



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

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



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

**235 1840 160 STREET**

South Surrey White Rock  
King George Corridor  
V4A 4X4

Residential Detached

**\$154,000** (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>51</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>	View: <b>:</b>	Tour:
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**

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' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13' x 11'			x	
Finished Floor (Basement):	0	Main	Living Room	13' x 12'			x	
Finished Floor (Total):	860sq. ft.	Main	Flex Room	10' x 9'			x	
Unfinished Floor:	0	Main	Dining Room	16' x 7'			x	
Grand Total:	860sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	

Crawl/Bsmt. Height: # of Levels: **1** MHR#: **9790** Registered in MHR?: **Yes** PAD Rental: **\$1,375.00**  
# of Kitchens: **1** # of Rooms: **6** CSA/BCE: **550209** Maint. Fee:

Manuf Type: **Single Wide** ByLaw Restrictions: **Pets Allowed**

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**  
**R3075697**  
Board: F  
Manufactured

**136 7790 KING GEORGE BOULEVARD**

Surrey  
East Newton  
V3W 5Y4

Residential Detached  
**\$159,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$169,000**  
Meas. Type: Bedrooms: **2** Approx. Year Built: **1975**  
Frontage(feet): Bathrooms: **1** Age: **51**  
Frontage(metres): Full Baths: **1** Zoning: **MHR**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$593.65**  
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2025**  
Lot Area (acres): **0.00** P.I.D.: **800-183-280** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **No**  
Complex/Subdiv: **CRISPEN BAYS**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Manufactured/Mobile**  
Construction: **Frame - Wood**  
Exterior: **Aluminum, Mixed**  
Foundation: **None**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**  
Driveway Finish: **Asphalt**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :**SOLD AS IS AT THE TIME OF POSSESSION**  
Fixtures Rmvd: :**SOLD AS IS AT THE TIME OF POSSESSION**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **BEDIX LEADER MHR# 015522 SERIAL # GESCEYMP68X126300**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	768	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	13' x 11'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'8" x 11'6"			x	Main 4
Finished Floor (Below):	0	Main	Laundry	3' x 5'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'8"			x	
Finished Floor (Total):	768sq. ft.	Main	Den	13'4" x 11'5"			x	
Unfinished Floor:	0	Main	Bedroom	11'10" x 8'7"			x	
Grand Total:	768sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:	None						x	
Basement:	None						x	

Crawl/Bsmt. Height: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

Manuf Type: **Single Wide** Registered in MHR?: **Yes** PAD Rental: **\$1,139.32**  
MHR#: **15522** CSA/BCE: **308138** Maint. Fee:  
ByLaw Restrictions: **Pets Allowed w/ Rest.**

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

**Wow!! Great way to get into the market or downsize. Crispin Bays mobile Home Park, in a very central location, Close to schools, shopping, transit and parks. Nice yard space with outlook onto trees. Home features an enclosed porch that uses as a den. Large living room area open to the kitchen. Bring your paint brush and decorating ideas.**



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**Active**  
**R3083343**  
Board: F  
House/Single Family

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

Residential Detached  
**\$900,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$900,000</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>43</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>\$5,277.75</b>
Lot Area (sq.ft.): <b>7,072.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2025</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>	Dist. to School Bus: <b>1km</b>	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Natural Gas</b>	Reno. Year:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Rain Screen:	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Fenced Yard</b>	Metered Water:	Floor Finish: <b>Mixed</b>	
Type of Roof: <b>Asphalt</b>	R.I. Plumbing:		

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	
Suite: <b>None</b>							x	
Basement: <b>Crawl</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>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 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 own in this prime location!**



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**Active**  
**R3076981**  
Board: F  
House/Single Family

**13075 OLD YALE ROAD**

North Surrey  
Whalley  
V3T 3C3

Residential Detached

**\$915,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$915,000</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>54</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: :

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 x 9'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16' 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	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	

Crawl/Bsmt. Height: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

Manuf Type: Registered in MHR?: PAD Rental:  
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. Accepted offer for \$900,000. Court Date set for March 5th. Contact agents for details.**



