



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
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Active
R2991332
Board: F
Townhouse

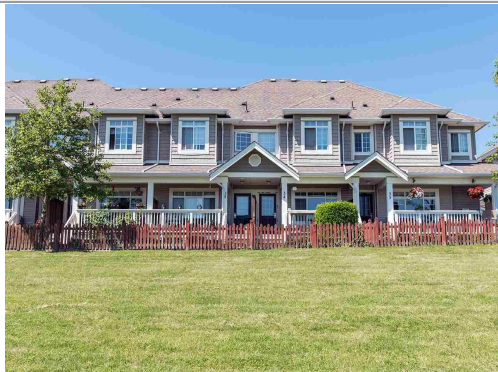
34 6852 193 STREET

Cloverdale
Clayton
V4N 0C8

Residential Attached

\$232,222 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$252,222
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2006
Frontage(feet):	Bathrooms: 3	Age: 19
Frontage(metres):	Full Baths: 2	Zoning: MULTIP
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,170.36
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 026-931-451	Tax Inc. Utilities?:
View: Yes :VIEW OF THE LAKE		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Grg/Double Tandem**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **STRATA LOT 34, PLAN BCS2108, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities:

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

Finished Floor (Main): **640**
Finished Floor (Above): **668**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **63**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,371 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,371 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee:
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'6 x 14'0			x	1	Main	2	No
Main	Kitchen	8'6 x 11'1			x	2	Above	3	No
Main	Family Room	10'7 x 10'7			x	3	Above	3	Yes
Main	Dining Room	11'0 x 8'0			x	4			
Above	Primary Bedroom	10'7 x 14'7			x	5			
Above	Bedroom	9'2 x 12'4			x	6			
Above	Bedroom	9'2 x 9'2			x	7			
		x			x	8			

Listing Broker(s): **Amex - Fraseridge Realty**

This townhouse is located at heart of Clayton. 3 bedroom and 3 bathroom features unique greenspace and view of the lake. Private fenced backyard. Walking distance to Katzie Elementary. PLEASE NOTE: This is a 1/3 share sale only by Court Order.



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Active
R3003960

Board: F
Apartment/Condo

511 15111 RUSSELL AVENUE

South Surrey White Rock
White Rock
V4B 2P4

Residential Attached

\$342,100 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$362,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 1	Age: 30
Frontage(metres):	Full Baths: 1	Zoning: CD-6
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,695.33
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 023-094-711	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Pacific Terrace		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete Frame**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 1/2 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No : As is, Where is**
Fixtures Rmvd: **No : As is, Where is**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 35, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, STRATA PLAN LMS1991, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Guest Suite, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Workshop Attached**

Site Influences: **Adult Oriented, Paved Road, Shopping Nearby**
Features: **Fireplace Insert, Smoke Alarm**

Finished Floor (Main): 743	Units in Development:	Tot Units in Strata: 74	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 9	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell management	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$504.48	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 743 sq. ft.			
Unfinished Floor: 0			
Grand Total: 743 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed, Smoking Restrictions		

Suite: None	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed: 100 %			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			
# of Levels: 1				
# of Rooms: 6				

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'5 x 4'7	1	Main	4	No
Main	Kitchen	8'0 x 7'8	2			No
Main	Dining Room	13'7 x 9'	3			No
Main	Living Room	13'7 x 10'0	4			No
Main	Nook	6'5 x 5'0	5			No
Main	Primary Bedroom	15'5 x 10'6	6			No
		x	7			No
		x	8			No

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

Pacific Terrace is the premier concrete building with heated indoor pool, hot tub, sauna, rec room, guest suite, gym, roof top terrace, bike room, workshop, library, grand lobby with piano, caretaker and more. This one bedroom, one bath 743 sqft condo has loads of storage area, huge bedroom and living area, enclosed balcony for added year round space.



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Active
R3007363
Board: F
Apartment/Condo

218 10221 133A STREET

North Surrey
Whalley
V3T 5J8

Residential Attached

\$349,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$385,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1982
Frontage(feet):	Bathrooms: 1	Age: 43
Frontage(metres):	Full Baths: 1	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,737.44
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 002-034-565	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 26, PLAN NWS1834, SECTION 27, RANGE 2W, BLOCK 5 NORTH, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden, Independent living, Shared Laundry, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Intercom, Pantry, Refrigerator, Stove**

Finished Floor (Main): 680	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 680 sq. ft.			
Unfinished Floor: 0			
Grand Total: 680 sq. ft.	Bylaws Restrictions: No Restrictions		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 4			
Floor	Type	Dimensions	Bath
Main	Living Room	12'1 x 13'9	1
Main	Kitchen	10'5 x 7'8	2
Main	Dining Room	12'1 x 9'0	3
Main	Primary Bedroom	12'9 x 10'6	4
			5
			6
			7
			8

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

Welcome to this well-maintained 1-bedroom condo on 2nd floor located just minutes from Surrey Central SkyTrain, SFU campus, Central City Call, and all major amenities. Situated in a prime location, this home is perfect for first-time buyers or savvy investors. The unit features a functional layout modern finishes, and excellent natural light. With strong rental demand and future growth in the area, this is a smart investment opportunity you don't want to miss.



