmt. Height:	# of Levels: 2	Above	Laundry	7'1 x 5'1			x								
# of Kitchens: 2	# of Rooms: 16	Bsmt	Living Room	16'5 x 10'7			x								
		Bsmt	Kitchen	14'6 x 11'6			x								
		Manuf Type:	Registered in MHR?:	PAD Rental:											
		MHR#:	CSA/BCE:	Maint. Fee:											
		ByLaw Restrictions:													

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

This Sullivan Staton home has everything you need: ample space, a functional floor plan, and low-maintenance outdoor areas! The main floor features an open-concept layout with a spacious kitchen with a large pantry, dining area, family room, den, and living room. Upstairs, you'll find four generous bedrooms along with a convenient laundry room. The basement includes a separate entry and offers a one-bedroom plus den suite, as well as an additional bedroom. Outside, you can enjoy a fully fenced yard with a paved patio. There is an attached double garage and plenty of driveway parking available. Contact your Realtor for a private showing!



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Doc Livingston PREC*

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



Active
R2987677
Board: F
House/Single Family

13598 89 AVENUE

Surrey
Queen Mary Park Surrey
V3V 8A6

Residential Detached

\$1,548,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,738,800**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2006**
Frontage(feet): **0.00** Bathrooms: **6** Age: **19**
Frontage(metres): Full Baths: **6** Zoning: **R3**
Depth / Size: **irregularly** Half Baths: **0** Gross Taxes: **\$8,531.05**
Lot Area (sq.ft.): **6,165.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.14** P.I.D.: **026-525-666** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **:**
Complex/Subdiv: **Queen Mary Park**
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: **Stucco**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
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**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Aggregate**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :Foreclosure**
Fixtures Rmvd: **No :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 6, PLAN BCP21460, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

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

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

Features: **Dishwasher**

Finished Floor (Main):	1,506	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,141	Main	Family Room	18'5 x 16'7	Above	Other	5' x 9'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'2 x 8'8	Above	Walk-In Closet	5' x 4'4	Main	4
Finished Floor (Below):	0	Main	Other	8'3 x 6'1	Above	Bedroom	11'9 x 10'2	Above	5
Finished Floor (Basement):	1,436	Main	Bedroom	13'10 x 12'5	Above	Bedroom	11'3 x 11'	Above	4
		Main	Living Room	17'2 x 13'5	Above	Other	8'3 x 5'	Above	4
Finished Floor (Total):	4,083sq. ft.	Main	Eating Area	11'9 x 9'10	Above	Walk-In Closet	5' x 4'6	Bsmt	4
Unfinished Floor:	0	Main	Kitchen	13'5 x 11'1	Bsmt	Living Room	12'8 x 9'9	Bsmt	4
Grand Total:	4,083sq. ft.	Main	Kitchen	9'1 x 5'5	Bsmt	Kitchen	11'7 x 10'1		
		Main	Pantry	5'5 x 4'1	Bsmt	Other	4'11 x 9'9		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	19'2 x 14'8	Bsmt	Bedroom	10'1 x 9'9		
		Above	Other	8'9 x 9'1	Bsmt	Bedroom	13'1 x 9'8		
Suite: Unauthorized Suite		Above	Walk-In Closet	8'9 x 4'2	Bsmt	Laundry	8'8 x 5'1		
Basement: Full		Above	Bedroom	14' x 10'1	Bsmt	Living Room	13'10 x 9'8		
Crawl/Bsmt. Height: # of Levels: 3		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 4 # of Rooms: 30		MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Queen Ann Park Area. | Spacious 3-storey home with 4,083 sq.ft. of living space on a 6,165 sq.ft. lot. Upstairs features 4 bedrooms and 3 full bathrooms, including 3 primary bedrooms with walk-in closets and private en-suites. The main level offers a large living and family room, dining area, breakfast nook, kitchen with granite counters, stainless steel appliances, a spice kitchen with pantry, plus a bedroom and full bath—perfect for guests or extended family. The fully finished basement includes two self-contained suites: a 2-bedroom and a 1-bedroom, each with its own kitchen and private entrance. The fenced backyard includes a storage shed and plenty of space for kids or entertaining. Walking distance to Cindrich Elementary, shopping, transit, and Bear Creek Park. Tks



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



Active
R3027994
Board: F
House/Single Family

14138 60A AVENUE

Surrey
Sullivan Station
V3X 0G1

Residential Detached

\$1,549,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,549,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2013**
Frontage(feet): **31.95** Bathrooms: **5** Age: **12**
Frontage(metres): **9.74** Full Baths: **4** Zoning: **R5**
Depth / Size: **130** Half Baths: **1** Gross Taxes: **\$8,069.37**
Lot Area (sq.ft.): **4,154.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.10** P.I.D.: **028-944-241** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: MOUNTAINS**
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., Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric, Propane Gas**
Fuel/Heating: **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: **6** Covered Parking: **2** Parking Access: **Rear**
Parking: **DetachedGrge/Carport**
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**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 3 SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN EPP25136**

