



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

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



**Active**  
**R3062485**  
Board: F  
House/Single Family

**13517 79A AVENUE**

Surrey  
West Newton  
V3W 2Z3

Residential Detached  
**\$1,450,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,450,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1956</b>
Frontage(feet): <b>65.00</b>	Bathrooms: <b>2</b>	Age: <b>69</b>
Frontage(metres): <b>19.81</b>	Full Baths: <b>2</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,535.02</b>
Lot Area (sq.ft.): <b>162.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.00</b>	P.I.D.: <b>007-982-895</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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:

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

Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>2</b>	# of Rooms: <b>12</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**Court order sale, house of little value, boarded up, 10540 square foot lot!**



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**Active**  
**R3059309**  
Board: F  
House/Single Family

**12599 62B AVENUE**

Surrey  
Panorama Ridge  
V3X 3M9

Residential Detached

**\$1,474,900** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,474,900**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1998**  
Frontage(feet): **47.00** Bathrooms: **5** Age: **27**  
Frontage(metres): **14.33** Full Baths: **5** Zoning: **SFD**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,627.97**  
Lot Area (sq.ft.): **4,661.00** Rear Yard Exp: For Tax Year: **2025**  
Lot Area (acres): **0.11** P.I.D.: **024-081-272** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv: **Boundary wind**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **2 minutes** Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT 17, PLAN LMP37067, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

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

Finished Floor (Main):	1,116	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,098	Main	Living Room	15'1 x 11'0	Below	Living Room	13'0 x 11'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'6 x 11'2	Below	Kitchen	14'3 x 7'10	Above 5
Finished Floor (Below):	0	Main	Kitchen	11'11 x 10'11	Below	Recreation Room	14'3 x 11'8	Main 4
Finished Floor (Basement):	1,106	Main	Family Room	11'0 x 13'0			x	
Finished Floor (Total):	3,320sq. ft.	Main	Eating Area	10'6 x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	10'0 x 10'2			x	
Grand Total:	3,320sq. ft.	Above	Primary Bedroom	14'6 x 13'5			x	Above 4
		Above	Walk-In Closet	4'11 x 3'8			x	Below 4
		Above	Bedroom	12'10 x 11'3			x	
		Above	Bedroom	10'8 x 11'4			x	
		Above	Bedroom	13'5 x 12'2			x	Above 4
		Below	Bedroom	10'4 x 11'5			x	
		Below	Bedroom	8'0 x 9'5			x	

Suite: **Unauthorized Suite**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **16**

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

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

**Discover this exceptionally renovated three-storey gem nestled on a desirable corner lot in one of Surrey's most sought-after neighbourhoods. This elegant residence features 4 spacious bedrooms upstairs, a main-floor bedroom, and a bright 2-bedroom mortgage helper below ideal for extended family or extra income. Step inside to find a freshly updated interior with new paint, a modern chef-inspired kitchen, and beautifully upgraded washrooms. The open-concept layout flows seamlessly, creating the perfect setting for both everyday living and entertaining. Located just minutes from Panorama Ridge Secondary, top-rated elementary schools, shopping, parks, and transit, this home truly offers the best of comfort and convenience. A move-in ready home in this prime location won't last long!**



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**Active**  
**R3056930**  
Board: F  
House/Single Family

**10476 169A STREET**

North Surrey  
Fraser Heights  
V4N 3L9

Residential Detached

**\$1,499,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,650,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1994**  
Frontage(feet): **0.00** Bathrooms: **4** Age: **31**  
Frontage(metres): **0.00** Full Baths: **3** Zoning: **R3**  
Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$6,444.59**  
Lot Area (sq.ft.): **7,909.00** Rear Yard Exp: For Tax Year: **2025**  
Lot Area (acres): **0.18** P.I.D.: **018-501-222** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **Yes: MOUNTAINS**  
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, Mixed, Stucco**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :SOLD AS IS WHERE IS**  
Fixtures Rmvd: **:SOLD AS IS WHERE IS**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed, Carpet**

Legal: **LOT 15 SECTION 7 TOWNSHIP 9 NEW WESTMINSTER DISTRICT PLAN LMP12747**

Amenities:

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

Features:

Finished Floor (Main):	<b>1,404</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	<b>1,188</b>	<b>Main</b>	<b>Foyer</b>	<b>7'0 x 8'4</b>	<b>Bsmt</b>	<b>Recreation Room</b>	<b>22'0 x 11'5</b>	Floor #Pcs
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>14'9 x 13'2</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>11'2 x 11'0</b>	<b>Main 2</b>
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>14'10 x 11'3</b>			<b>x</b>	<b>Above 4</b>
Finished Floor (Basement):	<b>617</b>	<b>Main</b>	<b>Kitchen</b>	<b>16'0 x 12'0</b>			<b>x</b>	<b>Above 5</b>
Finished Floor (Total):	<b>3,209sq. ft.</b>	<b>Main</b>	<b>Eating Area</b>	<b>11'2 x 9'5</b>			<b>x</b>	<b>Bsmt 3</b>
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Family Room</b>	<b>15'0 x 12'0</b>			<b>x</b>	
Grand Total:	<b>3,209sq. ft.</b>	<b>Main</b>	<b>Den</b>	<b>13'0 x 9'0</b>			<b>x</b>	
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Main</b>	<b>Laundry</b>	<b>7'0 x 6'6</b>			<b>x</b>	
Suite: <b>None</b>		<b>Above</b>	<b>Primary Bedroom</b>	<b>16'0 x 10'0</b>			<b>x</b>	
Basement: <b>Fully Finished, Part, Separate Entry</b>		<b>Above</b>	<b>Walk-In Closet</b>	<b>11'3 x 6'4</b>			<b>x</b>	
Crawl/Bsmt. Height:	<b># of Levels: 3</b>	<b>Above</b>	<b>Bedroom</b>	<b>13'0 x 11'0</b>			<b>x</b>	
# of Kitchens: <b>1</b>	<b># of Rooms: 15</b>	<b>Above</b>	<b>Bedroom</b>	<b>16'0 x 10'0</b>			<b>x</b>	
		<b>Above</b>	<b>Bedroom</b>	<b>15'3 x 12'0</b>			<b>x</b>	
			Manuf Type:	Registered in MHR?:	PAD Rental:			
			MHR#:	CSA/BCE:	Maint. Fee:			
			ByLaw Restrictions:					

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

**WOW!! North Surrey Fraser Heights location, quiet street with large level lot. A beautiful big backyard with a mountain view. Features include; beautiful wood floors throughout, sunken living room, large formal dining room, perfect main floor office for those that work from home, kitchen with separate eating area which has access to rear deck/yard. Upper floor has generous sized bedrooms with the primary bedroom offering a deep tub, large shower in it's spa like en-suite and a walk in closet. The fully finished part basement has a large playroom and a bedroom for one more, slider door to rear yard. There is a large 1/2 basement/crawl space for lots of additional storage. Bring your paint brush and decorating ideas.**





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**Active**  
**R3065982**  
Board: F  
House/Single Family

**15077 86B AVENUE**  
Surrey  
Bear Creek Green Timbers  
V3S 4V3

Residential Detached  
**\$1,530,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,530,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1976</b>
Frontage(feet): <b>42.00</b>	Bathrooms: <b>4</b>	Age: <b>49</b>
Frontage(metres): <b>12.80</b>	Full Baths: <b>4</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,827.73</b>
Lot Area (sq.ft.): <b>9,934.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.23</b>	P.I.D.: <b>000-491-284</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access:  
Parking: **Add. Parking Avail., Garage; Single**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: :

Legal: **LOT 115, SECTION 27, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 49956**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,620	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	15'10 x 13'6	Below	Bedroom	11'1 x 10'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'5 x 7'10	Below	Bedroom	12'8 x 11'4	Main	4
Finished Floor (Below):	1,406	Main	Kitchen	12'5 x 10'5			x	Main	4
Finished Floor (Basement):	0	Main	Family Room	12' x 14'2	Below	Kitchen	13'3 x 10'9	Below	4
Finished Floor (Total):	3,026sq. ft.	Main	Wok Kitchen	12'3 x 11'1	Below	Bedroom	11'5 x 11'2	Below	4
Unfinished Floor:	0	Main	Primary Bedroom	12'8 x 15'11			x		
Grand Total:	3,026sq. ft.	Main	Walk-In Closet	8'8 x 8'2			x		
		Main	Bedroom	8'5 x 10'9			x		
		Main	Bedroom	8'5 x 9'11			x		
		Below	Bedroom	8'0 x 11'5			x		
				x			x		
Suite: <b>Unauthorized Suite</b>		Below	Living Room	16'9 x 7'9			x		
Basement: <b>Fully Finished, Separate Entry</b>		Below	Kitchen	13'1 x 7'2			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 4	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Welcome to this stunning family home nestled in Surrey's most sought-after neighborhood! This spacious 3000+ sq ft home sits on an approx. 10,000 sq ft lot and boasts a huge living area and separate family area, 4 bedrooms, 2 bathrooms, and a beautifully designed main kitchen with additional spice/work kitchen in the main house area. An attached garage adds convenience. The lower level offers two basement suites (2 beds + 1 bath & 1 bed + 1 bath) for potential mortgage helpers. With recent renovations including updated kitchens, floors, bathrooms, and lighting, this home is turn-key ready. Enjoy easy access to Fraser Highway, schools, parks, grocery stores, restaurants, and Skytrain. Make this home your own and bring your ideas!**





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**Active**  
**R3066085**  
Board: F  
House/Single Family

**13028 19A AVENUE**

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

Residential Detached

**\$1,549,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$1,549,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**  
Frontage(feet): **7,993.0** Bathrooms: **3** Age: **39**  
Frontage(metres): **2,436.2** Full Baths: **2** Zoning: **SFR**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,307.85**  
Lot Area (sq.ft.): **7,993.00** Rear Yard Exp: For Tax Year: **2025**  
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: **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:  
Metered Water: **No**  
R.I. Plumbing: **No**  
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:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed, Tile, Carpet**