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**Active**  
**R3073083**  
Board: F  
House/Single Family

**8899 128TH STREET**

Surrey  
Queen Mary Park Surrey  
V3V 5M6

Residential Detached

**\$940,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,150,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1983</b>
Frontage(feet): <b>59.00</b>	Bathrooms: <b>2</b>	Age: <b>43</b>
Frontage(metres): <b>17.98</b>	Full Baths: <b>1</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,936.68</b>
Lot Area (sq.ft.): <b>8,820.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.20</b>	P.I.D.: <b>006-170-820</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
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: 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: :

Legal: **LOT 326, PLAN NWP47018, PART SE1/4, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

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

Finished Floor (Main):	1,056	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9' x 8'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	8' x 10'			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Total):	1,056sq. ft.	Main	Bedroom	10' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	9' x 10'			x	
Grand Total:	1,056sq. ft.	Main	Bedroom	10' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.		Kitchen	8' x 8'			x	
Suite: <b>Unauthorized Suite</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>2</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Builder Alert !!! Discover the potential of this 8,800+ square foot lot located close to schools, shopping and recreation. This property is situated along 128th Street in the Queen Mary Park neighbourhood of Surrey, allowing easy access to Nordel Way. The property is improved with a 4-bedroom 2-bathroom home.**



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**Active**  
**R3091300**  
Board: F  
House/Single Family

**14924 90A AVENUE**

Surrey  
Bear Creek Green Timbers  
V3R 1B4

Residential Detached

**\$999,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1958</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>1</b>	Age: <b>68</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,202.22</b>
Lot Area (sq.ft.): <b>7,756.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>010-158-782</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, 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: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Wood**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Metal**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Open**  
Driveway Finish: **Gravel**  
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** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **LOT 18, PLAN NWP15857, PART SE1/4, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences: **Cul-de-Sac**  
Features: **Other - See Remarks**

Finished Floor (Main):	936	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	23' x 12'5"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	14'7" x 9'10"			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	9'7" x 11'2"			x	
Finished Floor (Basement):	0	Main	Kitchen	8' x 10'8"			x	
Finished Floor (Total):	936sq. ft.	Main	Dining Room	8' x 10'8"			x	
Unfinished Floor:	0	Main	Den	6'1" x 10'8"			x	
Grand Total:	936sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						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>6</b>	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

**BUILDERS ALERT! Priced to sell, well below market value to build your dream home in Bear Creek Green Timbers on a quiet street. Ideally located between two future skytrain stations (Bear Creek Green Timbers and 152nd station). Private lot with established trees. DO NOT WALK ON PROPERTY WITHOUT AN APPT, Interior photos available upon request. No OPEN HOUSES.**



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

eXp Realty  
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**Active**  
**R3082154**  
Board: F  
House/Single Family

**9496 160A STREET**

Surrey  
Fleetwood Tynehead  
V4N 2P4

Residential Detached  
**\$999,999** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$999,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1989</b>
Frontage(feet): <b>42.88</b>	Bathrooms: <b>2</b>	Age: <b>37</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?: <b>No</b>
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: <b>1 Storey, Rancher/Bungalow</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>
Exterior: <b>Mixed</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Freehold NonStrata</b>
Renovations:	Dist. to School Bus: Land Lease Expiry Year:
# of Fireplaces: <b>0</b> R.I. Fireplaces:	Property Disc.: <b>No</b>
Fireplace Fuel:	Fixtures Leased: <b>No :</b>
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Rmvd: <b>No :</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish:
Type of Roof: <b>Asphalt</b>	

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 x 10'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'7 x 16'7			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	15'5 x 10'3			x	Main 3
Finished Floor (Basement):	0	Main	Eating Area	5'7 x 10'0			x	
Finished Floor (Total):	1,689sq. ft.	Main	Kitchen	7'10 x 12'1			x	
Unfinished Floor:	0	Main	Family Room	13'3 x 12'1			x	
Grand Total:	1,689sq. ft.	Main	Primary Bedroom	13'11 x 12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	7'3 x 5'7			x	
		Main	Bedroom	10'7 x 9'9			x	
		Main	Bedroom	10'1 x 9'9			x	
		Main	Laundry	10'7 x 5'3			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>11</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 or renovate 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, 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!**