Amenities: **Air Cond./Central**

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

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

Finished Floor (Main):	1,035	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,109	Main	Living Room	13' x 12'2	Bsmt	Bedroom	11'10 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	495	Main	Dining Room	10' x 16'	Bsmt	Bedroom	8'6 x 11'6	Main 2
Finished Floor (Below):	965	Main	Family Room	11'8 x 16'	Abv Main 2	Living Room	10' x 8'6	Above 3
Finished Floor (Basement):	0	Main	Kitchen	10'8 x 14'	Abv Main 2	Kitchen	13' x 8'	Above 5
Finished Floor (Total):	3,604sq. ft.	Main	Wok Kitchen	10' x 5'	Abv Main 2	Bedroom	10' x 9'	Below 3
Unfinished Floor:	0	Main	Foyer	9' x 7'			x	Abv Main 2 3
Grand Total:	3,604sq. ft.	Above	Primary Bedroom	12' x 16'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 12'			x	
		Above	Bedroom	13' x 10'			x	
		Above	Bedroom	12' x 12'			x	
Suite: Unauthorized Suite		Bsmt	Media Room	11'6 x 16'1			x	
Basement: Fully Finished, Separate Entry		Bsmt	Living Room	8' x 11'			x	
		Bsmt	Kitchen	11' x 11'			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **4** # of Rooms: **18**

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

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

Perfect family home with income potential In Sullivan Station! This Coach Home features a bright and functional layout with spacious living and dining areas, 2 fireplaces, a gourmet kitchen with stainless steel appliances, quality finishings throughout & bonus spice kitchen! Covered back patio area of main level great for summer BBQs. Upstairs offers 4 generous bedrooms, vaulted ceilings in master suite & North Shore mountain views. The legal 1-bedroom coach suite and 2-bedroom basement suite provide excellent mortgage helper options. With parking for 5 vehicles and located on a quiet street just steps from schools, parks, and transit, this home is ideal for families and investors alike. Don't miss your chance to own a versatile and income-generating property in a prime location!



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



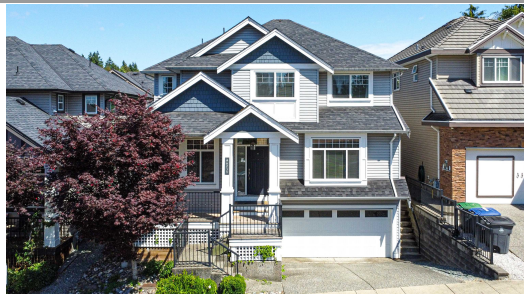
Active
R3032325
Board: F
House/Single Family

6038 145 STREET

Surrey
Sullivan Station
V3S 4R4

Residential Detached

\$1,549,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,549,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2013
Frontage(feet): 44.00	Bathrooms: 4	Age: 12
Frontage(metres): 13.41	Full Baths: 3	Zoning: RF
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,768.94
Lot Area (sq.ft.): 3,500.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.08	P.I.D.: 027-065-804	Tax Inc. Utilities?:
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: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

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

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

Legal: **LOT 53, PLAN BCP29809, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

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

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

Features:

Finished Floor (Main):	1,318	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,106	Main	Foyer	10'7 x 4'11	Bsmt	Bedroom	11'2 x 10'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Office	11'10 x 12'0	Bsmt	Kitchen	10'9 x 15'6	Main	2
Finished Floor (Below):	0	Main	Dining Room	17'2 x 17'0	Bsmt	Living Room	16'7 x 14'0	Above	4
Finished Floor (Basement):	963	Main	Kitchen	14'2 x 9'6	Bsmt	Flex Room	11'5 x 13'7	Above	4
		Main	Eating Area	17'0 x 10'10			x	Bsmt	3
Finished Floor (Total):	3,387sq. ft.	Main	Living Room	14'6 x 16'6			x		
Unfinished Floor:	0	Main	Patio	16'7 x 18'6			x		
Grand Total:	3,387sq. ft.	Above	Primary Bedroom	16'8 x 13'11			x		
		Above	Walk-In Closet	9'3 x 5'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'11 x 9'7			x		
		Above	Bedroom	22'5 x 9'10			x		
Suite:		Above	Walk-In Closet	5'3 x 4'4			x		
Basement:Fully Finished		Above	Laundry	7'1 x 5'1			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 17	MHR#:			CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:									

