



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3052978**  
Board: F  
Manufactured

**235 1840 160 STREET**  
South Surrey White Rock  
King George Corridor  
V4A 4X4

Residential Detached  
**\$179,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$154,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1975</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>50</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>MHR</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$341.00</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.00</b>	P.I.D.: <b>300-023-541</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: :		
Complex/Subdiv: <b>BREAKWAY BAYS</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Manufactured/Mobile**  
Construction: **Manufactured/Mobile**  
Exterior: **Aluminum**  
Foundation: **Concrete Block**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Metal**

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: **1** Dist. to School Bus: **3**  
Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate**

Legal: **MHR 9790 CSA84367 SILVER LABEL 550209**

Amenities: **Club House, Exercise Centre, Pool; Outdoor**

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

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Windows - Thermo**

Finished Floor (Main):	860	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	13' x13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x10'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13' x11'			x	
Finished Floor (Basement):	0	Main	Living Room	13' x12'			x	
Finished Floor (Total):	860sq. ft.	Main	Flex Room	10' x9'			x	
Unfinished Floor:	0	Main	Dining Room	16' x7'			x	
Grand Total:	860sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type: <b>Single Wide</b>	Registered in MHR?: <b>Yes</b>	PAD Rental: <b>\$1,375.00</b>				
# of Kitchens: <b>1</b>	# of Rooms: <b>6</b>	MHR#: <b>9790</b>	CSA/BCE: <b>550209</b>	Maint. Fee:				
		ByLaw Restrictions: <b>Pets Allowed</b>						

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

**Breakway Bays, Family Park with resort like features on cul de sac, one of the best location's in the park a stone throw to clubhouse, pool and visitor parking, HUGE patio half open and other half covered for BBQing year round. Newer appliances, electrical upgrade completed 2025. Island work station on wheels. Vacant move tomorrow Pad Rent \$1375 per month.**



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**Active**  
**R3057930**  
Board: F  
House/Single Family

**13960 80A AVENUE**

Surrey  
East Newton  
V3W 6P6

Residential Detached

**\$879,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: **No** Original Price: **\$899,000**  
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: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Property Disc.: **No**  
Fixtures Leased: **No :COURT ORDERED SALE**  
Fixtures Rmvd: **Yes :COURT ORDERED SALE**  
Floor Finish: \_\_\_\_\_

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'			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	8' x9'7'			x	Above 4
		Main	Laundry	5' x4'			x	
Finished Floor (Total):	1,152sq. ft.			x			x	
Unfinished Floor:	0	Main	Porch (enclosed)	10' x10'			x	
Grand Total:	1,152sq. ft.	Above	Bedroom	12' x10'			x	
		Above	Bedroom	10' x10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x10'			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
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**

**Renovated home 3 large bedrooms up and a separate bedroom with bath on main. Lot is 4000 sq ft Close to all amenities**



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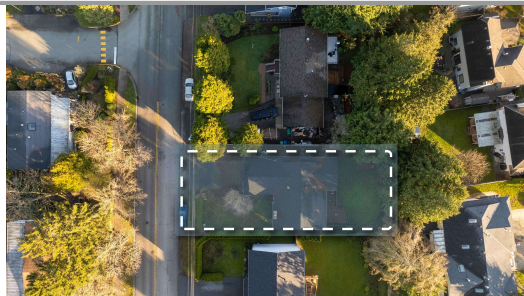
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Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3032581**  
Board: F  
House/Single Family

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

Residential Detached  
**\$950,000** (LP)  
(SP)



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

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

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: <b>None</b>								
Basement: <b>Crawl</b>								
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	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 property is R-3 zoned 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 Marriot 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 own in this prime location!**



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**Active**  
**R3054602**  
Board: F  
House/Single Family

**13075 OLD YALE ROAD**

North Surrey  
Whalley  
V3T 3C3

Residential Detached

**\$965,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,025,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1972</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>1</b>	Age: <b>53</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>1</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$0.00</b>
Lot Area (sq.ft.): <b>7,566.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>006-331-581</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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: **None**  
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:  
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 60, BLOCK 5N, PLAN NWP42123, SECTION 28, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

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

Features:

