



Presented by:
Doc Livingston PREC*

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



Active
R3031270
Board: F
House/Single Family

13028 19A AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 8A8

Residential Detached

\$1,725,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$1,725,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**
Frontage(feet): **0.00** Bathrooms: **3** Age: **39**
Frontage(metres): Full Baths: **2** Zoning: **SFR**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,088.99**
Lot Area (sq.ft.): **7,993.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.18** P.I.D.: **001-718-711** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Community** Water Supply: **City/Municipal, Community**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing: **No**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed, Tile, Carpet**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Legal: **LOT 6, PLAN NWP69602, LEGAL SUBDIVISION 6, SECTION 17, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage, Swirlpool/Hot Tub**

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

Features: **Free Stand F/P or Wdstove, Garage Door Opener, Intercom**

Finished Floor (Main):	1,840	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,853	Main	Living Room	17'2 x 14'11	Above	Bedroom	25'4 x 17'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16' x 11'6	Above	Flex Room	14'2 x 11'2	Main	2
Finished Floor (Below):	0	Main	Family Room	19'1 x 13'2			x	Above	5
Finished Floor (Basement):	0	Main	Kitchen	23'1 x 17'2			x	Above	5
		Main	Eating Area	11'1 x 10'			x		
Finished Floor (Total):	3,693sq. ft.	Main	Office	11'8 x 11'1			x		
Unfinished Floor:	0	Main	Laundry	14'4 x 11'11			x		
Grand Total:	3,693sq. ft.	Main	Foyer	7'11 x 8'5			x		
		Main	Patio	32'6 x 15'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	16'1 x 13'6			x		
		Above	Primary Bedroom	21'5 x 14'4			x		
Suite: None		Above	Bedroom	12'2 x 11'9			x		
Basement: None		Above	Bedroom	12'1 x 11'9			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Spacious 3700 sq.ft. 2 level Ocean Park executive home situated in the center of a cherry blossom tree lined quiet cul-de-sac. Central location with walking distance to Laronde French Immersion School, soccer field, and park. Near a Library, Safeway, Starbucks, Pub and much more. Dogwood Park is also close by and is off leash. Private 32' x 15' backyard patio that's surrounded by mature greenery. Add your personal touch to make this a great family home now and for the future.



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Active
R3023420
Board: F
House/Single Family

14777 57 AVENUE

Surrey
Sullivan Station
V3S 2W1

Residential Detached

\$1,749,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,749,999
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2008
Frontage(feet): 54.00	Bathrooms: 6	Age: 17
Frontage(metres): 16.46	Full Baths: 5	Zoning: R3
Depth / Size: 126	Half Baths: 1	Gross Taxes: \$8,173.35
Lot Area (sq.ft.): 6,841.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 027-385-469	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Heat Pump, 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: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **5 mins** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Laminate**

Legal: **LOT 2, PLAN BCP34199, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,550	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,368	Main	Foyer	7'1 x 21'10	Bsmt	Living Room	12'7 x 12'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'1 x 15'4	Bsmt	Bedroom	12'0 x 12'3	Main	2
Finished Floor (Below):	0	Main	Kitchen	17'1 x 13'9	Bsmt	Kitchen	12'0 x 12'0	Above	4
Finished Floor (Basement):	1,490	Main	Eating Area	14'10 x 10'10	Bsmt	Living Room	12'6 x 13'4	Above	5
Finished Floor (Total):	4,408sq. ft.	Main	Family Room	23'7 x 14'3	Bsmt	Kitchen	12'6 x 13'4	Above	4
Unfinished Floor:	0	Main	Laundry	11'5 x 6'7	Bsmt	Bedroom	12'7 x 10'1	Bsmt	3
Grand Total:	4,408sq. ft.	Above	Bedroom	9'11 x 9'11	Bsmt	Foyer	12'2 x 10'8	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'11 x 10'4	Main	Den	14'9 x 10'5		
Suite: Legal Suite, Unauthorized Suite		Above	Primary Bedroom	10'5 x 14'1			x		
Basement: Fully Finished		Above	Walk-In Closet	8'5 x 6'3			x		
		Above	Primary Bedroom	15'5 x 13'9			x		
		Above	Walk-In Closet	6'7 x 4'11			x		
		Above	Office	13'5 x 10'11			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 3	# of Rooms: 21	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Court-Ordered Sale – Incredible Opportunity! This nearly 5,000 sq ft custom-built home is located in a sought-after pocket of Sullivan Heights and offers exceptional value for investors or large, extended families. With three separate living areas, this home is designed for maximum rental income or multigenerational living. The main floor features an open-concept layout with a spacious kitchen, oversized family room, formal living and dining areas, powder room, and access to a flat, fully fenced backyard—perfect for entertaining or family gatherings. Upstairs you'll find a luxurious primary suite with a spa-inspired ensuite, plus three generously sized bedrooms and two additional full bathrooms. The basement level includes two self-contained 1-bedroom suites, each with in-suite laundry



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Active
R3011996
Board: F
House/Single Family

16055 8 AVENUE
South Surrey White Rock
King George Corridor
V4A 1A1

Residential Detached
\$1,775,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,775,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1987
Frontage(feet): 45.93	Bathrooms: 4	Age: 38
Frontage(metres): 14.00	Full Baths: 4	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,299.75
Lot Area (sq.ft.): 8,145.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.19	P.I.D.: 008-031-029	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: River		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: Community	Water Supply: City/Municipal	