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
Finished Floor (Total):	3,693sq. ft.	Main	Eating Area	11'1 x 10'			x		
Unfinished Floor:	0	Main	Office	11'8 x 11'1			x		
Grand Total:	3,693sq. ft.	Main	Laundry	14'4 x 11'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	7'11 x 8'5			x		
Suite: <b>None</b>		Main	Patio	32'6 x 15'4			x		
Basement: <b>None</b>		Main	Patio	16'1 x 13'6			x		
		Above	Primary Bedroom	21'5 x 14'4			x		
		Above	Bedroom	12'2 x 11'9			x		
		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 4 bedroom and den executive home situated at the center of a tree lined quiet cul-de-sac. Central and convenient location close to Laronde French Immersion School, soccer field and park. Near library, Safeway, Starbucks, and much more. Add your personal touch to make this a great home now and for the future.FORECLOSURE SALE. COURT DATE IS DECEMBER 11TH AT VANCOUVER COURT HOUSE 10:00 AM PRICE TO BE APPROVED IS \$1,499,999.00.**



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**Active**  
**R3039659**  
Board: F  
House/Single Family

**5901 141 STREET**

Surrey  
Sullivan Station  
V3X 2R9

Residential Detached

**\$1,549,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,835,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2021**  
Frontage(feet): **0.00** Bathrooms: **6** Age: **4**  
Frontage(metres): **0.00** Full Baths: **5** Zoning: **R-4**  
Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$8,183.93**  
Lot Area (sq.ft.): **5,759.00** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2024**  
Lot Area (acres): **0.13** P.I.D.: **030-687-381** Tax Inc. Utilities?: \_\_\_\_\_  
Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
View: **No :**  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
Fireplace Fuel: **Electric** Metered Water: \_\_\_\_\_  
Fuel/Heating: **Natural Gas, Radiant** R.I. Plumbing: \_\_\_\_\_  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Property Disc.: **No**  
Fixtures Leased: **No :SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Fixtures Rmvd: **:SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Floor Finish: **Laminate, Tile**

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

Amenities:

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

Features:

Finished Floor (Main):	987	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,072	Main	Living Room	12'10 x 12'8	Bsmt	Bedroom	12'0 x 11'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'5 x 8'2	Bsmt	Bedroom	12'0 x 10'0	Main 2
Finished Floor (Below):	0	Main	Kitchen	17'10 x 12'6	Bsmt	Living Room	16'0 x 8'0	Above 3
Finished Floor (Basement):	987	Main	Family Room	17'6 x 16'8	Bsmt	Kitchen	10'0 x 5'0	Above 3
Finished Floor (Total):	3,046sq. ft.	Main	Kitchen	7'10 x 6'9	Bsmt	Living Room	13'0 x 11'0	Above 4
Unfinished Floor:	0	Above	Primary Bedroom	14'2 x 13'1			x	Bsmt 3
Grand Total:	3,046sq. ft.	Above	Walk-In Closet	6'0 x 5'4			x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'2 x 9'0			x	
		Above	Bedroom	10'4 x 10'0			x	
		Above	Bedroom	10'3 x 10'0			x	
		Above	Laundry	5'10 x 4'10			x	
		Above	Loft	11'2 x 7'3			x	
		Bsmt	Kitchen	16'0 x 5'0			x	

Suite: **Legal Suite, Unauthorized Suite**

Basement: **Full, Fully Finished**

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

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

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

**Wow!! Great location for the family. This home features some nicely finished details; feature wall in the living room, glass railings which open up the formal rooms and provide a brighter home, stair case with indirect lighting, 10' ceilings on the main floor, lots of crown moldings, exterior brick accent, unique under stairs storage unit. Main floor layout has a large open formal area, family sized kitchen with large centre island, secondary spice kitchen, laminate flooring, huge family room with access to back deck and fenced yard-perfect for the kids. Upper floor has a convenient laundry room, a loft -perfect for gaming or a computer station/reading area, bedrooms have en-suite baths with the primary bedroom having a walk in closet, 4pc en-suite with dbl. vanities and large shower.**



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

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**Active**  
**R3068176**  
Board: F  
House/Single Family

**13115 107A AVENUE**

North Surrey  
Whalley  
V3T 2G9

Residential Detached

**\$1,599,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,599,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1969</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>0</b>	Age: <b>56</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>0</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,283.08</b>
Lot Area (sq.ft.): <b>8,160.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.19</b>	P.I.D.: <b>002-285-134</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: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt, Torch-On**