Listing Broker(s): **Oakwyn Realty Ltd.**

Immaculate orig-owner home in Sullivan Heights! 2013 built, this sunlit 4Bed/4Bath home offers 3,387sf of living on a 3,500sf lot. Originally 5 beds—2 upstairs beds professionally combined into 2nd XL primary suite (easily reversible). Features A/C, security&cam system, gourmet kitchen, tons of cabinets, huge pantry, gas F/P w/stone mantle, built-in TV area, designer tilework, moldings, chic chandeliers, floating shelves, foyer niches & recessed walls. Expansive open-concept layout incl spacious office/flex. Legal 1Bed bsmt suite w/sep entry & laundry—great mortgage helper! All rooms are generously sized, bright & modern. Walk to Sullivan Heights Sec, Goldstone Elem, YMCA, parks & shops. A stunning, well-kept home in prime location! Vacant & move-in ready! First Openhouse Sat Aug 9, 2-4 pm



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Doc Livingston PREC*

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



Active
R2985180
Board: F
House/Single Family

14523 104A AVENUE

North Surrey
Guildford
V3R 1R2

Residential Detached

\$1,550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,699,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1976
Frontage(feet): 59.97	Bathrooms: 1	Age: 49
Frontage(metres): 18.28	Full Baths: 1	Zoning: R3
Depth / Size: 182.25	Half Baths: 0	Gross Taxes: \$8,173.73
Lot Area (sq.ft.): 10,903.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.25	P.I.D.: 004-659-724	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel:
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: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 12, SECTION 19, BLOCK 5 NORTH RANGE 1, NEW WESTMINSTER DISTRICT PLAN 14849**

Amenities: **None**

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'0 x 13'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 7'6			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11'0 x 10'0			x	
Finished Floor (Basement):	0	Main	Bedroom	12'0 x 11'0			x	
Finished Floor (Total):	1,104sq. ft.	Main	Bedroom	10'6 x 9'3			x	
Unfinished Floor:	0	Main	Bedroom	9'9 x 7'9			x	
Grand Total:	1,104sq. 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: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

RE/MAX Colonial Pacific Realty

Homelife Benchmark Realty Corp.

COURT ORDERED CONDUCT OF SALE - This property is located in the Guildford - 104 Avenue NCP. Level property with services at lot line. Excellent potential as a holding property. Property sold as is, where is.



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Doc Livingston PREC*

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



Active
R3014712
Board: F
House/Single Family

13538 84 AVENUE

Surrey
Queen Mary Park Surrey
V3W 3H2

Residential Detached

\$1,582,875 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,675,000**
Meas. Type: **Feet** Bedrooms: **13** Approx. Year Built: **1956**
Frontage(feet): **60.00** Bathrooms: **8** Age: **69**
Frontage(metres): **18.29** Full Baths: **5** Zoning: **SFD**
Depth / Size: **124** Half Baths: **3** Gross Taxes: **\$10,418.64**
Lot Area (sq.ft.): **7,438.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **015-186-652** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv: **NEWTON-BEAR CREEK AREA**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**

Construction: **Frame - Wood**

Exterior: **Mixed, Vinyl**

Foundation: **Concrete Perimeter**

Renovations:

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

Fireplace Fuel: **None**

Fuel/Heating: **Baseboard, Electric, Hot Water**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **4** Covered Parking:

Parking: **Add. Parking Avail.**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No** :

Fixtures Rmvd: **No** :

Floor Finish:

Parking Access:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 11, PLAN 83423, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,800	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'8" x 27'	Bsmt	Bedroom	19' x 9'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	12'8" x 13'	Bsmt	Bedroom	11' x 11'	Main 4
Finished Floor (Below):	0	Main	Kitchen	12' x 18'	Bsmt	Bedroom	11' x 11'	Main 4
Finished Floor (Basement):	2,700	Main	Primary Bedroom	11' x 15'	Bsmt	Living Room	13'10" x 15'	Main 4
Finished Floor (Total):	5,500sq. ft.	Main	Primary Bedroom	11'9" x 13'5"	Bsmt	Kitchen	14'10" x 10'	Main
Unfinished Floor:	0	Main	Bedroom	9'6" x 15'7"	Bsmt	Bedroom	11'7" x 13'6"	Main 4
Grand Total:	5,500sq. ft.	Main	Living Room	15' x 25'	Bsmt	Bedroom	11'10" x 11'	Main 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	13'3" x 13'9"	Bsmt	Living Room	15' x 13'	Bsmt 1
Suite: Unauthorized Suite		Main	Primary Bedroom	13'8" x 12'2"	Bsmt	Kitchen	8' x 13'	Bsmt 1
Basement: Separate Entry		Main	Primary Bedroom	12' x 11'	Bsmt	Bedroom	15' x 10'	Bsmt 1
		Main	Bedroom	13'8" x 11'	Bsmt	Living Room	9' x 13'	Bsmt 1
		Bsmt	Living Room	12' x 11'	Bsmt	Kitchen	8' x 13'	
		Bsmt	Kitchen	11' x 11'	Bsmt	Bedroom	16' x 13'	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **6** # of Rooms: **26** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Exceptional investment opportunity in Surrey! This property boasts 6 units with a potential monthly rental income of over \$12,000-\$13,000. Upstairs, two spacious units feature 3 beds and 3 baths each, while the downstairs units include a 3-bed/1-bath, a 2-bed/1-bath, and two 1-bed/1-bath suites. This property is located within a frequent bus stop area providing great development opportunity. Strategically situated near transit, schools, shopping, and major routes, this property offers significant development potential, making it perfect for savvy investors looking to secure a high-potential asset in a sought-after location.