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 3, PLAN NWP74943, PART SW1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,591	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,803	Main	Kitchen	14'0 x 12'3	Above	Bedroom	12'9 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'6 x 9'8	Above	Bedroom	11'3 x 12'6	Main	3
Finished Floor (Below):	173	Main	Living Room	16'2 x 14'10	Above	Bedroom	13'6 x 11'10	Above	4
Finished Floor (Basement):	0	Main	Storage	5'10 x 4'5			x	Above	4
		Main	Laundry	7'8 x 5'7			x	Above	3
Finished Floor (Total):	3,567sq. ft.	Main	Bedroom	16'4 x 7'7'8			x		
Unfinished Floor:	0	Main	Bedroom	10'7 x 9'10			x		
Grand Total:	3,567sq. ft.	Main	Bedroom	10'2 x 9'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Kitchen	13'8 x 9'9			x		
		Above	Dining Room	16'2 x 8'7			x		
		Above	Living Room	16'2 x 12'7			x		
		Above	Laundry	11' x 4'11			x		
		Above	Primary Bedroom	12'10 x 14'11			x		
Suite: Unauthorized Suite		Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:							
Basement: None									
Crawl/Bsmt. Height:	# of Levels: 3								
# of Kitchens: 2	# of Rooms: 16								

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

Fully renovated large family home with beautiful views of Campbell River, partial ocean view. Just steps away from East Beach & restaurants and shops. This home offers a perfect blend of modern updates and convenience. And a huge bonus, the contains a potential in-law suite. OPEN HOUSE Sat July 26th, 1pm to 3pm.



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Active
R3004066
Board: F
House/Single Family

14763 MCDONALD AVENUE
South Surrey White Rock
White Rock
V4B 2C7

Residential Detached
\$1,825,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,825,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1927
Frontage(feet): 54.00	Bathrooms: 2	Age: 98
Frontage(metres): 16.46	Full Baths: 2	Zoning: RS3
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$8,554.00
Lot Area (sq.ft.): 6,400.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 008-753-652	Tax Inc. Utilities?:
Flood Plain: No		Tour: Virtual Tour URL
View: Yes : ocean		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
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 :Property is a court ordered sale "as is where is"**
Land Lease Expiry Year:
Fixtures Rmvd: **No :Property is a court ordered sale "as is where is"**
Floor Finish: **Laminate, Mixed**

Legal: **LOT A, PLAN NWP20327, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	715	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	804	Main	Living Room	15'8 x 8'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'4 x 9'1			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	9'0 x 8'8			x	Above 3
Finished Floor (Basement):	0	Main	Storage	4'9 x 9'2			x	
Finished Floor (Total):	1,519sq. ft.	Above	Living Room	8'7 x 19'4			x	
Unfinished Floor:	0	Above	Dining Room	8'7 x 15'1			x	
Grand Total:	1,519sq. ft.	Above	Kitchen	8'6 x 8'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	8'4 x 11'8			x	
		Above	Bedroom	10'7 x 8'0			x	
		Above	Walk-In Closet	5'11 x 6'9			x	
Suite: Unauthorized Suite				x			x	
Basement: None				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Investor Alert! Ocean View Lot with Development Potential situated on a desirable hillside in White Rock with panoramic views of the ocean and Gulf Islands, this 6,400 sq. ft. RS3 zoned property presents a rare opportunity for investors, builders, and future homeowners. Whether you are looking to capitalize on the zoning potential for a 4 to 6 unit house-plex, renovate the existing structure, or hold for long-term appreciation, this location delivers exceptional value. The current 3 bedroom, 2 bathroom home offers 1,519 sq. ft. space with a flexible layout. With a little updating, the suite could serve as an income generator or temporary residence during redevelopment. COURT DATE: AUGUST 14, 2025 Vancouver Supreme Court at 9:45am



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Active
R3008388
Board: F
House/Single Family

13137 62B AVENUE

Surrey
Bear Creek Green Timbers
V3X 1P4

Residential Detached

\$1,899,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1983
Frontage(feet): 65.00	Bathrooms: 4	Age: 42
Frontage(metres): 19.81	Full Baths: 4	Zoning: RF
Depth / Size: 109.63	Half Baths: 0	Gross Taxes: \$7,210.56
Lot Area (sq.ft.): 7,126.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-628-945	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **Garage; Double, Tandem Parking**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 188, PLAN NWP60792, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

Site Influences: **Cul-de-Sac**

Features:

Finished Floor (Main):	2,139	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 10'6"			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10'9" x 10'			x	Above 3
Finished Floor (Basement):	1,898	Main	Eating Area	9' x 9'			x	Below 3
Finished Floor (Total):	4,037 sq. ft.	Main	Primary Bedroom	13' x 12'			x	Below 3
Unfinished Floor:	0	Main	Bedroom	11'3" x 11'			x	
Grand Total:	4,037 sq. ft.	Main	Bedroom	11' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13'6" x 12'6"			x	
Suite: Unauthorized Suite		Bsmt	Bedroom	13'2" x 11'6"			x	
Basement: Fully Finished, Separate Entry		Bsmt	Bedroom	11' x 12'			x	
		Bsmt	Bedroom	10' x 11'			x	
		Bsmt	Bedroom	12' x 11'			x	
				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): **YPA Your Property Agent**

Court ordered sale, subject to court approval. Please contact for additional details and offer presentations. Please include Schedule A with all offers. All measurements are approximate provided by the selling agent. Property contains 2 accommodations which is not authorized.