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

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

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 109 SECTION 21 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 34224**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,301	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	13'0 x 12'6	Bsmt	Living Room	11'6 x 12'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x 6'			x		
Finished Floor (Below):	0	Main	Kitchen	14'7 x 7'6			x		
Finished Floor (Basement):	696	Main	Primary Bedroom	12'8 x 15'7			x		
		Main	Bedroom	10'1 x 15'8			x		
Finished Floor (Total):	1,997 sq. ft.	Main	Bedroom	11'4 x 9'2			x		
Unfinished Floor:	0	Main	Bedroom	10'6 x 8'6			x		
Grand Total:	1,997 sq. ft.	Main	Kitchen	14'4 x 11'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	12'1 x 10'1			x		
		Bsmt	Kitchen	16'5 x 11'			x		
		Bsmt	Bedroom	15'9 x 12'4			x		
Suite:		Bsmt	Bedroom	9'5 x 12'3			x		
Basement:Fully Finished		Bsmt	Bedroom	11'6 x 9'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 3	# of Rooms: 14	MHR#:			CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:									

Listing Broker(s): **Homelife Advantage Realty Ltd.**

**Court-Ordered Sale – Property Sold “As Is, Where Is.” Fully renovated home on an 8,160 sqft lot with back-alley access in North Surrey. The upper level includes three bedrooms and one bathroom for your use. The property offers three income-generating suites—a two-bedroom, one-bedroom, and bachelor—producing about \$5,000 monthly. Great opportunity for investors seeking strong rental potential. All offers subject to court approval.**





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**Active**  
**R3055560**  
Board: F  
House/Single Family

**14838 74A AVENUE**

Surrey  
East Newton  
V3S 0T9

Residential Detached

**\$1,600,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,600,000**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2003**  
Frontage(feet): **49.21** Bathrooms: **6** Age: **22**  
Frontage(metres): **15.00** Full Baths: **6** Zoning: **SF**  
Depth / Size: **122.47** Half Baths: **0** Gross Taxes: **\$7,389.51**  
Lot Area (sq.ft.): **6,027.00** Rear Yard Exp: For Tax Year: **2025**  
Lot Area (acres): **0.14** P.I.D.: **025-465-210** 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 w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone, Stucco**  
Foundation: **Concrete Perimeter**

Renovations: **Addition**  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Tile - Concrete**

Reno. Year: **2003**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

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

Legal: **LOT 47, PLAN BCP251, SECTION 22, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,361	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,139	Main	Living Room	14' x 11'	Bsmt	Bedroom	11' x 10'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 8'	Bsmt	Bedroom	11' x 10'	Main	3
Finished Floor (Below):	1,388	Main	Family Room	15' x 14'	Bsmt	Kitchen	8' x 5'	Above	3
Finished Floor (Basement):	0	Main	Kitchen	12' x 11'	Main	Wok Kitchen	8' x 5'	Above	5
		Main	Den	11' x 9'	Above	Bedroom	11' x 11'	Bsmt	3
Finished Floor (Total):	3,888sq. ft.	Main	Laundry	10' x 6'			x	Bsmt	3
Unfinished Floor:	0	Above	Primary Bedroom	17' x 13'			x	Above	3
Grand Total:	3,888sq. ft.	Above	Bedroom	11' x 11'			x		
		Above	Bedroom	12' x 11'			x		
		Above	Bedroom	11' x 10'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	13' x 14'			x		
		Bsmt	Living Room	12' x 11'			x		
		Below	Kitchen	5' x 8'			x		
Suite: <b>Other, Unauthorized Suite</b>		Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:							
Basement: <b>Fully Finished</b>									
Crawl/Bsmt. Height:	# of Levels: 3								
# of Kitchens: 4	# of Rooms: 18								

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

**Discover this spacious nearly 4,000 sqft home on a 6,027 sqft lot, featuring an open-concept layout with a gourmet kitchen and separate spice kitchen. Upstairs offers 4 generous bedrooms and 3 full baths, while the main floor includes a den that easily converts to a 5th bedroom. The fully finished basement provides an excellent mortgage helper potential or space for extended family. Enjoy radiant heat, modern pot lights throughout, and a prime location close to schools, parks, and all amenities. Bring your personal touch and make this your dream home!**



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**Active**  
**R3070697**  
Board: F  
House/Single Family

**12711 104A AVENUE**

North Surrey  
Cedar Hills  
V3V 6C1

Residential Detached

**\$1,650,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,650,000</b>
Meas. Type: <b>Metres</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2018</b>
Frontage(feet): <b>45.34</b>	Bathrooms: <b>6</b>	Age: <b>7</b>
Frontage(metres): <b>13.82</b>	Full Baths: <b>6</b>	Zoning: <b>R4</b>
Depth / Size: <b>28.12</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,967.00</b>
Lot Area (sq.ft.): <b>4,188.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.10</b>	P.I.D.: <b>030-185-491</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: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Stone, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Electric, 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: **4** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **1 Block** Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Tile**

Legal: **LOT 6 SECTION 20 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP69700**