Presented by:
Doc Livingston PREC*

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



Active
R2954643
Board: F
House/Single Family

9117 149 STREET

Surrey
Bear Creek Green Timbers
V3R 3Z5

Residential Detached

\$1,599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,599,000
Meas. Type: Metres	Bedrooms: 2	Approx. Year Built: 1957
Frontage(feet): 59.97	Bathrooms: 1	Age: 68
Frontage(metres): 18.28	Full Baths: 1	Zoning: SF
Depth / Size: 63.51	Half Baths: 0	Gross Taxes: \$0.00
Lot Area (sq.ft.): 12,474.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.29	P.I.D.: 000-519-367	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Vinyl, Wood**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Baseboard**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Front**

Parking: **Add. Parking Avail.**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Dist. to School Bus:

Land Lease Expiry Year:

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

Amenities: **In Suite Laundry**

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

Features: **Refrigerator, Stove**

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'6" x 13'2"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 16'6"			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	16' x 9'6"			x	
Finished Floor (Total):	1,190sq. ft.	Main	Other	10' x 9'			x	
Unfinished Floor:	0	Main	Utility	16' x 9'6"			x	
Grand Total:	1,190sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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



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



Active
R3007123
Board: F
House/Single Family

16286 80A AVENUE

Surrey
Fleetwood Tynehead
V4N 0J7

Residential Detached

\$1,609,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,699,000
Meas. Type: Feet	Bedrooms: 9	Approx. Year Built: 2002
Frontage(feet): 49.00	Bathrooms: 7	Age: 23
Frontage(metres): 14.94	Full Baths: 6	Zoning: R3
Depth / Size: IRR	Half Baths: 1	Gross Taxes: \$7,035.49
Lot Area (sq.ft.): 6,038.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 024-761-478	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
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 w/ Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s), Patio(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, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **850M** Dist. to School Bus: **350M**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 8, PLAN LMP45743, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,377	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,246	Main	Living Room	11' x 11'	Bsmt	Bedroom	15'11 x 11'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6 x 10'8	Bsmt	Living Room	20'9 x 13'6	Main	4
Finished Floor (Below):	0	Main	Foyer	16'8 x 4'8	Bsmt	Kitchen	12'6 x 10'1	Above	4
Finished Floor (Basement):	1,310	Main	Kitchen	10'9 x 16'1	Bsmt	Bedroom	9'11 x 10'	Above	4
		Main	Eating Area	11'7 x 15'3	Bsmt	Bedroom	10'4 x 10'	Above	4
Finished Floor (Total):	3,933sq. ft.	Main	Family Room	13'9 x 14'6	Bsmt	Bedroom	11'2 x 9'5	Bsmt	3
Unfinished Floor:	0	Main	Bedroom	11'1 x 10'1	Bsmt	Laundry	4'1 x 10'4	Bsmt	5
Grand Total:	3,933sq. ft.	Main	Other	9'2 x 11'8	Bsmt	Other	34'5 x 10'	Bsmt	2
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	12'1 x 5'9			x		
		Above	Primary Bedroom	16'5 x 13'8			x		
		Above	Bedroom	10'2 x 14'			x		
		Above	Bedroom	12'4 x 10'			x		
		Above	Bedroom	13'11 x 13'			x		
Suite: Unauthorized Suite					Registered in MHR?:		PAD Rental:		
Basement: Fully Finished					CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:							
# of Kitchens: 2	# of Rooms: 21	MHR#:							
		ByLaw Restrictions:							

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

Welcome to this 9 bed, 6.5 bath home nestled in a quiet cul-de-sac in the heart of Fleetwood Tynehead. Step into the bright living room with high ceilings, seamlessly connected to the dining area perfect for entertaining. Kitchen features a breakfast nook that opens to a cozy family room, ideal for family gatherings. Enjoy your morning coffee on the balcony overlooking a lush, fenced backyard, safe for children to play. Main floor includes a guest suite with its own ensuite while basement offers a separate-entry 3 bed, 1.5 bath suite, an excellent income opportunity or space for extended family. This centrally located gem is just minutes from Surrey Golf Club, sports complex, shopping, restaurants and more. Walk to William Watson Elementary or drive to Fleetwood Park Secondary.