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

**15855 VINE AVENUE**

South Surrey White Rock  
White Rock  
V4B 2T5

Residential Detached

**\$999,999** (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>54</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: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

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	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement:None							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 0.85 times the lot area with a maximum site coverage of 45%. The changes are Maximum Density (from 1.15 to 0.85) and Maximum Site Coverage (from 50% to 45%).**



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

**9678 PRINCESS DRIVE**

North Surrey  
Royal Heights  
V3V 2T4

Residential Detached

**\$1,020,600** (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>68</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: <b>3 Level Split</b>	Total Parking: <b>5</b>	Covered Parking:	Parking Access: <b>Front, Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Mixed, Stucco, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>2 blocks</b>	Dist. to School Bus: <b>3 blocks</b>	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>No</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Rmvd: <b>No</b>		
Outdoor Area: <b>Fenced Yard</b>	Floor Finish: <b>Hardwood, Laminate, Carpet</b>		
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 39 SECTIONS 34 AND 35 BLOCK5 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: <b>Unauthorized Suite</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Separate Entry</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: <b>3</b>	ByLaw Restrictions:		
# of Kitchens: <b>2</b> # of Rooms: <b>13</b>			

Listing Broker(s): **Macdonald Realty (Surrey/152) Macdonald Realty (Surrey/152)**

**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**  
**R3083084**  
Board: F  
House/Single Family

**9043 155 STREET**  
Surrey  
Fleetwood Tynehead  
V3R 8W3

Residential Detached  
**\$1,049,000** (LP)   
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,076,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1985**  
Frontage(feet): **50.00** Bathrooms: **3** Age: **41**  
Frontage(metres): **15.24** Full Baths: **3** Zoning: **RES**  
Depth / Size: **91** Half Baths: **0** Gross Taxes: **\$5,504.00**  
Lot Area (sq.ft.): **3,954.00** Rear Yard Exp: **Northwest** For Tax Year: **2025**  
Lot Area (acres): **0.09** P.I.D.: **001-308-165** Tax Inc. Utilities?: **No**  
Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
View: \_\_\_\_\_  
Complex/Subdiv: **Fleetwood**  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **Community** Water Supply: **City/Municipal**

Style of Home: **Basement Entry** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Construction: **Frame - Wood** Parking: **Garage; Double**  
Exterior: **Mixed** Driveway Finish: **Other**  
Foundation: **Concrete Perimeter** Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Renovations: **Partly** Reno. Year: \_\_\_\_\_ Property Disc.: **Yes**  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_ Fixtures Leased: **No** :  
Fireplace Fuel: **Other** Metered Water: \_\_\_\_\_  
Fuel/Heating: **Forced Air** R.I. Plumbing: \_\_\_\_\_ Fixtures Rmvd: **No** :  
Outdoor Area: **Fenced Yard, Patio(s)** Floor Finish: **Mixed**  
Type of Roof: **Asphalt**

Legal: **LOT 102, PLAN NWP69179, SECTION 35, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, PORTION LS5&6**

Amenities:

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

Features:

Finished Floor (Main):	1,198	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'5 x 13'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 10'0			x	Main 3
Finished Floor (Below):	771	Main	Kitchen	15'0 x 11'0			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	14'0 x 10'6			x	Below 3
Finished Floor (Total):	1,969sq. ft.	Main	Bedroom	10'0 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	10'0 x 9'0			x	
Grand Total:	1,969sq. ft.	Below	Living Room	7'7 x 12'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	9'0 x 12'0			x	
		Below	Bedroom	10'0 x 10'0			x	
							x	
							x	
							x	
Suite: <b>Unauthorized Suite</b>							x	
Basement: <b>Fully Finished, Separate Entry</b>							x	
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 All Points Realty**