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

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

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

Finished Floor (Main):	1,346	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,290	Main	Living Room	18' x 16'	Bsmt	Bedroom	12' x 11'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18' x 6'	Bsmt	Living Room	20' x 10'	Main	3
Finished Floor (Below):	0	Main	Den	12' x 11'6	Bsmt	Kitchen	20' x 5'	Above	3
Finished Floor (Basement):	1,354	Main	Family Room	15' x 12'6	Bsmt	Bedroom	13' x 10'8	Above	5
Finished Floor (Total):	3,990sq. ft.	Main	Kitchen	14'6 x 12'6	Bsmt	Bedroom	13'8 x 11'4	Above	4
Unfinished Floor:	0	Main	Wok Kitchen	10'8 x 6'			x	Bsmt	3
Grand Total:	3,990sq. ft.	Above	Primary Bedroom	16' x 14'6			x	Bsmt	3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'5 x 13'			x		
		Above	Bedroom	15' x 12'6			x		
		Above	Bedroom	12'0 x 11'6			x		
		Above	Walk-In Closet	9'5 x 5'0			x		
		Bsmt	Living Room	12'6 x 6'0			x		
		Bsmt	Kitchen	12'5 x 5'			x		
Suite: <b>Legal Suite, Unauthorized Suite</b>		Manuf Type:		Registered in MHR?:		PAD Rental:			
Basement: <b>Full</b>		MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							
Crawl/Bsmt. Height:	# of Levels: <b>3</b>								
# of Kitchens: <b>4</b>	# of Rooms: <b>18</b>								

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

**Luxury living w/ this impeccable home in Cedar Hills on a 4188 sqft lot, boasting 7 beds, 6 baths & 3990 sqft of living space. The open layout seamlessly connects the kitchen, living area, dining space, and outdoor zones, creating a welcoming focal point for gatherings. Indulge your culinary passions in the well-appointed kitchen, Spice kitchen, equipped with premium appliances, quartz countertops, and ample storage solutions. Elevating your living experience, the property features 2 primary bedrooms, AC, radiant heating, custom cabinetry, CCTV security, an alarm system, and (2+1) mortgage helpers. Bedroom on the main with washroom. This home is in a family-friendly neighborhood near transit, parks, schools, Hwy 17, Pattullo Bridge, and shopping. Balance of 2/5/10 home warranty.**



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**Active**  
**R3048009**  
Board: F  
House/Single Family

**13139 14 AVENUE**  
South Surrey White Rock  
Crescent Bch Ocean Pk.  
V4A 1G6

Residential Detached  
**\$1,650,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,785,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1989</b>
Frontage(feet): <b>84.40</b>	Bathrooms: <b>3</b>	Age: <b>36</b>
Frontage(metres): <b>25.73</b>	Full Baths: <b>2</b>	Zoning: <b>SF</b>
Depth / Size: <b>136.6</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,318.02</b>
Lot Area (sq.ft.): <b>11,510.00</b>	Rear Yard Exp:	For Tax Year:
Lot Area (acres): <b>0.26</b>	P.I.D.: <b>002-828-871</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, 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>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>2</b> R.I. Fireplaces:	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Natural Gas</b>			
Fuel/Heating: <b>Hot Water, Natural Gas</b>	Fixtures Rmvd: <b>No :</b>		
Outdoor Area: <b>Fenced Yard, Patio(s)</b>			
Type of Roof: <b>Other</b>	Floor Finish: <b>Wall/Wall/Mixed</b>		

Legal: **LOT 86 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 61651**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**

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

Finished Floor (Main):	2,184	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'0 x 11'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'0 x 9'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	14'0 x 14'0			x	Main 3
Finished Floor (Basement):	0	Main	Eating Area	11' x 6'			x	Main 4
Finished Floor (Total):	2,184sq. ft.	Main	Family Room	14' x 13'			x	
Unfinished Floor:	0	Main	Laundry	10' x 9'			x	
Grand Total:	2,184sq. ft.	Main	Primary Bedroom	14'0 x 13'0			x	
		Main	Bedroom	10'0 x 9'0			x	
		Main	Bedroom	10'0 x 9'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>Crawl</b>								
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**OCEAN PARK OPPORTUNITY! Perfect for investors, and/or those looking to build their dream home. This charming rancher sits on a rare 11,500 sqft lot, in one of the most sought after neighborhoods. The home features 3 bedrooms, 2 bathrooms, a spacious living room, family room and kitchen. The large backyard is perfect for entertaining, gardening or giving kids room to play in. Located in an amazing community, you are steps away from Fun Fun Park, Kwomais Point Park, 1001 Steps, White Rock Pier, Ocean Park Shopping Center and more.**





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

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Phone: 604-787-7028  
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[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3037721**  
Board: F  
House/Single Family

**6748 123A STREET**

Surrey  
West Newton  
V3W 0Z1

Residential Detached  
**\$1,675,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,675,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1992</b>
Frontage(feet): <b>70.00</b>	Bathrooms: <b>4</b>	Age: <b>33</b>
Frontage(metres): <b>21.34</b>	Full Baths: <b>4</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,827.66</b>
Lot Area (sq.ft.): <b>7,103.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>015-003-302</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **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 16, PLAN NWP82775, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

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

Features:

Finished Floor (Main):	1,326	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,497	Main	Family Room	24'0 x 12'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'8 x 12'9			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	17'1 x 12'7			x	Above 4
Finished Floor (Basement):	0	Main	Nook	10'10 x 9'5			x	Above 3
Finished Floor (Total):	2,823sq. ft.	Main	Living Room	16'8 x 22'11			x	Above 3
Unfinished Floor:	0	Main	Laundry	6'0 x 8'1			x	
Grand Total:	2,823sq. ft.	Main	Foyer	10'9 x 11'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'3 x 15'			x	
Suite: <b>None</b>		Above	Bedroom	13'1 x 12'10			x	
Basement: <b>None</b>		Above	Bedroom	11'6 x 11'3			x	
		Above	Bedroom	10'10 x 14'0			x	
		Main	Walk-In Closet	6'4 x 8'1			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): **Homelife Benchmark Titus Realty**

**Welcome to this stunning 2-Story home featuring 4 large Bedrooms and 4 Bathrooms in the family friendly community of West Newton! This newly updated home features natural light and generous living spaces which is perfect for those looking for a home that is move-in ready with an inviting atmosphere. Complete with two fireplaces, a covered deck, and yard-- this home is for those who like to entertain in any season. The home is perfectly located in an area central to Kwantlen Polytechnic University, Tamanawis Secondary, Beaver Creek Elementary, and Khalsa School. You're just minutes away from shopping centres, amenities, main transit routes, and quick connections to Highways 91 and 99. Don't miss seeing this rare find.**



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

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



**Active**  
**R3055138**  
Board: F  
House/Single Family

**9117 149 STREET**  
Surrey  
Bear Creek Green Timbers  
V3R 3Z5

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



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,775,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1957</b>
Frontage(feet): <b>59.97</b>	Bathrooms: <b>1</b>	Age: <b>68</b>
Frontage(metres): <b>18.28</b>	Full Baths: <b>0</b>	Zoning: <b>SF</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,890.39</b>
Lot Area (sq.ft.): <b>12,474.00</b>	Rear Yard Exp: <b>West</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.29</b>	P.I.D.: <b>000-519-367</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Other**  
Outdoor Area: **Fenced Yard, Sundeck(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**  
Property Disc.:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:  
Dist. to School Bus:  
Land Lease Expiry Year:

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

Amenities:

Site Influences:

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

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'6" x 13'2"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 16'6"			x	Main 1
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	16' x 9'6"			x	
Finished Floor (Total):	1,190sq. ft.	Main	Office	10' x 9'			x	
Unfinished Floor:	0	Main	Utility	16' x 9'6"			x	
Grand Total:	1,190sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			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): **Royal LePage Global Force Realty**

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



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**Active**  
**R3041773**  
Board: F  
House/Single Family

**9294 126A STREET**

Surrey  
Queen Mary Park Surrey  
V3V 5G2

Residential Detached

**\$1,799,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,799,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1973</b>
Frontage(feet): <b>84.00</b>	Bathrooms: <b>3</b>	Age: <b>52</b>
Frontage(metres): <b>25.60</b>	Full Baths: <b>3</b>	Zoning: <b>SFD</b>
Depth / Size: <b>125</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,252.95</b>
Lot Area (sq.ft.): <b>10,153.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.23</b>	P.I.D.: <b>009-452-800</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish: **Asphalt**  
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, Mixed**

Legal: **LOT 18, PLAN NWP20676, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location**

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	18'0 x 15'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 9'6			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'0 x 9'0			x	Main 4
Finished Floor (Basement):	1,002	Main	Nook	11'0 x 7'0			x	Bsmt 4
Finished Floor (Total):	2,282sq. ft.	Main	Primary Bedroom	13'0 x 12'0			x	
Unfinished Floor:	0	Main	Bedroom	13'0 x 12'0			x	
Grand Total:	2,282sq. ft.	Main	Bedroom	10'0 x 10'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>Unauthorized Suite</b>		Bsmt	Living Room	14'0 x 12'6			x	
Basement: <b>Fully Finished</b>		Bsmt	Kitchen	12'6 x 10'0			x	
		Bsmt	Bedroom	12'6 x 12'			x	
		Bsmt	Bedroom	12'6 x 10'0			x	
		Bsmt	Laundry	11'0 x 5'0			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>12</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Builder Alert!!! Location, Location, Location! home on big lot (10,153 sqft). 3 bedrooms & 2 bathrooms upstairs with big living room, dining room & kitchen. 2 bedroom unauthorized suite downstairs. Corner lot with back lane, lots of parking. Exterior has stucco and stone finish. Beautiful landscaping in the yard. ACCEPTED OFFER**





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**Active**  
**R3066964**  
Board: F  
House/Single Family

**15039 69 AVENUE**

Surrey  
East Newton  
V3S 0X1

Residential Detached

**\$1,799,899** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,799,899</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2003</b>
Frontage(feet): <b>49.00</b>	Bathrooms: <b>5</b>	Age: <b>22</b>
Frontage(metres): <b>14.94</b>	Full Baths: <b>4</b>	Zoning: <b>RF</b>
Depth / Size: <b>144.5</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,434.80</b>
Lot Area (sq.ft.): <b>7,136.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>025-593-056</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: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Stone, Vinyl**  
Foundation: **Concrete Perimeter**