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Active
R2988494
Board: F
House/Single Family

9010 156A STREET

Surrey
Fleetwood Tynehead
V4N 2X2

Residential Detached

\$1,899,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,065,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1994
Frontage(feet): 25.00	Bathrooms: 4	Age: 31
Frontage(metres): 7.62	Full Baths: 2	Zoning: SF
Depth / Size:	Half Baths: 2	Gross Taxes: \$6,934.63
Lot Area (sq.ft.): 21,528.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.49	P.I.D.: 018-641-091	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
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 4, PLAN LMP14746, PART SE1/4, SECTION 35, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,068	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,150	Main	Bedroom	10' x10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x10'			x	Main 3
Finished Floor (Below):	0	Main	Family Room	14' x11'			x	Main 2
Finished Floor (Basement):	0	Main	Dining Room	9' x13'5			x	Main 2
Finished Floor (Total):	3,218sq. ft.	Main	Living Room	13'5 x17'8			x	Above 3
Unfinished Floor:	0	Above	Primary Bedroom	14' x16'			x	
Grand Total:	3,218sq. ft.	Above	Bedroom	12' x13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: Other				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Court order Sale, 2 level home, 4 baths, bedroom on main floor, huge panhandle lot. subdivision application 22-0294.00. Tenant occupied Seller is very motivated. Allow time for showings.



Presented by:
Doc Livingston PREC*

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Active
R3031767
Board: F
House/Single Family

14267 69 AVENUE

Surrey
East Newton
V3W 2H8

Residential Detached

\$1,900,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,900,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2012
Frontage(feet): 61.50	Bathrooms: 8	Age: 13
Frontage(metres): 18.75	Full Baths: 6	Zoning: RF
Depth / Size: 130.7	Half Baths: 2	Gross Taxes: \$8,245.23
Lot Area (sq.ft.): 8,082.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.19	P.I.D.: 010-199-691	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :Court Ordered Sale**
Floor Finish: **Laminate, Mixed, Tile, Wall/Wall/Mixed**

Legal: **LOT 14 ,SECTION 16, TOWNSHIP 2 , PLAN 16476 NWD**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,728	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,399	Main	Living Room	11' x 11'	Bsmt	Kitchen	10' x 7'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 11'	Bsmt	Bedroom	9' x 9'	Main 4
Finished Floor (Below):	1,708	Main	Kitchen	10' x 10'	Bsmt	Bedroom	9' x 9'	Main 2
Finished Floor (Basement):	0	Main	Nook	9' x 9'	Bsmt	Living Room	10' x 9'	Above 5
Finished Floor (Total):	4,835sq. ft.	Main	Family Room	12' x 11'	Bsmt	Kitchen	6' x 6'	Above 4
Unfinished Floor:	0	Main	Hobby Room	13' x 12'	Bsmt	Bedroom	9' x 9'	Above 4
Grand Total:	4,835sq. ft.	Main	Bedroom	10' x 10'	Bsmt	Media Room	12' x 12'	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Wok Kitchen	6' x 8'	Bsmt	Bar Room	6' x 6'	Bsmt 4
		Above	Primary Bedroom	13' x 13'	Bsmt	Laundry	4' x 4'	Bsmt 2
		Above	Bedroom	11' x 11'	Main	Laundry	5' x 5'	
		Above	Bedroom	11' x 11'			x	
		Above	Bedroom	10' x 10'			x	
		Bsmt	Living Room	10' x 10'			x	
Suite: Legal 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: 3	ByLaw Restrictions:						
# of Kitchens: 4	# of Rooms: 23							

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

3 level home close to school and bus route. Main Floor, Formal Living and Dining area.Open Kitchen with eating area,Family room with high ceilings. Hobby room,Bedroom with full bath,Powder room,Wok Kitchen, Sundeck. Top Floor, 4 Bedrooms with 3 full Bathrooms. Basement is fully finished.2 bedroom suite,1 Bedroom suite, Plus Media room with Bar and 2 pce bathroom. Lot is 8082 Sq ft.Double Garage with lots of parking.



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Active
R2979331
Board: F
House with Acreage

2650 141 STREET
South Surrey White Rock
Sunnyside Park Surrey
V4P 2G5

Residential Detached
\$1,995,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,490,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 48.00	Bathrooms: 3	Age: 46
Frontage(metres): 14.63	Full Baths: 1	Zoning: R1
Depth / Size:	Half Baths: 2	Gross Taxes: \$8,711.08
Lot Area (sq.ft.): 33,846.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.78	P.I.D.: 005-416-701	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas	
Sewer Type: City/Municipal	Water Supply: Community	

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

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

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

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
Parking: **Carport & Garage**
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: **Other**

Legal: **LOT 46, PLAN NWP55870, SECTION 21, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting, Private Yard, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,544	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,021	Main	Living Room	20'5 x 15'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'1 x 10'0			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	10'10 x 13'5			x	Above 2
Finished Floor (Basement):	0	Main	Eating Area	11'0 x 7'5			x	Above 5
Finished Floor (Total):	2,565sq. ft.	Main	Family Room	16'9 x 21'6			x	
Unfinished Floor:	0	Main	Bar Room	7'9 x 5'3			x	
Grand Total:	2,565sq. ft.	Main	Flex Room	7'11 x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'5 x 9'6			x	
Suite: None		Abv Main 2	Primary Bedroom	12'3 x 15'7			x	
Basement: None		Abv Main 2	Bedroom	10'9 x 12'6			x	
		Abv Main 2	Bedroom	10'8 x 10'0			x	
		Abv Main 2	Solarium	11'8 x 6'8			x	
				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): **Jovi Realty Inc.**

Nestled in the prestigious Elgin neighbourhood, this exceptional 0.777-acre lot offers the perfect canvas to build your dream home. Tucked away on a peaceful cul-de-sac, the property is accessed by a long driveway alongside a lush greenbelt with a serene creek, creating an idyllic and private setting. This expansive lot provides ample space for a custom estate, surrounded by nature yet just minutes from top-rated schools, parks, and essential amenities. A rare opportunity to secure a prime piece of real estate in one of South Surrey's most sought-after communities.