**Welcome home! This basement entry home is located in Fleetwood. The main floor offers three bedrooms, two bathrooms with vaulted ceilings in the living room and renovations throughout. Patio off the kitchen with stairs leading to the private fenced backyard. Below has a one bedroom suite with separate entry, double garage and large driveway for additional parking. Close to schools, transportation, shopping, recreation and parks. OPEN HOUSE Sat and Sun March 7 & 8 12:00-2:00pm!**



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**Active**  
**R3076416**  
Board: F  
House/Single Family

**13517 79A AVENUE**

Surrey  
West Newton  
V3W 2Z3

Residential Detached

**\$1,060,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: **No** Original Price: **\$1,190,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1956**  
Frontage(feet): **65.00** Bathrooms: **2** Age: **70**  
Frontage(metres): **19.81** Full Baths: **2** Zoning: **RF**  
Depth / Size: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$6,535.02**  
Lot Area (sq.ft.): **162.00** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2025**  
Lot Area (acres): **0.00** P.I.D.: **007-982-895** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour: \_\_\_\_\_  
View: **No** : \_\_\_\_\_  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**  
Driveway Finish: \_\_\_\_\_  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_

Renovations: \_\_\_\_\_  
# of Fireplaces: **3** R.I. Fireplaces: \_\_\_\_\_  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year: \_\_\_\_\_  
Rain Screen: \_\_\_\_\_  
Metered Water: \_\_\_\_\_  
R.I. Plumbing: \_\_\_\_\_  
Property Disc.: **No**  
Fixtures Leased: **No** : \_\_\_\_\_  
Fixtures Rmvd: **No** : \_\_\_\_\_  
Floor Finish: \_\_\_\_\_

Legal: **LOT 11, PLAN NWP16388, SECTION 20, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: \_\_\_\_\_  
Features: \_\_\_\_\_

Finished Floor (Main):	1,196	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	13'8 x 13'			x	Below 3
Finished Floor (Basement):	1,196	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Total):	2,392sq. ft.	Main	Bedroom	11' x 10'10			x	
Unfinished Floor:	0	Main	Bedroom	11'10 x 10'10			x	
Grand Total:	2,392sq. ft.	Below	Recreation Room	21' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	8'4 x 6'5			x	
		Below	Living Room	14' x 13'			x	
		Below	Bedroom	10' x 10'			x	
		Below	Laundry	9' x 7'			x	
		Below	Workshop	13' x 10'			x	
							x	

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

Crawl/Bsmt. Height: \_\_\_\_\_ # of Levels: **1**  
# of Kitchens: **2** # of Rooms: **12**

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

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

**Court order sale, house of little value, boarded up, 65x162 lot, 10540 square foot, located near Newton Elementary School. Build your new home or redevelop. Try your offer.**



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**Active**  
**R3093946**  
Board: F  
House/Single Family

**6524 133A STREET**

Surrey  
West Newton  
V3W 8T5

Residential Detached

**\$1,140,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,140,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1983</b>
Frontage(feet): <b>95.00</b>	Bathrooms: <b>3</b>	Age: <b>43</b>
Frontage(metres): <b>28.96</b>	Full Baths: <b>3</b>	Zoning: <b>R3</b>
Depth / Size: <b>55</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,930.88</b>
Lot Area (sq.ft.): <b>5,227.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.12</b>	P.I.D.: <b>002-419-378</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>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Multiple</b>		
Exterior: <b>Other</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Reno. Year:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Rain Screen:	Fixtures Rmvd: :	
Outdoor Area: <b>Patio(s)</b>	Metered Water:	Floor Finish: <b>Mixed</b>	
Type of Roof: <b>Asphalt</b>	R.I. Plumbing:		

Legal: **LOT 540, PLAN NWP65724, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**  
Site Influences: **Recreation Nearby, Shopping Nearby**  
Features: **Storage Shed**