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	17'10 x9'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16' x13'6			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11'11 x9'7			x	
Finished Floor (Basement):	0	Main	Bedroom	11'2 x8'6			x	
Finished Floor (Total):	988sq. ft.	Main	Bedroom	9'7 x8'8			x	
Unfinished Floor:	0	Main	Laundry	9'3 x6'9			x	
Grand Total:	988sq. ft.			x			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				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 Real Estate Services**

**Unlock the potential of this 7,500+ sq. ft. lot featuring a well-maintained 3-bedroom, 1-bathroom home in Surrey's vibrant Whalley neighbourhood. Perfectly situated nears shopping, schools, and recreation, this property offers versatility for both families and investors alike. The true value lies in its redevelopment potential-especially when combined with the adjacent 10,751 sq. ft. vacant lot (13069 Old Yale Road). Located within the Urban Neighbourhood Community Plan, the assembly may allow for up to 15 units per acre (buyer to verify with the City of Surrey). Whether you're seeking a family home, a long-term investment, or a redevelopment site, this is an opportunity not to be missed.**





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**Active**  
**R3030040**  
Board: F  
House/Single Family

**9678 PRINCESS DRIVE**

North Surrey  
Royal Heights  
V3V 2T4

Residential Detached

**\$1,071,700** (LP)

(SP)



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

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	
		Above	Bedroom	11' x 10'			x	
		Above	Bedroom	12' x 10'			x	
		Below	Living Room	13' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	8' x 6'5			x	
Suite: <b>Unauthorized Suite</b>		Below	Bedroom	10'11 x 10'			x	
Basement: <b>Separate Entry</b>		Below	Bedroom	10' x 10'			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>13</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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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**Active**  
**R2995796**  
Board: F  
House/Single Family

**15855 VINE AVENUE**

South Surrey White Rock  
White Rock  
V4B 2T5

Residential Detached

**\$1,080,000** (LP)

(SP)



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

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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eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3055596**  
Board: F  
House/Single Family

**13983 GROSVENOR ROAD**

North Surrey  
Bolivar Heights  
V3R 5G3

Residential Detached

**\$1,090,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,090,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1980**  
Frontage(feet): **0.00** Bathrooms: **2** Age: **45**  
Frontage(metres): **0.00** Full Baths: **2** Zoning: **RES**  
Depth / Size: **0** Half Baths: **0** Gross Taxes: **\$6,220.14**  
Lot Area (sq.ft.): **11,160.00** Rear Yard Exp: **West** For Tax Year: **2025**  
Lot Area (acres): **0.26** P.I.D.: **000-454-613** 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: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# 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), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: Rain Screen: **No** Metered Water: R.I. Plumbing:  
Property Disc.: **No**  
Fixtures Leased: **No :SOLD AS IS AT TIME OF POSSESSION**  
Fixtures Rmvd: **:SOLD AS IS AT TIME OF POSSESSION**

Total Parking: **9** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail.**  
Driveway Finish: **Concrete, Gravel**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 2 BLOCK 139 NEW WESTMINSTER DISTRICT PORT MANN PLAN 8449**

Amenities:

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

Features:

Finished Floor (Main):	1,428	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Family Room	14'9 x9'6	Bsmt	Bedroom	10'2 x 9'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	16'5 x13'10	Bsmt	Living Room	21'5 x 14'0	Main	4
Finished Floor (Below):	0	Main	Eating Area	10'0 x9'6	Bsmt	Laundry	5'6 x 3'8	Bsmt	4
Finished Floor (Basement):	1,109	Main	Primary Bedroom	12'0 x11'2			x		
Finished Floor (Total):	2,537sq. ft.	Main	Bedroom	13'11 x10'0			x		
Unfinished Floor:	0	Main	Bedroom	8'0 x8'0			x		
Grand Total:	2,537sq. ft.	Main	Laundry	4'8 x3'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	10'0 x7'3			x		
		Main	Den	11'3 x9'7			x		
		Bsmt	Foyer	7'7 x3'7			x		
		Bsmt	Kitchen	14'4 x10'2			x		
		Bsmt	Bedroom	10'8 x10'6			x		
		Bsmt	Bedroom	14'0 x10'0			x		
Suite: <b>Unauthorized Suite</b>		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement: <b>Full, Partly Finished, Separate Entry</b>		MHR#:			CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:		ByLaw Restrictions:							
# of Levels: 2									
# of Kitchens: 2									
# of Rooms: 16									