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Active
R2989550
Board: F
House/Single Family

5901 141 STREET

Surrey
Sullivan Station
V3X 2R9

Residential Detached

\$1,999,888 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,999,888
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2022
Frontage(feet): 74.50	Bathrooms: 6	Age: 3
Frontage(metres): 22.71	Full Baths: 5	Zoning: RF-12
Depth / Size: 78	Half Baths: 1	Gross Taxes: \$8,183.93
Lot Area (sq.ft.): 5,815.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.13	P.I.D.: 030-687-381	Tax Inc. Utilities?: No
Flood Plain: No	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 w/ Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, 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: **Laminate, Tile**

Legal: **LOT 31, PLAN EPP83449, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Oven - Built In, Range Top, Security - Roughed In, Vacuum - Roughed In**

Finished Floor (Main):	996	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,147	Main	Living Room	11' x 12'	Bsmt	Recreation Room	13' x 11'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 12'	Bsmt	Kitchen	10' x 5'	Main 2
Finished Floor (Below):	996	Main	Family Room	17' x 18'	Below	Living Room	8' x 16'	Above 3
Finished Floor (Basement):	0	Main	Nook	6' x 15'	Bsmt	Kitchen	5' x 16'	Above 3
Finished Floor (Total):	3,139sq. ft.	Main	Kitchen	13' x 17'	Bsmt	Bedroom	11'5 x 12'	Above 3
Unfinished Floor:	0	Main	Wok Kitchen	6' x 9'	Bsmt	Bedroom	10' x 12'	Bsmt 3
Grand Total:	3,139sq. ft.	Above	Flex Room	10' x 12'	Bsmt		x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13' x 15'			x	
		Above	Walk-In Closet	5' x 6'			x	
		Above	Bedroom	11' x 11'			x	
		Above	Bedroom	11' x 14'			x	
		Above	Bedroom	10' x 11'			x	
		Above	Laundry	5' x 6'			x	

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

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **4** # of Rooms: **19**

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

Listing Broker(s): **Century 21 AAA Realty Inc.**

Royal LePage Elite West

Luxurious Living with Room for Everyone – Over 3,100 SF of Elegance and Comfort. With Central A/C, Step into this stunning open-concept home that seamlessly blends space, style, and functionality. Boasting 7 bedrooms and 6 bathrooms, this residence offers high ceilings and premium finishes throughout, perfect for modern family living. The heart of the home is a gourmet kitchen featuring an oversized island – a dream for any home chef – paired with high-end stainless steel appliances and elegant LED lighting throughout. Enjoy the outdoors year-round with a covered patio, ideal for entertaining or relaxing evenings. Need mortgage helpers? This home includes a LEGAL 2-bedroom suite with its own laundry plus an additional 1-bedroom bachelor suite, providing excellent rental income potential.



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Active
R3006154
Board: F
House/Single Family

1388 LEE STREET
South Surrey White Rock
White Rock
V4B 4P8

Residential Detached
\$1,999,999 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,125,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2001**
Frontage(feet): **63.00** Bathrooms: **5** Age: **24**
Frontage(metres): **19.20** Full Baths: **4** Zoning: **RS2**
Depth / Size: **117.00** Half Baths: **1** Gross Taxes: **\$9,411.59**
Lot Area (sq.ft.): **7,371.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **010-170-812** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Tile - Composite**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 2, BLOCK 37 A, PLAN NWP16331, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	1,735	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,488	Main	Living Room	12'4 x 12'2	Above	Bedroom	12'3 x 11'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	15'0 x 13'5	Above	Bedroom	9'8 x 12'8	Main	2
Finished Floor (Below):	0	Main	Dining Room	13'3 x 12'2	Above	Walk-In Closet	9'1 x 5'5	Main	4
Finished Floor (Basement):	0	Main	Den	9'8 x 12'8			x	Above	4
		Main	Kitchen	14'0 x 17'9			x	Above	4
Finished Floor (Total):	3,223sq. ft.	Main	Living Room	14'0 x 12'0			x	Above	4
Unfinished Floor:	0	Main	Kitchen	9'0 x 8'0			x		
Grand Total:	3,223sq. ft.	Main	Bedroom	10'9 x 10'5			x		
		Main	Laundry	7'5 x 8'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Pantry	7'4 x 4'11			x		
		Above	Primary Bedroom	17'9 x 14'0			x		
Suite:		Above	Bedroom	12'0 x 12'2			x		
Basement:None		Above	Bedroom	12'4 x 12'2			x		
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2 # of Rooms: 16		MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Nationwide Realty Corp.

Price reduced! This 24-year-old home is located on a 7,731.00 SF corner lot, spacious floor plan of 3,223 SF, with 5 bedrooms on upper level. Lots of room for a growing family. Radiant heat on main floor. Utility shed in backyard for your gardening tools. Recent upgrade Navien tankless water heater (2023). House also has a 1-bedroom suite with kitchen and a separate entrance. Area schools include Peace Arch K-grade 7 (7-minute walk) and Earl Marriot grades 8-12 (10-minute walk)



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Active
R2999451
Board: F
House/Single Family

13840 100 AVENUE

North Surrey
Whalley
V3T 1J5

Residential Detached

\$2,250,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,250,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 9999
Frontage(feet): 51.00	Bathrooms: 1	Age: 999
Frontage(metres): 15.54	Full Baths: 1	Zoning: R3
Depth / Size: 132	Half Baths: 0	Gross Taxes: \$6,890.61
Lot Area (sq.ft.): 6,844.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-637-588	Tax Inc. Utilities?: No
Flood Plain: No		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: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 1, BLOCK 5N, PLAN NWP10377, SECTION 35, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP76100**

Amenities:

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

Features:

Finished Floor (Main):	1,187	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12' x19'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x14'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	10' x12'			x	
Finished Floor (Basement):	0	Main	Bedroom	9' x10'			x	
Finished Floor (Total):	1,187sq. ft.	Main	Bedroom	9' x9'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,187sq. 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): **Royal LePage Sterling Realty**

COURT ORDERED SALE! This is a prime holding property for future development in Surrey Centre. This parcel offers high-rise density potential and is currently located in the Transit Oriented Area. Property is close to King George Skytrain, Holland Park, Surrey Centre Mall, SFU, Restaurants and more. Do not miss this prime investment opportunity!