Finished Floor (Main):	1,458	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	660	Main	Living Room	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'6 x 11'6			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10' x 8'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	14' x 12'			x	Above 3
Finished Floor (Total):	2,118sq. ft.	Main	Bedroom	12' x 9'			x	
Unfinished Floor:	0	Main	Laundry	7' x 9'			x	
Grand Total:	2,118sq. ft.	Main	Living Room	9' x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	5' x 10'			x	
		Above	Bedroom	17'6 x 14'			x	
		Above	Bedroom	12' x 9'			x	
		Above	Bedroom	17'6 x 12'			x	
Suite: <b>Unauthorized Suite</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Welcome to this two-level residence offering five bedrooms and three bathrooms, complete with a valuable mortgage helper for added flexibility and income potential. Situated on a generous 5,200+ sq. ft. corner lot in a quiet, family-friendly neighbourhood, this home combines comfort, space, and curb appeal. Ideally located in West Newton, you'll enjoy convenient access to shopping, recreation, schools, and everyday amenities. Ideal for first-time buyers seeking affordability, this property presents an outstanding opportunity to own one of Surrey's most centrally located communities.**



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

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**Active**  
**R3085069**  
Board: F  
House/Single Family

**12560 64 AVENUE**

Surrey  
Panorama Ridge  
V3W 1W9

Residential Detached

**\$1,175,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: **No** Original Price: **\$1,175,000**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1998**  
Frontage(feet): **34.40** Bathrooms: **3** Age: **28**  
Frontage(metres): **10.49** Full Baths: **3** Zoning: **SFD**  
Depth / Size: **111** Half Baths: **0** Gross Taxes: **\$5,794.95**  
Lot Area (sq.ft.): **3,864.00** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2025**  
Lot Area (acres): **0.09** P.I.D.: **024-081-159** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour: \_\_\_\_\_  
View: **No :**  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Double**  
Driveway Finish: \_\_\_\_\_  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_

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

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

Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: \_\_\_\_\_

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

Amenities: **In Suite Laundry**

Site Influences: \_\_\_\_\_  
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	Living Room	16' x 10'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'5 x 9'10	Bsmt	Laundry	10' x 9'	Main 3
Finished Floor (Below):	0	Main	Kitchen	12'5 x 9'7				Above 3
Finished Floor (Basement):	1,074	Main	Eating Area	12'5 x 9'7				Below 3
Finished Floor (Total):	3,119sq. ft.	Main	Bedroom	10' x 9'3				
Unfinished Floor:	0	Main	Family Room	14' x 14'				
Grand Total:	3,119sq. ft.	Above	Primary Bedroom	15' x 13'				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'9 x 10'8				
		Above	Bedroom	11' x 10'6				
		Bsmt	Kitchen	13' x 10'5				
		Bsmt	Bedroom	13'9 x 13'8				
		Bsmt	Bedroom	13'6 x 12'8				
		Bsmt	Bedroom	13'9 x 9'8				

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

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **15**

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

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

**Court order Sale, Panorama Ridge, 3 level home, 7 bedrooms, 3 bedroom suite, double garage. Close to schools, parks and transit. Allow time for showings.**



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**Active**  
**R3064981**  
Board: F  
House/Single Family

**9284 126A STREET**  
Surrey  
Queen Mary Park Surrey  
V3V 5G2

Residential Detached  
**\$1,199,000** (LP)  
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,399,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**  
Frontage(feet): **60.00** Bathrooms: **3** Age: **53**  
Frontage(metres): **18.29** Full Baths: **2** Zoning: **SFR**  
Depth / Size: **125** Half Baths: **1** Gross Taxes: **\$6,199.95**  
Lot Area (sq.ft.): **7,589.00** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2025**  
Lot Area (acres): **0.17** P.I.D.: **003-849-228** Tax Inc. Utilities?: **No**  
Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
View: **No** :  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Single, Open**  
Driveway Finish: \_\_\_\_\_  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **Yes :COURT ORDERED SALE**  
Floor Finish: \_\_\_\_\_

Legal: **LOT 17, PLAN NWP20676, PART NE1/4, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features: \_\_\_\_\_