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

**Renovators delight. Lots of work started but not finished. Some nice features to the work done include gorgeous kitchen with a big onyx top island, adjoining family room with slider to big deck, separate pantry storage. There is lots of unfinished parts and rooms to be completed. The basement has a suite that is also in a semi finished state. Bonus is the detached shop - perfect for the car enthusiast or home wood worker. Lots of open parking.**





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Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3039565**  
Board: F  
House/Single Family

**14165 PARK DRIVE**

North Surrey  
Bolivar Heights  
V3R 5N6

Residential Detached

**\$1,099,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,265,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1948**  
Frontage(feet): **0.00** Bathrooms: **2** Age: **77**  
Frontage(metres): **0.00** Full Baths: **2** Zoning: **RES**  
Depth / Size: **0** Half Baths: **0** Gross Taxes: **\$6,264.42**  
Lot Area (sq.ft.): **12,678.00** Rear Yard Exp: **North** For Tax Year: **2024**  
Lot Area (acres): **0.29** P.I.D.: **010-925-511** 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: **Rancher/Bungalow w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Block**

Renovations: **Partly**

# of Fireplaces: **1** R.I. Fireplaces: **0**

Fireplace Fuel: **Wood**

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

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing: **No**

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**

Parking: **Open**

Driveway Finish: **Gravel**

Dist. to Public Transit: **CLOSE**

Title to Land: **Freehold NonStrata**

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**

Dist. to School Bus: **CLOSE**

Land Lease Expiry Year:

Legal: **LOT 14 BLOCK 130 NEW WESTMINSTER DISTRICT PLAN 2546**

Amenities:

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,102	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'10 x 5'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'5 x 11'4			x	Main 3
Finished Floor (Below):	0	Main	Living Room	13'7 x 13'3			x	Bsmt 3
Finished Floor (Basement):	439	Main	Primary Bedroom	13'10 x 10'8			x	
Finished Floor (Total):	1,541 sq. ft.	Main	Bedroom	11'5 x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	14'2 x 8'11			x	
Grand Total:	1,541 sq. ft.	Main	Laundry	8'2 x 3'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	14'0 x 12'9			x	
		Bsmt	Bedroom	10'0 x 9'6			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Full, Partly Finished</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Wow!! Great home located on a large level 12,678 sq ft corner lot. This home is kept clean by the occupants. Great opportunity for investors, young families or build your dream home. Home has some past updates including baths, vinyl siding and windows, laminate floors, updated kitchen. basement has a 1 bedroom suite with separate entry and a secondary space with a low ceiling for storage. Hurry on this one.**





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<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3067693**  
Board: F  
House/Single Family

**9496 160A STREET**  
Surrey  
Fleetwood Tynehead  
V4N 2P4

Residential Detached  
**\$1,129,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,129,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1989</b>
Frontage(feet): <b>42.88</b>	Bathrooms: <b>2</b>	Age: <b>36</b>
Frontage(metres): <b>13.07</b>	Full Baths: <b>2</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,359.80</b>
Lot Area (sq.ft.): <b>7,110.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>011-695-501</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, 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: Covered Parking: Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 22, PLAN NWP78402, SECTION 36, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:  
Features:

Finished Floor (Main):	1,689	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Foyer	8'7 x10'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'7 x16'7			x	Main	4
Finished Floor (Below):	0	Main	Dining Room	15'5 x10'3			x	Main	3
Finished Floor (Basement):	0	Main	Eating Area	5'7 x10'0			x		
Finished Floor (Total):	1,689sq. ft.	Main	Kitchen	7'10 x12'1			x		
Unfinished Floor:	0	Main	Family Room	13'3 x12'1			x		
Grand Total:	1,689sq. ft.	Main	Primary Bedroom	13'11 x12'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	7'3 x5'7			x		
		Main	Bedroom	10'7 x9'9			x		
		Main	Bedroom	10'1 x9'9			x		
		Main	Bedroom	10'1 x11'2			x		
		Main	Laundry	10'7 x5'3			x		
Suite: <b>None</b>							x		
Basement: <b>None</b>							x		
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>12</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Discover the perfect opportunity to build your dream home in a fantastic neighbourhood! This 3-bedroom, 2-bath rancher features a solid exterior and a fully fenced, private yard in a quiet, well-established community. The interior has been taken down to the studs following a previous fire, providing a true blank canvas for your creativity. Whether you're a builder, investor, or a homeowner with a vision, this property offers the freedom to design every detail exactly the way you want. Strong structure, great lot, and endless potential. Bring your ideas and transform this space into something exceptional! Bonus: Duplex potential—verify with the city.**