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Active
R2950084
Board: F
House/Single Family

8473 171 STREET

Surrey
Fleetwood Tynehead
V4N 0B1

Residential Detached

\$2,300,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,300,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2013**
Frontage(feet): **113.32** Bathrooms: **7** Age: **12**
Frontage(metres): **34.54** Full Baths: **7** Zoning: **CD**
Depth / Size: **110.13** Half Baths: **0** Gross Taxes: **\$9,413.85**
Lot Area (sq.ft.): **12,486.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.29** P.I.D.: **026-336-677** 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: **Mixed, Stone**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **3** Parking Access:
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Other**

Legal: **LOT 40, PLAN BCP18055, SECTION 30, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Sauna/Steam Room**

Site Influences:
Features:

Finished Floor (Main):	1,965	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,278	Main	Office	10' x 10'4	Bsmt	Gym	14'4 x 14'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 13'	Bsmt	Playroom	15' x 31'6	Main	3
Finished Floor (Below):	0	Main	Living Room	14' x 14'4	Bsmt	Recreation Room	15' x 20'	Above	3
Finished Floor (Basement):	1,965	Main	Bedroom	11'4 x 11'10	Bsmt	Bedroom	13' x 8'9	Above	3
		Main	Wok Kitchen	9'4 x 9'6			x	Above	4
Finished Floor (Total):	5,208sq. ft.	Main	Kitchen	26'6' x 15'			x	Above	3
Unfinished Floor:	0	Main	Nook	13' x 4'			x	Bsmt	3
Grand Total:	5,208sq. ft.	Bsmt	Family Room	15' x 16'			x	Bsmt	3
		Above	Primary Bedroom	13'6 x 17'2			x		
		Above	Bedroom	13'6 x 12'			x		
		Above	Bedroom	13'6 x 12'			x		
				x			x		
		Bsmt	Media Room	14' x 14'4			x		
Suite: Other		Manuf Type: Registered in MHR?: PAD Rental:							
Basement: Full									
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:							
# of Kitchens: 2	# of Rooms: 16								

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

Custom built home in Fleetwood Tynehead, 6 bedrooms, 7 baths, wok kitchen, family room with fireplace, radiant heat. Basement features, Theater, billiard room, guest bedroom, gym, basement suite. Air conditioning, Triple garage and ample parking. Easy to show Open House April 26 from 1 to 3



Presented by:
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Active
R3012661
Board: F
House/Single Family

14022 20A AVENUE

South Surrey White Rock
Sunnyside Park Surrey
V4A 9S3

Residential Detached

\$2,550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,550,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2023
Frontage(feet): 67.59	Bathrooms: 7	Age: 2
Frontage(metres): 20.60	Full Baths: 6	Zoning: R3
Depth / Size: 123.61	Half Baths: 1	Gross Taxes: \$10,080.37
Lot Area (sq.ft.): 8,438.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.19	P.I.D.: 029-976-090	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail.**
Driveway Finish: **Paving Stone**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **LOT 2, PLAN EPP57574, SECTION 16, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	2,356	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,742	Main	Living Room	13' x 14'	Above	Bedroom	13'10 x 12'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'	Above	Bedroom	13'2 x 11'4	Main	2
Finished Floor (Below):	0	Main	Family Room	19' x 13'	Above	Bedroom	15'6 x 12'2	Main	3
Finished Floor (Basement):	0	Main	Kitchen	20'4 x 14'8	Above	Walk-In Closet	10' x 8'8	Main	4
Finished Floor (Total):	4,098sq. ft.	Main	Wok Kitchen	11'6 x 5'10	Above	Walk-In Closet	5' x 5'	Above	4
		Main	Eating Area	12' x 7'4	Above	Walk-In Closet	5' x 5'	Above	3
Unfinished Floor:	0	Main	Media Room	14' x 11'2	Above	Laundry	10'6 x 5'6	Above	4
Grand Total:	4,098sq. ft.	Main	Mud Room	11'1 x 7'6	Above	Den	12'4 x 9'10	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	9'6 x 7'			x		
		Main	Kitchen	15'10 x 13'3			x		
		Main	Bedroom	11'8 x 10'6			x		
		Main	Bedroom	12' x 9'4			x		
Suite: Legal Suite		Above	Primary Bedroom	19'10 x 13'8			x		
Basement: None									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 3	# of Rooms: 21	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **YPA Your Property Agent**

Luxury Residence in Sunnyside Park. Surrounded with beautifully landscaped at front and backyard. This approx. 8400 sf big lot, comes with 6 bedrooms (4 upstairs, 2 downstairs), 6 full bath and 1 half bath. High ceiling living room gets lots of natural light. Open concept Kitchen, Beautiful backyard with indoor/outdoor living with privacy. The main floor also includes a guest bedroom with an ensuite and a legal 2 bedroom suite for additional income or extended family. Upstairs, huge 4 bedrooms with ensuite. Situated on a sun-drenched south-facing lot, the property is fully landscaped and fenced. Minutes walk to Bayridge and Semiahmoo Secondary school **OPEN HOUSE JUNE 28,2025 3:00PM TO 5:00 PM******



Presented by:
Doc Livingston PREC*

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Active
R2973849
Board: F
House/Single Family