Finished Floor (Main):	1,260	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	10' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 10'			x	Main 2
Finished Floor (Basement):	920	Main	Primary Bedroom	15' x 12'			x	Bsmt 4
		Main	Bedroom	12' x 9'			x	
Finished Floor (Total):	2,180sq. ft.	Main	Bedroom	11' x 9'			x	
Unfinished Floor:	0	Bsmt	Living Room	17' x 11'			x	
Grand Total:	2,180sq. ft.	Bsmt	Kitchen	12' x 7'			x	
		Bsmt	Bedroom	11' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11' x 10'			x	
		Bsmt	Laundry	8' x 6'			x	
				x			x	
				x			x	

Suite: **Unauthorized Suite**  
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **11**

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

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

**Large lot on quiet street in Queen Mary Park area. Total of 5 bedrooms and 3 bathrooms. 2 bedroom mortgage helper. Lot is 7589 sq ft. Close to all amenities. A must see. Call to book your showing.**



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**Active**  
**R3078005**  
Board: F  
House/Single Family

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

Residential Detached  
**\$1,220,000** (LP)  
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,240,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1975**  
Frontage(feet): **65.00** Bathrooms: **4** Age: **51**  
Frontage(metres): **19.81** Full Baths: **3** Zoning: **R3**  
Depth / Size: **130.36** Half Baths: **1** Gross Taxes: **\$5,193.52**  
Lot Area (sq.ft.): **8,479.00** Rear Yard Exp: **North** 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: **Community**

Style of Home: **Split Entry** Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Construction: **Frame - Wood** Parking: **Carport; Multiple**  
Exterior: **Vinyl** Driveway Finish: **Asphalt**  
Foundation: **Concrete Perimeter** Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_ Property Disc.: **No**  
# of Fireplaces: **0** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_ Fixtures Leased: **No** :  
Fireplace Fuel: \_\_\_\_\_ Metered Water: \_\_\_\_\_  
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: \_\_\_\_\_ Fixtures Rmvd: \_\_\_\_\_  
Outdoor Area: **Fenced Yard** Floor Finish: **Mixed**

Legal: **LOT 69, PLAN NWP46714, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: \_\_\_\_\_  
Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: \_\_\_\_\_

Finished Floor (Main):	1,066	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	6'6 x3'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	10' x11'10			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	6'5 x9'4			x	Main 3
Finished Floor (Basement):	1,066	Main	Kitchen	9'10 x11'8			x	Bsmt 4
Finished Floor (Total):	2,132sq. ft.	Main	Pantry	6' x9'5			x	Bsmt 2
Unfinished Floor:	0	Main	Primary Bedroom	9'10 x13'			x	
Grand Total:	2,132sq. ft.	Main	Bedroom	8' x9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	8' x10'7			x	
		Bsmt	Laundry	8'5 x9'5			x	
		Bsmt	Kitchen	9' x11'5			x	
		Bsmt	Bedroom	9'5 x11'10			x	
		Bsmt	Bedroom	11' x11'			x	
		Bsmt	Bedroom	10'9 x12'			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>13</b>	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

**Welcome to 13421 87A Avenue in Surrey's Queen Mary Park neighbourhood. This property offers strong potential on a prime lot 8479 square foot corner lot. The existing 2,132 square foot 6 bedroom 4 bathroom home includes a 3 bedroom basement suite and is in as-is condition, presenting an opportunity to renovate or build new. Close to schools, parks, transit and shopping.**



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

**13833 114 AVENUE**

North Surrey  
Bolivar Heights  
V3R 2L8

Residential Detached

**\$1,229,000** (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>63</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>	View: <b>:</b>	Tour:
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: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
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	
Flr Area (Det'd 2nd Res):	sq. ft.	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	

Suite: **Unauthorized Suite**  
Basement: **Part**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **12**

Manuf Type: Registered in MHR?: PAD Rental:  
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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**Active**  
**R3062546**  
Board: F  
House/Single Family

## 14686 ST. ANDREWS DRIVE

North Surrey  
Guildford  
V3R 5V4

Residential Detached  
**\$1,248,000** (LP)  
(SP)