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eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3063964**  
Board: F  
House/Single Family

**7782 126A STREET**

Surrey  
West Newton  
V3W 4A9

Residential Detached

**\$1,149,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,149,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1959</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>1</b>	Age: <b>66</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>1</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,022.57</b>
Lot Area (sq.ft.): <b>7,200.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>008-868-930</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **LOT 17, BLOCK 11, PLAN NWP20558, PART NE1/4, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Lane Access, Shopping Nearby**

Features:

Finished Floor (Main):	998	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Bedroom	10'0 x10'0			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'0 x10'0			x	Main	3
Finished Floor (Below):	0	Main	Bedroom	11'0 x10'4			x		
Finished Floor (Basement):	0	Main	Kitchen	10'0 x6'0			x		
Finished Floor (Total):	998sq. ft.	Main	Living Room	12'0 x11'0			x		
Unfinished Floor:	0			x			x		
Grand Total:	998sq. ft.			x			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
Suite: None				x			x		
Basement:None				x			x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 5	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

**\*\*\*COURT ORDER SALE\*\*\*. Rare opportunity to secure this rancher house sitting on a 7,200 sq.ft. prime rectangle lot in one of the most convenient locations near Newton Athletic Park. Listed well over \$180,000 below BC Assessment, this flat lot with 60 frontage is perfect for builders looking for their next project or for a family ready to design and build their dream home. Steps away from shopping, schools, transit, and major bus routes, this property offers unmatched convenience and long-term value. Whether you're an investor, a custom home builder, or a family planning for the future, this lot checks all the boxes.**



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[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3067459**  
Board: F  
House/Single Family

**15847 RUSSELL AVENUE**

South Surrey White Rock  
White Rock  
V4B 2S5

Residential Detached

**\$1,149,999** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,199,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1969</b>
Frontage(feet): <b>53.60</b>	Bathrooms: <b>3</b>	Age: <b>56</b>
Frontage(metres): <b>16.34</b>	Full Baths: <b>2</b>	Zoning: <b>RS-2</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,759.92</b>
Lot Area (sq.ft.): <b>7,343.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>006-900-364</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Hot Water, 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: **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: **Mixed**

Legal: **LOT 189 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 33527**

Amenities:

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

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

Finished Floor (Main):	1,055	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	0' x 0'			x	Main 3
Finished Floor (Below):	158	Main	Kitchen	0' x 0'			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	0' x 0'			x	Below 3
Finished Floor (Total):	1,213sq. ft.	Main	Bedroom	0' x 0'			x	
Unfinished Floor:	617	Main	Bedroom	0' x 0'			x	
Grand Total:	1,830sq. ft.	Below	Recreation Room	0' x 0'			x	
		Below	Bedroom	0' x 0'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>Full</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**RE/MAX Colonial Pacific Realty**

**Great Location! Perfect opportunity to move in, rent it out, or build your dream home. Walking distance to schools, shops, and parks! Just a 10-minute stroll to White Rock Beach & Pier, and only 5 minutes to the USA border. Situated in a highly sought-after residential neighbourhood, don't miss this chance!**



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<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3049244**  
Board: F  
House/Single Family

**14361 MELROSE DRIVE**

North Surrey  
Bolivar Heights  
V3R 5R6

Residential Detached

**\$1,185,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,240,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1959</b>
Frontage(feet): <b>70.00</b>	Bathrooms: <b>3</b>	Age: <b>66</b>
Frontage(metres): <b>21.34</b>	Full Baths: <b>2</b>	Zoning: <b>RA</b>
Depth / Size: <b>157</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,053.08</b>
Lot Area (sq.ft.): <b>11,017.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.25</b>	P.I.D.: <b>000-591-572</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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) Dck(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: <b>None</b>				x			x	
Basement: <b>Partly Finished</b>				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>0</b>	# of Rooms: <b>10</b>	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!**





Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3047190**  
Board: F  
House/Single Family