13698 113 AVENUE

North Surrey
Bolivar Heights
V3R 2J1

Residential Detached

\$2,798,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,998,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2021**
Frontage(feet): **1.00** Bathrooms: **6** Age: **4**
Frontage(metres): **0.30** Full Baths: **6** Zoning: **CD**
Depth / Size: Half Baths: **0** Gross Taxes: **\$10,109.76**
Lot Area (sq.ft.): **22,219.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.51** P.I.D.: **011-631-040** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Hot Water**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **PARCEL A, LOT 2, BLOCK 5N, PLAN NWP494, SECTION 11, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 16942) OF THE W 247.5' EXC: FIRSTLY: PT SUBDIVIDED BY PL 38650; SECONDLY: PT SUBDIVIDED BY PL 45187; THIRDLY: PT SUBDIVIDED BY PL 55644**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,657	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,325	Main	Kitchen	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	1,402	Main	Dining Room	16' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Family Room	16' x 13'			x	Main 3
Finished Floor (Basement):	0	Main	Den	10' x 12'			x	Above 4
				x			x	Above 3
Finished Floor (Total):	4,384sq. ft.	Above	Primary Bedroom	18' x 14'			x	Above 3
Unfinished Floor:	0	Above	Bedroom	12' x 11'			x	Above 3
Grand Total:	4,384sq. ft.	Above	Bedroom	14' x 13'			x	Above 3
		Above	Hobby Room	10' x 16'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	8' x 8'			x	
		Main	Kitchen	10' x 10'			x	
Suite: Legal Suite				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Court order sale, 2 level home, Great layout, centre island in kitchen, Wok kitchen formal dining room, 3 bedrooms up plus games room above garage. 1 bedroom suite. Radiant heat and air conditioning. Subdividable lot at rear of house. Easy to show.



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doc@homehuntersbc.com



Active
R2973501
Board: F
House/Single Family

5479 124B STREET

Surrey
Panorama Ridge
V3X 3T1

Residential Detached

\$2,999,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,999,999
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2006
Frontage(feet): 47.01	Bathrooms: 7	Age: 19
Frontage(metres): 14.33	Full Baths: 6	Zoning: RH
Depth / Size:	Half Baths: 1	Gross Taxes: \$10,576.60
Lot Area (sq.ft.): 20,037.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.46	P.I.D.: 025-747-134	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer	
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Concrete Frame, Frame - Wood**
Exterior: **Stone, Stucco, Wood**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas, Radiant**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Metal, Tile - Concrete**

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

Total Parking: **9** Covered Parking: **3** Parking Access: **Front, Side**
Parking: **Garage; Triple**
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 9, PLAN BCP7388, SECTION 6, TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

Amenities: **Air Cond./Central, Garden, Storage**

Site Influences:
Features:

Finished Floor (Main):	2,792	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,768	Main	Living Room	18' x 14'	Bsmt	Bedroom	18' x 14'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	19' x 16'6	Bsmt	Bedroom	13' x 15'	Main	4
Finished Floor (Below):	0	Main	Dining Room	18' x 13'	Bsmt	Kitchen	16'6 x 9'4	Above	4
Finished Floor (Basement):	2,792	Main	Kitchen	20' x 16'6	Bsmt	Living Room	16'6 x 9'6	Bsmt	4
Finished Floor (Total):	7,352sq. ft.	Main	Wok Kitchen	11' x 19'			x	Main	2
Unfinished Floor:	0	Main	Primary Bedroom	20' x 22'4			x	Above	4
Grand Total:	7,352sq. ft.	Main	Office	14' x 11'8			x	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Nook	11' x 20'			x	Above	4
Suite: Legal Suite, Unauthorized Suite		Above	Primary Bedroom	20' x 22'4			x		
Basement: Separate Entry		Above	Bedroom	13' x 15'4			x		
		Above	Bedroom	13' x 16'			x		
		Bsmt	Recreation Room	37' x 26'			x		
		Bsmt	Bedroom	16'10 x 20'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 3	# of Rooms: 17	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Homelife Benchmark Titus Realty**

Amazing Custom-Built Home in Panorama Ridge! Sitting on a huge 20,037 sqft lot, this beautiful property has over 7,300 sqft of living space, with 7 bedrooms, 7 bathrooms, and a big office with its own private entrance. The main floor features high ceilings, a spacious living/dining area, a top-notch kitchen, and a huge 450 sqft master bedroom with a luxurious ensuite. Upstairs, there are 3 large bedrooms, each with walk-in closets and their own ensuite bathrooms. The basement is perfect for entertaining, with a recreation room, bar, movie theatre, plus 3 more bedrooms, 2 bathrooms, and a separate entrance. Surrounded by nature, this home also has gorgeous landscaping, a triple garage, and 9 parking spots. Definitely a must-see!



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Active
R2929416
Board: F
House/Single Family

13851 115 AVENUE

North Surrey
Bolivar Heights
V3R 5Y3

Residential Detached

\$3,999,999 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,999,999**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1984**
Frontage(feet): **253.25** Bathrooms: **4** Age: **41**
Frontage(metres): **77.19** Full Baths: **3** Zoning: **RF**
Depth / Size: **1.86** Half Baths: **1** Gross Taxes: **\$15,235.94**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **1.86** P.I.D.: **002-328-691** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Water, Mountain**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

Legal: **LOT 145, PLAN NWP67522, SECTION 11, RANGE 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,719	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	700	Main	Living Room	20'5 x 13'4	Bsmt	Living Room	15' x 11'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'5	Bsmt	Kitchen	5' x 6'	Main	2
Finished Floor (Below):	0	Main	Family Room	20' x 13'4	Bsmt	Bedroom	19'6 x 13'	Above	4
Finished Floor (Basement):	800	Main	Kitchen	13'4 x 11'	Bsmt	Laundry	15'4 x 14'	Above	3
Finished Floor (Total):	3,219sq. ft.	Main	Eating Area	13'4 x 9'			x	Bsmt	3
Unfinished Floor:	0	Main	Den	13'6 x 8'8			x		
Grand Total:	3,219sq. ft.	Main	Games Room	13'3 x 12'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: Unauthorized Suite		Above	Primary Bedroom	14'5 x 12'3			x		
Basement: Fully Finished		Above	Walk-In Closet	7'6 x 6'1			x		
		Above	Bedroom	14'5 x 9'4			x		
		Above	Bedroom	10'8 x 9'4			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Sutton Premier Realty**