Sold Date:		If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,298,000</b>
Meas. Type: <b>Feet</b>		Bedrooms: <b>4</b>	Approx. Year Built: <b>1986</b>
Frontage(feet): <b>120.37</b>		Bathrooms: <b>3</b>	Age: <b>40</b>
Frontage(metres): <b>36.69</b>		Full Baths: <b>3</b>	Zoning: <b>RF</b>
Depth / Size: <b>0.00</b>		Half Baths: <b>0</b>	Gross Taxes: <b>\$5,084.73</b>
Lot Area (sq.ft.): <b>7,104.00</b>		Rear Yard Exp: <b>South</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.16</b>		P.I.D.: <b>003-529-436</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>			Tour: <b>Virtual Tour URL</b>
View: <b>Yes : Mountains Partial</b>			
Complex/Subdiv: <b>Bolivar 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: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front, Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Vinyl</b>	Driveway Finish: <b>Asphalt</b>		
Foundation: <b>Concrete Perimeter, Concrete Slab</b>	Dist. to Public Transit: <b>1 Blk.</b>	Dist. to School Bus: <b>2 Blks.</b>	
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b>	Property Disc.: <b>No</b>		
R.I. Fireplaces: <b>1</b>	Fixtures Leased: <b>No :Court Ordered Sale. Foreclosure</b>		
Fireplace Fuel: <b>Natural Gas</b>	Reno. Year:		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Rain Screen: <b>No</b>		
Outdoor Area: <b>Fenced Yard</b>	Metered Water: <b>No</b>		
Type of Roof: <b>Asphalt</b>	R.I. Plumbing: <b>No</b>	Fixtures Rmvd: <b>Yes :Court Ordered Sale. Foreclosure. Appliances</b>	
	Floor Finish: <b>Wall/Wall/Mixed</b>		

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	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	6'5 x 7'7			x	
		Below	Living Room	13'5 x 13'			x	
		Below	Kitchen	15'4 x 11'5			x	
		Below	Bedroom	13'3 x 8'7			x	
		Below	Laundry	5'3 x 5'1			x	
		Below	Foyer	8'8 x 6'2			x	
Suite: <b>Unauthorized Suite</b>		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: <b>Fully Finished</b>		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	ByLaw Restrictions:						
# of Kitchens: <b>2</b>	# of Rooms: <b>17</b>							

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**



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

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



**Active**  
**R3089746**  
Board: F  
House/Single Family

**5918 KILDARE PLACE**  
Surrey  
Sullivan Station  
V3S 6B2

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>4</b>	Approx. Year Built: <b>1980</b>
Frontage(feet): <b>32.80</b>	Bathrooms: <b>3</b>	Age: <b>46</b>
Frontage(metres): <b>10.00</b>	Full Baths: <b>2</b>	Zoning: <b>SFR</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,627.13</b>
Lot Area (sq.ft.): <b>14,182.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.33</b>	P.I.D.: <b>005-750-113</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>No :</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>3 Level Split</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Mixed, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b>	Property Disc.: <b>No</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>Yes :Court ordered sale</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish:		
Outdoor Area: <b>Patio(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 39, PLAN NWP59525, PART SW1/4, SECTION 11, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,465	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	745	Main	Living Room	17'11 x 10'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'5 x 9'8			x	Above 3
Finished Floor (Below):	0	Main	Kitchen	15'9 x 13'5			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	16'3 x 14'5			x	Main 2
Finished Floor (Total):	2,210sq. ft.	Main	Utility	6'2 x 7'			x	
Unfinished Floor:	0	Main	Pantry	8'3 x 7'5			x	
Grand Total:	2,210sq. ft.	Main	Laundry	11'2 x 6'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'2 x 10'11			x	
Suite: <b>None</b>		Above	Primary Bedroom	14'0 x 12'11			x	
Basement: <b>None</b>		Above	Bedroom	12'8 x 11'2			x	
		Above	Bedroom	11' x 11'			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Unlock your dream in Sullivan Station—massive 14,182 sq ft cul-de-sac lot next to school! Picture your family thriving in this 3-level split: 4 beds, 2.5 baths, rec room, crawl space—prime setup for a revenue-generating 1-bed suite with private entry. Transform the huge private yard into your ultimate oasis, reno playground, or custom build. Hwy 10 minutes away, shops & services at your doorstep. Investor goldmine or family gem—sold as-is! Secure it today—call now!**