**12111 84 AVENUE**

Surrey  
Queen Mary Park Surrey  
V3W 3G4

Residential Detached

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

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,199,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1958</b>
Frontage(feet): <b>64.00</b>	Bathrooms: <b>1</b>	Age: <b>67</b>
Frontage(metres): <b>19.51</b>	Full Baths: <b>1</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,105.57</b>
Lot Area (sq.ft.): <b>7,656.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>002-549-999</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
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: **Open**  
Driveway Finish:  
Dist. to Public Transit: **2 mins** Dist. to School Bus: **5 mins**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: **1958**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 4, PLAN NWP18122, SECTION 30, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,177	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	11'11 x10'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'0 x10'0			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	10'0 x10'0			x	
Finished Floor (Basement):	0	Main	Living Room	17'4 x13'0			x	
Finished Floor (Total):	1,177sq. ft.	Main	Kitchen	13'0 x11'0			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,177sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

**\*\*\*COURT ORDER SALE\*\*\*** Rare opportunity to secure this rancher house sitting on a 7656 sq.ft prime rectangular lot in one of the most convenient locations near Scott Road. Listed well over \$150,000 below its BC Assessment, this flat lot with 64 frontage is perfect for builders looking for their next project or for a family ready to design and build their dream home. Steps away from shopping, schools, transit, and major routes, this property offers unmatched convenience and long-term value. Whether you're an investor, a custom home builder, or a family planning for the future, this lot checks all the boxes.



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eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3063500**  
Board: F  
House/Single Family

**12560 64 AVENUE**

Surrey  
Panorama Ridge  
V3W 1W9

Residential Detached

**\$1,239,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,239,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1998</b>
Frontage(feet): <b>34.40</b>	Bathrooms: <b>4</b>	Age: <b>27</b>
Frontage(metres): <b>10.49</b>	Full Baths: <b>4</b>	Zoning: <b>SFD</b>
Depth / Size: <b>111</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,822.80</b>
Lot Area (sq.ft.): <b>3,864.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>024-081-159</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl**  
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: **6** Covered Parking: **2** Parking Access:  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes :Court ordered sale**  
Floor Finish:

Legal: **LOT 5, PLAN LMP37067, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,043	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,002	Main	Living Room	17'5 x 13'5	Bsmt	Bedroom	13'6 x 12'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'5 x 9'10	Bsmt	Bedroom	13'9 x 9'8	Main	4
Finished Floor (Below):	0	Main	Kitchen	12'5 x 9'7	Bsmt	Laundry	10' x 9'	Above	5
Finished Floor (Basement):	1,074	Main	Nook	12'5 x 9'7			x	Above	4
		Main	Family Room	14' x 14'			x	Bsmt	4
Finished Floor (Total):	3,119sq. ft.	Main	Bedroom	10' x 9'3			x		
Unfinished Floor:	0	Main	Foyer	10' x 4'			x		
Grand Total:	3,119sq. ft.	Above	Primary Bedroom	15' x 13'			x		
		Above	Bedroom	11'9 x 10'8			x		
		Above	Bedroom	11' x 10'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	16' x 10'5			x		
		Bsmt	Kitchen	13' x 10'5			x		
		Bsmt	Bedroom	13'9 x 13'8			x		
Suite: <b>Unauthorized Suite</b>									
Basement: <b>Fully Finished, Separate Entry</b>									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Panorama Ridge. This 3-level home features 7 bedrooms and 4 bathrooms. The main floor offers a spacious living room, kitchen, dining area, family room, and a bedroom. Upstairs includes 3 bedrooms, a master with a 5-piece ensuite, and a main bathroom. The basement offers a 2-bedroom unauthorized suite plus an additional bedroom, laundry, and parking. Includes a double car garage and 4 open parking spaces. Conveniently located steps from both levels of schools, parks, and transit, with easy access to major routes, and shopping.**



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eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3060575**  
Board: F  
House/Single Family

**13833 114 AVENUE**

North Surrey  
Bolivar Heights  
V3R 2L8

Residential Detached

**\$1,279,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,279,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1963</b>
Frontage(feet): <b>74.00</b>	Bathrooms: <b>4</b>	Age: <b>62</b>
Frontage(metres): <b>22.56</b>	Full Baths: <b>4</b>	Zoning: <b>R3</b>
Depth / Size: <b>120</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,645.99</b>
Lot Area (sq.ft.): <b>8,957.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.21</b>	P.I.D.: <b>009-886-613</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>:</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas, Wood**  
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: **4** Covered Parking: Parking Access: **Front**  
Parking: **Add. 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:

Legal: **LOT 12, BLOCK 5N, PLAN NWP13976, SECTION 11, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,287	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 11'			x	Main 3
Finished Floor (Below):	1,047	Main	Kitchen	10' x 12'			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	13'5' x 12'			x	Below 3
Finished Floor (Total):	2,334sq. ft.	Main	Bedroom	11'7' x 9'8"			x	Below 3
Unfinished Floor:	0	Main	Bedroom	11'10' x 9'8"			x	
Grand Total:	2,334sq. ft.	Below	Recreation Room	28' x 13'			x	
		Below	Kitchen	12' x 10'			x	
		Below	Bedroom	12'7' x 8'0"			x	
		Below	Bedroom	11'11' x 10'			x	
		Below	Bedroom	10'8' x 8'0"			x	
		Below	Laundry	7'0' x 4'0"			x	
				x			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Part</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>2</b>	# of Rooms: <b>12</b>	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

**Court Order Court, Rancher with walkout basement in Bolivar Heights, 6 bedrooms, 4 baths. Three bedroom suite, sunken living room, floor to ceiling stone fireplace, wood flooring, good size kitchen, formal dining room, vaulted ceilings, Private backyard, quite street. 24 hour notice required**



Presented by:  
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eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3056391**  
Board: F  
House/Single Family

**13421 87A AVENUE**  
Surrey  
Queen Mary Park Surrey  
V3W 6B7

Residential Detached  
**\$1,279,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,220,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1978**  
Frontage(feet): **65.00** Bathrooms: **4** Age: **47**  
Frontage(metres): **19.81** Full Baths: **3** Zoning: **SFR**  
Depth / Size: **130** Half Baths: **1** Gross Taxes: **\$5,193.52**  
Lot Area (sq.ft.): **8,450.00** Rear Yard Exp: For Tax Year: **2025**  
Lot Area (acres): **0.19** P.I.D.: **000-497-045** 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: **Basement Entry**  
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: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** 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 69, PLAN NWP46714, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,085	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10'1 x 11'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'11 x 11'8			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	6'6 x 9'4			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	9'11 x 13'0			x	Bsmt 3
Finished Floor (Total):	1,085sq. ft.	Main	Bedroom	8'0 x 9'6			x	Bsmt 2
Unfinished Floor:	0	Main	Bedroom	8'0 x 10'7			x	
Grand Total:	1,085sq. ft.	Bsmt	Kitchen	9'0 x 11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	9'7 x 11'11			x	
		Bsmt	Bedroom	10'9 x 12'2			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Full</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Court order Sale, 6 bedroom home in Queen Mary Park, 3 bedroom basement suite, 4 baths, 8450 square foot lot, steps from Bear Creek Park. Property is tenant occupied. Potential 4 plex lot check with city. Open House Sunday November 2 from 1 to 3**





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eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3066969**  
Board: F  
House/Single Family

**12984 64 AVENUE**

Surrey  
Panorama Ridge  
V3W 1X6

Residential Detached

**\$1,279,888** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,279,888**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1980**  
Frontage(feet): **64.00** Bathrooms: **4** Age: **45**  
Frontage(metres): **19.51** Full Baths: **4** Zoning: **RES**  
Depth / Size: **112.5** Half Baths: **0** Gross Taxes: **\$5,878.58**  
Lot Area (sq.ft.): **7,201.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.17** P.I.D.: **005-822-351** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

Reno. Year: **2007**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **9** Covered Parking: Parking Access: **Rear**  
Parking: **Add. Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit: **1 block** Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate**

Legal: **LOT 64, PLAN NWP59836, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage, Wheelchair Access**