Sutton Premier Realty

Court-Ordered Sale! Exciting opportunity for developers: six approved view lots totaling 1.86 acres, with services already at the lot line. Lots range from 6,027 to 18,567 square feet, making this a prime location for building. All preliminary work is complete, and we're ready for the fourth reading. Enjoy convenient access to all of Metro Vancouver, just minutes from Surrey City Centre, and within walking distance to both elementary and secondary schools. Don't miss out on this exceptional investment!



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Active
R3011602
Board: F
House with Acreage

12364 53 AVENUE

Surrey
Panorama Ridge
V3X 3B7

Residential Detached

\$5,799,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$5,799,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
Frontage(feet): **200.00** Bathrooms: **2** Age: **999**
Frontage(metres): **60.96** Full Baths: **2** Zoning: **HALFAC**
Depth / Size: **640** Half Baths: **0** Gross Taxes: **\$36,418.31**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **2.92** P.I.D.: **009-755-276** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: WATER & VALLEY VIEWS**
Complex/Subdiv: **PANORAMA RIDGE**
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **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: **No**
Floor Finish:

Legal: **PARCEL B, PLAN NWP12941, DISTRICT LOT 51A, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,267	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	22'0 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 12'0			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	14'0 x 9'0			x	Bsmt 3
Finished Floor (Basement):	1,267	Main	Bedroom	10'0 x 9'8			x	
Finished Floor (Total):	2,534sq. ft.	Main	Bedroom	11'0 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	12'0 x 11'9			x	
Grand Total:	2,534sq. ft.	Bsmt	Recreation Room	30'0 x 12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Games Room	23'0 x 12'0			x	
Suite: None		Bsmt	Utility	2'6 x 12'0			x	
Basement: Full				x			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 9	MHR#:		CSA/BCE:	Maint. Fee:			
ByLaw Restrictions:								

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

Century 21 Coastal Realty Ltd.

This Property North Facing is located in the prestigious **Panorama Ridge** neighbourhood with development potential. **2.92 Acres of LAND!** Property is free of creeks, right of ways and easements. Rectangular parcel. Please call for additional information.



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Active
R3009429

Board: F
House with Acreage

13283 56 AVENUE

Surrey
Panorama Ridge
V3X 2Z5

Residential Detached

\$7,200,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,200,000
Meas. Type: Feet	Bedrooms: 11	Approx. Year Built: 2015
Frontage(feet): 180.00	Bathrooms: 12	Age: 10
Frontage(metres): 54.86	Full Baths: 9	Zoning: RH
Depth / Size: 424	Half Baths: 3	Gross Taxes: \$41,589.29
Lot Area (sq.ft.): 76,320.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 1.75	P.I.D.: 000-548-952	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: Ocean		
Complex/Subdiv: Panorama Ridge		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer		
Sewer Type: Septic	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Other**

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

Total Parking: **12** Covered Parking: **6** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 16, PLAN NWP16781, PART SE1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Private Setting, Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Oven - Built In, Security System, Swimming Pool Equip., Vacuum - Built In**

Finished Floor (Main):	5,695	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	4,186	Main	Kitchen	13'6" x 22'7"	Above	Bedroom	23'11" x 30'00"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Wok Kitchen	15'1" x 5'5"	Above	Bedroom	21'8" x 18'4"	Main 2
Finished Floor (Below):	6,517	Main	Eating Area	12'11" x 12'6"	Above	Walk-In Closet	5'7" x 6'11"	Main 2
Finished Floor (Basement):	0	Main	Living Room	17'10" x 21'5"	Above	Bedroom	21'8" x 18'2"	Main 5
Finished Floor (Total):	16,398sq. ft.	Main	Dining Room	17'11" x 18'0"	Above	Walk-In Closet	9'10" x 5'3"	Main 3
Unfinished Floor:	0	Main	Office	15'6" x 16'1"	Above	Bedroom	16'4" x 14'1"	Above 3
Grand Total:	16,398sq. ft.	Main	Primary Bedroom	20'8" x 24'11"	Below	Recreation Room	18'4" x 20'10"	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	18'5" x 15'11"	Below	Games Room	12'1" x 30'1"	Above 5
Suite: None		Main	Bedroom	13'10" x 15'11"	Below	Gym	21'3" x 18'8"	Above 2
Basement: Full, Fully Finished		Main	Laundry	10'11" x 11'11"	Below	Media Room	22'3" x 29'4"	Above 3
		Above	Primary Bedroom	20'0" x 22'3"	Below	Flex Room	14'10" x 17'8"	Below 3
		Above	Walk-In Closet	14'1" x 15'2"	Below	Wine Room	11'1" x 6'10"	Below 4
		Above	Den	12'11" x 13'0"	Below	Bedroom	28'2" x 15'4"	Below 3

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 28	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd. Angell, Hasman & Associates Realty Ltd.**

***** COURT ORDERED SALE ***** Located in the most prestigious Panorama Ridge enclave, this Grand-Scale Luxury Estate Residence sits majestically on a private 1.74 park-like estate with gated driveway, manicured gardens & wonderful ocean views. Exceptional quality and design, impressive stonework & hand crafted mill work create a luxurious 11 bedroom, 10 & 5 half bathroom family estate residence like no other with formal Grande Foyer & large entertainment size principal rooms providing direct walk-out access to a private poolside terraces with a covered summer outdoor dining area with fireside outdoor lounge. Additional features include a private Guest Suite, World Class Home Theatre, Massage & Spa room, Professional Gym, Wine room, Media Sports Centre with Baccarat & Wet Bar.