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**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: **46**  
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** Total Parking: **9** Covered Parking: Parking Access: **Rear**  
Construction: **Frame - Wood** Parking: **Add. Parking Avail.**  
Exterior: **Wood** Driveway Finish:  
Foundation: **Concrete Perimeter** Dist. to Public Transit: **1 block** Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Renovations: **Partly** Reno. Year: **2007** Property Disc.: **No**  
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :  
Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: :  
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)** Floor Finish: **Laminate**  
Type of Roof: **Asphalt**

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	
		Bsmt	Living Room	16' x 12'6			x	
		Bsmt	Kitchen	8' x 10'			x	
		Bsmt	Eating Area	8' x 6'			x	
		Bsmt	Bedroom	12' x 10'			x	
		Bsmt	Bedroom	11' x 10'			x	

Suite: **Unauthorized Suite** Manuf Type: Registered in MHR?: PAD Rental:  
Basement: **Full, Fully Finished, Separate Entry** MHR#: CSA/BCE: Maint. Fee:  
Crawl/Bsmt. Height: # of Levels: **2** ByLaw Restrictions:  
# of Kitchens: **3** # of Rooms: **18**

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.**



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**Active**  
**R3014712**  
Board: F  
House/Single Family

**13538 84 AVENUE**  
Surrey  
Queen Mary Park Surrey  
V3W 3H2

Residential Detached  
**\$1,282,200** (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: **70**  
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** Total Parking: **4** Covered Parking: \_\_\_\_\_ Parking Access: \_\_\_\_\_  
Construction: **Frame - Wood** Parking: **Add. Parking Avail.**  
Exterior: **Mixed, Vinyl** Driveway Finish: \_\_\_\_\_  
Foundation: **Concrete Perimeter** Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_ Property Disc.: **No**  
# of Fireplaces: **0** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_ Fixtures Leased: **No** :  
Fireplace Fuel: **None** Metered Water: \_\_\_\_\_  
Fuel/Heating: **Baseboard, Electric, Hot Water** R.I. Plumbing: \_\_\_\_\_ Fixtures Rmvd: **No** :  
Outdoor Area: **Patio(s)** Floor Finish: \_\_\_\_\_  
Type of Roof: **Asphalt**

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
		Main	Primary Bedroom	13'8 x 12'2	Bsmt	Kitchen	8' x 13'	Bsmt 1
		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'	
Suite: <b>Unauthorized Suite</b>		Bsmt	Living Room	12' x 11'	Bsmt	Kitchen	8' x 13'	
Basement: <b>Separate Entry</b>		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. OPEN HOUSE JAN 31st, SAT 2:30PM - 3:30PM**



Presented by:  
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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?: **No** Original Price: **\$1,295,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1961**  
Frontage(feet): **62.00** Bathrooms: **2** Age: **65**  
Frontage(metres): **18.90** Full Baths: **2** Zoning: **R3**  
Depth / Size: **117** Half Baths: **0** Gross Taxes: **\$5,146.63**  
Lot Area (sq.ft.): **7,174.63** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2025**  
Lot Area (acres): **0.16** P.I.D.: **000-685-372** Tax Inc. Utilities?: **No**  
Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
View: **No** :  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Lane**  
Parking: **Carport; Single**  
Driveway Finish: \_\_\_\_\_  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: \_\_\_\_\_ :  
Floor Finish: **Mixed**

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: \_\_\_\_\_

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	
Suite: <b>Unauthorized Suite</b>							x	
Basement: <b>Separate Entry</b>							x	
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). Property basement is tenanted. Property sold as is, where is. All offers subject to court approval. Court struck down previous accepted offer, please bring your best offer.**