Site Influences: **Central Location, Lane Access, Shopping Nearby**

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

Finished Floor (Main):	1,280	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 15'	Bsmt	Living Room	11' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'	Bsmt	Kitchen	11' x 7'	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 10'	Bsmt	Bedroom	11' x 10'	Main 3
Finished Floor (Basement):	1,280	Main	Eating Area	6' x 7'	Bsmt	Laundry	10' x 7'	Bsmt 4
Finished Floor (Total):	2,560sq. ft.	Main	Primary Bedroom	16' x 12'	Bsmt	Steam Room	10' x 12'	Bsmt 4
Unfinished Floor:	0	Main	Walk-In Closet	6' x 4'			x	
Grand Total:	2,560sq. ft.	Main	Bedroom	12' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12' x 9'6			x	
Suite: <b>Unauthorized Suite</b>		Bsmt	Living Room	16' x 12'6			x	
Basement: <b>Full, Fully Finished, Separate Entry</b>		Bsmt	Kitchen	8' x 10'			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Bsmt	Eating Area	8' x 6'			x	
# of Kitchens: <b>3</b>	# of Rooms: <b>18</b>	Bsmt	Bedroom	12' x 10'			x	
		Bsmt	Bedroom	11' x 10'			x	
			Manuf Type:	Registered in MHR?:	PAD Rental:			
			MHR#:	CSA/BCE:	Maint. Fee:			
			ByLaw Restrictions:					

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

**3 bedrooms + 2 bathrooms on main floor. Back lane access. Walking distance to frequent bus route and Tamanawis Park. Easy access to Highway 91 via 64 Avenue and Highway 10 via 128 Street.**



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3034278**  
Board: F  
House/Single Family

**12356 56 AVENUE**

Surrey  
Panorama Ridge  
V3X 2X2

Residential Detached

**\$1,292,600** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,405,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1988</b>
Frontage(feet): <b>28.80</b>	Bathrooms: <b>3</b>	Age: <b>37</b>
Frontage(metres): <b>8.78</b>	Full Baths: <b>2</b>	Zoning: <b>RF-G</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,946.79</b>
Lot Area (sq.ft.): <b>6,648.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>009-953-388</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: Mountains</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **LOT 20 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 77011**

Amenities:

Site Influences: **Cul-de-Sac, Greenbelt, Private Yard**

Features:

Finished Floor (Main):	1,421	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,111	Main	Living Room	14'6 x 12'4			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'10 x 12'4			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	11'9 x 11'8			x		
Finished Floor (Basement):	0	Main	Family Room	17' x 13'7			x		
		Main	Eating Area	11' x 11'7			x		
Finished Floor (Total):	2,532sq. ft.	Main	Den	10'5 x 10'3			x	Above	5
Unfinished Floor:	0	Main	Foyer	7' x 14'5			x		
Grand Total:	2,532sq. ft.	Main	Laundry	7' x 7'			x		
		Above	Primary Bedroom	16'5 x 17'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	7'7 x 14'5			x	Above	4
		Above	Bedroom	10'2 x 13'2			x		
Suite: <b>None</b>		Above	Bedroom	9'10 x 10'10			x		
Basement: <b>None</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): **Century 21 Coastal Realty Ltd.**

**COURT ORDER SALE-Welcome to this elegant 2-storey detached residence nestled in the prestigious Panorama Ridge community. This beautifully maintained 3-bedroom + den, 3-bathroom home offers timeless design and thoughtful updates including fresh paint throughout. The functional layout features a grand foyer with vaulted ceilings, a spacious den ideal for a home office or guest room, and a bright, open-concept living space perfect for entertaining. Situated on a quiet street with a double garage and extended driveway parking for 4, this home backs onto lush greenery offering privacy and tranquility. Just minutes from top schools, parks, shopping, gyms, restaurants, Highway 99, Walmart and more—this is a truly exceptional family home in a prime location. Dont miss out on this one!**



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**Active**  
**R3070137**  
Board: F  
House/Single Family

**15120 96 AVENUE**

Surrey  
Fleetwood Tynehead  
V3R 1E9

Residential Detached

**\$1,295,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,295,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1961</b>
Frontage(feet): <b>62.00</b>	Bathrooms: <b>2</b>	Age: <b>64</b>
Frontage(metres): <b>18.90</b>	Full Baths: <b>2</b>	Zoning: <b>R3</b>
Depth / Size: <b>117</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,146.63</b>
Lot Area (sq.ft.): <b>7,174.63</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>000-685-372</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Lane**  
Parking: **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 13, BLOCK 1, PLAN NWP21036, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PARCEL K (BYLAW PLAN 68366)**

Amenities:

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

Features:

Finished Floor (Main):	1,097	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'2 x 12'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'4 x 8'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13' x 9'5			x	Below 4
Finished Floor (Basement):	821	Main	Primary Bedroom	12'2 x 11'6			x	
Finished Floor (Total):	1,918sq. ft.	Main	Bedroom	10' x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	10' x 8'			x	
Grand Total:	1,918sq. ft.	Below	Bedroom	11' x 10'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12' x 11'			x	
		Below	Kitchen	11'5 x 10'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Separate Entry</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sotheby's International Realty Canada** **Sotheby's International Realty Canada**

**COURT ORDERED SALE, offered for below assessed value. Don't miss out on this opportunity to acquire a great investment property with development potential. Centrally located in Surrey near Guildford Mall, 152 St, restaurants, schools, & public transit, this quaint house is currently zoned R3 but Stage 1 approved for Low Rise Residential (4-6 storeys) with a 2.0 FAR in the proposed Fleetwood plan. A highly-livable home with an unauthorized suite, this property is offered along w/ neighbouring 15112 96 AV (see MLS# R3070167). Neighboring property 15128 96 AV (MLS# R3037410) actively listed w/ land assembly opportunity to acquire all 3 neighbouring properties. Property is currently fully tenanted. Property sold as is, where is. All offers subject to court approval. Offers due Dec 15th at 5PM.**



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**Active**  
**R3062546**  
Board: F  
House/Single Family

**14686 ST. ANDREWS DRIVE**

North Surrey  
Guildford  
V3R 5V4

Residential Detached

**\$1,298,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,298,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**  
Frontage(feet): **120.37** Bathrooms: **3** Age: **39**  
Frontage(metres): **36.69** Full Baths: **3** Zoning: **RF**  
Depth / Size: **0.00** Half Baths: **0** Gross Taxes: **\$5,084.73**  
Lot Area (sq.ft.): **7,104.00** Rear Yard Exp: **South** For Tax Year: **2025**  
Lot Area (acres): **0.16** P.I.D.: **003-529-436** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour: **Virtual Tour URL**  
View: **Yes: Mountains Partial**  
Complex/Subdiv: **Bolivar 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: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter, Concrete Slab**

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Rear**  
Parking: **Garage; Single**  
Driveway Finish: **Asphalt**  
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 :Court Ordered Sale. Foreclosure**  
Fixtures Rmvd: **Yes :Court Ordered Sale. Foreclosure. Appliances**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 2, PLAN NWP71232, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,172	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 14'4	Below	Other	7'6 x 4'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 9'4	Below	Storage	4'8 x 3'6	Main 3
Finished Floor (Below):	964	Main	Dining Room	13' x 8'8	Below	Walk-In Closet	8'7 x 3'9	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'	Below	Dining Room	8'8 x 6'7	Below 4
Finished Floor (Total):	2,136sq. ft.	Main	Bedroom	10'2 x 10'2			x	
Unfinished Floor:	0	Main	Bedroom	11'3 x 8'9			x	
Grand Total:	2,136sq. ft.	Main	Other	7'7 x 6'3			x	
		Main	Other	6'5 x 7'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	13'5 x 13'			x	
		Below	Kitchen	15'4 x 11'5			x	
		Below	Bedroom	13'3 x 8'7			x	
Suite: <b>Unauthorized Suite</b>		Below	Laundry	5'3 x 5'1			x	
Basement: <b>Fully Finished</b>		Below	Foyer	8'8 x 6'2			x	

Crawl/Bsmt. Height:

# of Levels: **2**

# of Kitchens: **2**

# of Rooms: **17**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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

**This well-maintained and inviting home offers a great mix of comfort, convenience, and potential. Just one minute from Hwy 1 and two minutes to Guildford Mall, it provides quick access to Vancouver, shopping, dining, and essentials. The home is also close to parks, transit, and top-rated schools—perfect for families. Inside, you'll find spacious rooms with tasteful updates, including sleek quartz countertops. The fully fenced backyard is a private retreat, ideal for relaxing or entertaining. A separate basement suite adds flexibility for extended family or mortgage-helper potential; however, the property contains accommodation which is not authorized. Whether you're looking to move in or invest, this home offers strong long-term value. 24 Hours Notice. Touch Base Pls. Tks Luke**