Presented by:
Doc Livingston PREC*

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



Active
R3004661
Board: F
House with Acreage

8415 184 STREET

North Surrey
Port Kells
V4N 6G4

Residential Detached

\$7,777,888 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,777,888
Meas. Type: Feet	Bedrooms: 13	Approx. Year Built: 2010
Frontage(feet): 663.48	Bathrooms: 11	Age: 15
Frontage(metres): 202.23	Full Baths: 10	Zoning: A-1
Depth / Size: 1909 feet	Half Baths: 1	Gross Taxes: \$4,180.84
Lot Area (sq.ft.): 1,259,681.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 28.92	P.I.D.: 015-022-668	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Water	
Sewer Type: Septic	Water Supply: Well - Drilled	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Other**
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: **Add. Parking Avail., DetachedGrge/Carport**
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 4 EXCEPT: PART SUBDIVIDED BY PLAN 52270, SECTION 29 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 38258**

Amenities:

Site Influences:

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

Finished Floor (Main):	3,124	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,157	Main	Foyer	12'7 x 12'6	Above	Flex Room	20'8 x 13'3	Floor	#Pcs
Finished Floor (AbvMain2):	1,801	Main	Living Room	13'7 x 19'5	Main	Living Room	15'3 x 10'4	Main	2
Finished Floor (Below):	2,575	Main	Bedroom	10'4 x 11'5	Main	Dining Room	12'10 x 9'2	Main	3
Finished Floor (Basement):	0	Main	Kitchen	13'10 x 11'4	Main	Kitchen	7'8 x 11'2	Above	4
		Main	Nook	11'0 x 11'0	Main	Bedroom	12'10 x 14'7	Above	4
Finished Floor (Total):	9,657sq. ft.	Main	Wok Kitchen	6'11 x 4'11			x	Above	4
Unfinished Floor:	0	Main	Den	9'4 x 9'2	Main	Living Room	18'9 x 13'0	Main	4
Grand Total:	9,657sq. ft.	Main	Bedroom	12'0 x 14'7	Main	Kitchen	18'3 x 16'5		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'6 x 16'11	Main	Family Room	12'8 x 14'11	Main	4
		Above	Den	10'10 x 11'0	Main	Dining Room	12'8 x 11'7	Main	4
Suite: Unauthorized Suite		Above	Bedroom	13'10 x 11'9	Main	Den	9'11 x 8'2	Below	4
Basement: None		Above	Bedroom	10'2 x 11'7	Main	Primary Bedroom	10'11 x 13'5	Below	4
		Above	Bedroom	13'10 x 10'10	Main	Bedroom	10'7 x 9'11	Below	4
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 5	# of Rooms: 35	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Unlock the potential of this extraordinary 29-acre estate in the sought-after Port Kells area! Featuring two luxurious homes with multiple living spaces, this property is perfect for multi-generational living or a savvy investor looking for income-generating opportunities. The modern 2010 residence boasts exceptional craftsmanship, while the beautifully renovated 1974 home offers endless possibilities. Plus, enjoy the bounty of over 20 acres of thriving blueberry plants, including prized Duke, Bluecrop, and Reka varieties. Don't miss this rare chance to own a piece of paradise - schedule your viewing today



Presented by:
Doc Livingston PREC*

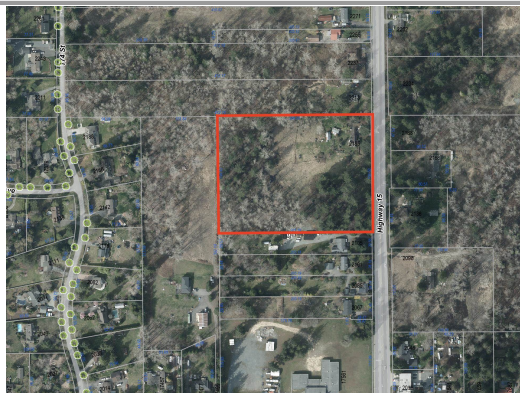
eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R2980965
Board: F
House with Acreage

2185 176 STREET
South Surrey White Rock
Pacific Douglas
V3Z 9W4

Residential Detached
\$21,900,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$21,900,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 9999
Frontage(feet): 513.00	Bathrooms: 1	Age: 999
Frontage(metres): 156.36	Full Baths: 1	Zoning: RA
Depth / Size:	Half Baths: 0	Gross Taxes: \$75,038.00
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 7.94	P.I.D.: 011-040-441	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
	Title to Land: Freehold NonStrata		
Renovations:	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Other			
Fuel/Heating: Other	Fixtures Rmvd: No :		
Outdoor Area: Patio(s)			
Type of Roof: Wood	Floor Finish:		

Legal: **LOT 5, PLAN NWP3933, SECTION 18, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXC, PT ON SRW PL 84544**

Amenities: **None**

Site Influences: **Golf Course Nearby**

Features:

Finished Floor (Main):	1,127	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Great Room	8'1 x8'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	6'1 x6'1			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	8'1 x8'1			x	
Finished Floor (Basement):	0	Main	Laundry	6'1 x4'1			x	
Finished Floor (Total):	1,127sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,127sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 4	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Century 21 Coastal Realty Ltd.

Court-Ordered Sale. Spanning about 8 acres, this promising parcel is designated for future redevelopment under the Grandview OCP (Area #5). Grandview Heights General Land Use Plan Designates this property as Urban Residential (4 to 15 UPA). Perched at one of the area's highest elevations, it offers the potential for stunning views from forthcoming developments. An exceptional investment opportunity in a sought-after location primed for growth.