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

Reno. Year: **2022**  
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: **Close by** Dist. to School Bus: **Close by**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 8, PLAN BCP3589, SECTION 15, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Pantry, Vacuum - Built In**

Finished Floor (Main):	1,508	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,290	Main	Living Room	14'4 x 11'7	Bsmt	Kitchen	12'3 x 13'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 12'3	Bsmt	Dining Room	9'7 x 17'5	Main 2
Finished Floor (Below):	0	Main	Dining Room	9'1 x 11'11	Bsmt	Bedroom	10'5 x 15'6	Above 4
Finished Floor (Basement):	1,493	Main	Family Room	13' x 15'	Bsmt	Bedroom	13'1 x 8'1	Above 3
Finished Floor (Total):	4,291 sq. ft.	Main	Eating Area	15' x 10'7	Bsmt	Laundry	12'1 x 10'3	Above 4
Unfinished Floor:	0	Main	Pantry	4' x 5'			x	Bsmt 4
Grand Total:	4,291 sq. ft.	Main	Laundry	8'4 x 8'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'6 x 17'5			x	
		Above	Walk-In Closet	7'2 x 4'2			x	
		Above	Bedroom	11'2 x 11'7			x	
		Above	Bedroom	13' x 10'7			x	
		Above	Bedroom	10'9 x 13'5			x	
		Bsmt	Living Room	12'2 x 14'8			x	

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

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **18**

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

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

**This custom-built, three-story home in East Newton is a perfect blend of family living and investment potential. With over 4,200 Sq Ft of living space, it offers plenty of room for comfort and the opportunity to earn rental income. Easy access to Highway 10 via 152nd Street. Walking distance to grocery store and T.E. Scott Elementary School.**



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



**Active**  
**R3032831**  
Board: F  
House/Single Family

**6735 130A STREET**

Surrey  
West Newton  
V3W 8J2

Residential Detached

**\$1,800,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,900,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2019</b>
Frontage(feet): <b>58.00</b>	Bathrooms: <b>8</b>	Age: <b>6</b>
Frontage(metres): <b>17.68</b>	Full Baths: <b>7</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,086.65</b>
Lot Area (sq.ft.): <b>7,115.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>003-220-974</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(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:  
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 350, PLAN NWP63084, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	2,013	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,718	Main	Living Room	14'5" x 13'	Main	Kitchen	10' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11' x 15'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	10'3" x 10'1"			x	Main 3
Finished Floor (Total):	3,731sq. ft.	Main	Media Room	13' x 14'			x	Above 3
Unfinished Floor:	0	Main	Family Room	11' x 14'			x	Above 3
Grand Total:	3,731sq. ft.	Main	Wok Kitchen	8'5" x 7'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 14'			x	Above 3
		Above	Bedroom	18' x 17'			x	Main 2
		Above	Bedroom	13' x 11'5"			x	
		Above	Bedroom	11'10" x 11'5"			x	
		Above	Bedroom	13' x 11'5"			x	
		Main	Bedroom	8' x 8'			x	

Suite:  
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:  
# of Kitchens: **3** # of Rooms: **14** MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

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

**Court order sale, Custom built home, 6 bedrooms, 7 baths, bedrooms with each having a bath, radiant heat, air conditioning, wok kitchen, one bedroom suite and studio space at rear .Well maintained. Located in a great area of new homes. 48 hour notice required for showings OPEN HOUSE OCTOBER 11 from 2 to 4**



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

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



**Active**  
**R3039521**  
Board: F  
House/Single Family

**7171 151 STREET**

Surrey  
East Newton  
V3S 7Y8

Residential Detached

**\$1,890,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,890,000**  
Meas. Type: **Metres** Bedrooms: **7** Approx. Year Built: **2007**  
Frontage(feet): **39.37** Bathrooms: **7** Age: **18**  
Frontage(metres): **12.00** Full Baths: **7** Zoning: **RF**  
Depth / Size: **34.09** Half Baths: **0** Gross Taxes: **\$8,088.85**  
Lot Area (sq.ft.): **7,415.36** Rear Yard Exp: **Northwest** For Tax Year: **2025**  
Lot Area (acres): **0.17** P.I.D.: **026-611-252** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **Yes: VALLEY**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Baseboard, Hot Water, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**  
Type of Roof: **Tile - Composite**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front, Rear**  
Parking: **Garage; Double**  
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: **Mixed**

Legal: **LOT 8, PLAN BCP22585, SECTION 15, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Features:

Finished Floor (Main):	2,128	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,358	Main	Living Room	13' x 13'8"	Below	Living Room	12' x 19'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 13'8"	Below	Kitchen	8' x 12'	Main 4
Finished Floor (Below):	1,791	Main	Nook	12'8 x 10'	Below	Bar Room	12' x 11'	Main 4
Finished Floor (Basement):	0	Main	Family Room	17' x 16'	Bsmt	Bedroom	12' x 12'	Above 4
Finished Floor (Total):	5,277 sq. ft.	Main	Primary Bedroom	20' x 16'			x	Above 4
Unfinished Floor:	0	Main	Kitchen	12' x 16'			x	Above 4
Grand Total:	5,277 sq. ft.	Above	Bedroom	13' x 12'6"			x	Below 4
		Above	Bedroom	15' x 12'8"			x	Below 4
		Above	Bedroom	12'8 x 11'4"			x	
		Below	Living Room	18' x 22'			x	
		Below	Kitchen	10'8 x 8'			x	
		Below	Bedroom	12'8 x 12'			x	
		Below	Bedroom	12' x 12'			x	

Suite: **Legal Suite, Unauthorized Suite**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **3** # of Rooms: **17**

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

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

**Located in a highly desirable central neighbourhood, this tailor-made home sits on over 7,400 sq ft of land and boasts nearly 5,000 sq ft of living space. The main level features a spacious family room with soaring ceilings and oversized windows, flooding the home with natural light. Upstairs offers 4 generously sized bedrooms, master bedroom with ensuite for comfort and convenience. The home also includes a 2-bedroom legal suite, perfect as a mortgage helper or in-law accommodation. Back lane access and abundant parking at front and back of the house. Close to schools, highway access, shopping and other amenities -- this is the ideal property for families looking for space, comfort, quality and location.**





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

eXp Realty  
Phone: 604-787-7028  
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[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3006154**  
Board: F  
House/Single Family

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

Residential Detached  
**\$1,899,000** (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: **\$9,981.63**  
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.**

**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**  
**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: <b>\$1,899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>8</b>	Approx. Year Built: <b>1983</b>
Frontage(feet): <b>65.00</b>	Bathrooms: <b>4</b>	Age: <b>42</b>
Frontage(metres): <b>19.81</b>	Full Baths: <b>4</b>	Zoning: <b>RF</b>
Depth / Size: <b>109.63</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,210.56</b>
Lot Area (sq.ft.): <b>7,126.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>002-628-945</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, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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
		Main	Primary Bedroom	13' x 12'			x	Below	3
Finished Floor (Total):	4,037sq. ft.	Main	Bedroom	11'3' x 11'			x		
Unfinished Floor:	0	Main	Bedroom	11' x 11'			x		
Grand Total:	4,037sq. ft.	Main	Bedroom	13'6' x 12'6			x		
		Bsmt	Bedroom	13'2 x 11'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11' x 12'			x		
		Bsmt	Bedroom	10' x 11'			x		
		Bsmt	Bedroom	12' x 11'			x		
				x			x		
Suite: <b>Unauthorized Suite</b>									
Basement: <b>Fully Finished, Separate Entry</b>									
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.**



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

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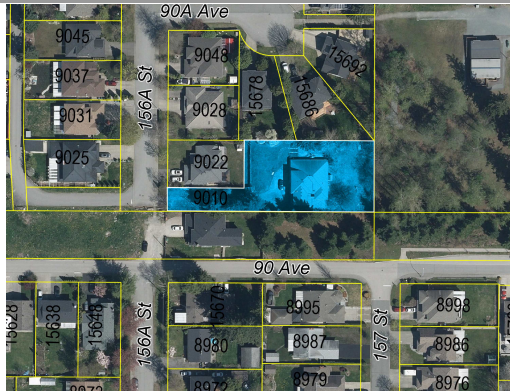


**Active**  
**R3050042**  
Board: F  
House/Single Family

**9010 156A STREET**

Surrey  
Fleetwood Tynehead  
V4N 2X2

Residential Detached  
**\$1,950,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,950,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1994</b>
Frontage(feet): <b>25.00</b>	Bathrooms: <b>4</b>	Age: <b>31</b>
Frontage(metres): <b>7.62</b>	Full Baths: <b>2</b>	Zoning: <b>SF</b>
Depth / Size:	Half Baths: <b>2</b>	Gross Taxes: <b>\$7,249.65</b>
Lot Area (sq.ft.): <b>21,528.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.49</b>	P.I.D.: <b>018-641-091</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Legal: **LOT 4 SECTION 35 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP14746**

Amenities:

Site Influences:  
Features:

Finished Floor (Main):	2,068	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,150	Main	Bedroom	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Family Room	14' x 11'			x	Above 3
Finished Floor (Basement):	0	Main	Dining Room	9' x 13'5			x	
Finished Floor (Total):	3,218sq. ft.	Main	Living Room	13'5 x 17'8			x	
Unfinished Floor:	0	Above	Primary Bedroom	14' x 16'			x	Main 2
Grand Total:	3,218sq. ft.	Above	Bedroom	12' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	Main 2
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Homelife Advantage Realty Ltd.**

**This is a court ordered sale. A great 0.49-acre opportunity to secure a single-family, sub-dividable development property in a well-established neighbourhood. Feel free to drive by the site. Showing requests must be placed with 48 hours' notice.Court Date Set for Thursday, November 25th, 2025. The hearing will be in New Westminster Court (651 Carnarvon St) at 9:45 a.m**