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Active
R3019973
Board: F
Apartment/Condo

611 13750 100 AVENUE

North Surrey
Whalley
V3T 0L3

Residential Attached

\$358,800 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$369,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2016
Frontage(feet): 0.00	Bathrooms: 1	Age: 9
Frontage(metres): 0.00	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,761.37
Sq. Footage: 0.00	P.I.D.: 030-010-039	For Tax Year: 2024
Flood Plain: No		Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Park Avenue		
First Nation		
Services Connctd: Electricity	Water Supply: City/Municipal	
Sewer Type: City/Municipal		

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Legal: **STRATA LOT 23, BLOCK 5N, PLAN EPS3859, SECTION 35, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Playground, Pool; Outdoor, Swirlpool/Hot Tub, Tennis Court(s), Wheelchair Access**

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

Finished Floor (Main): **447**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **447 sq. ft.**
Unfinished Floor: **0**
Grand Total: **447 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **4**

Units in Development: **424**
Exposure:
Mgmt. Co's Name: **Rancho Management**
Maint Fee: **\$321.32**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**

Tot Units in Strata: **424** Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **1** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'7" x 5'4"			x	1	Main	4	No
Main	Living Room	10' x 13'			x	2			No
Main	Bedroom	8'6" x 7'6"			x	3			No
Main	Walk-In Closet	6'1" x 4'3"			x	4			No
		x			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

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

Junior One bedroom studio with parking in Park Ave East by Concord Pacific! The interior has high-end modern kitchen with built in S/S appliances, gas-stove top, quartz countertop with marble backsplash. Functional and efficient floor plan layout with floor to ceiling windows on the 6th floor. Complex contains amenities such as outdoor pool, steam, tennis courts, sky garden, gym, media room . Fantastic location, walking distance to King George skytrain station, Surrey Central city mall, SFU T&T. Includes 1 Parking.



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Active
R2965640
Board: F
Apartment/Condo

303 1354 WINTER STREET

South Surrey White Rock
White Rock
V4B 3Y1

Residential Attached

\$409,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$489,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1983
Frontage(feet):	Bathrooms: 2	Age: 42
Frontage(metres):	Full Baths: 1	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,519.01
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: Exempt	P.I.D.: 000-628-476	Tax Inc. Utilities?: No
View: Yes : OCEAN		Tour:
Complex / Subdiv: WINTER ESTATES		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 23 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW1743 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 995	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: SELF MANAGED	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$368.17	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Snow removal		
Finished Floor (Total): 995 sq. ft.			
Unfinished Floor: 0			
Grand Total: 995 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Not Allowed, Smoking Restrictions		
Suite: None	Restricted Age: 55+	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12' x 14'6"			x	1	Main	2	Yes
Main	Dining Room	8' x 14'6"			x	2	Main	3	No
Main	Kitchen	8' x 10'6"			x	3			No
Main	Primary Bedroom	10'8" x 14'6"			x	4			No
Main	Bedroom	7'6" x 15'6"			x	5			No
Main	Laundry	7'5" x 5'			x	6			No
Main	Solarium	5'6" x 14'6"			x	7			No
		x			x	8			No

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

Homelife Benchmark Realty Corp.

COURT ORDERED SALE- Property sold as is where is. Extensive Renovation required. 2 Bedroom 2 Bathroom Condo in the Center of White Rock. West Facing Unit with Ocean Views to the South. Fantastic Central Location close to Shopping and Transportation. AGE 55+



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Active
R3020282
Board: F
Apartment/Condo

308 20381 96 AVENUE

Langley
Walnut Grove
V1M 2L1

Residential Attached

\$460,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$460,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 1	Age: 32
Frontage(metres):	Full Baths: 1	Zoning: CD2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,611.54
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-576-753	Tax Inc. Utilities?: Yes
View:		Tour:
Complex / Subdiv: CHELSEA GREEN		
First Nation:		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Live/Work Studio, Penthouse**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, RV Parking Avail., Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 211, PLAN LMS509, DISTRICT LOT 124, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Recreation Nearby, Retirement Community, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): 778	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: HUGH & MCKINNON REALTY	Mgmt. Co's #: 604-541-5236	
Finished Floor (Below): 0	Maint Fee: \$396.80	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 778 sq. ft.			
Unfinished Floor: 0			
Grand Total: 778 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age: 55+	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 4			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'6" x 16'5"	1	Main	4	Yes
Main	Dining Room	11'6" x 7'0"	2			
Main	Kitchen	9'9" x 13'3"	3			
Main	Primary Bedroom	10'5" x 15'1"	4			
		x	5			
		x	6			
		x	7			
		x	8			

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

Saba Realty Ltd.

Beautiful, private penthouse in spectacular Chelsea Green overlooking the pool! Bright & spacious east facing 1 bed, 1 bath unit with vaulted ceilings. Unit features in-suite laundry, gas fireplace, covered balcony & large master bedroom. This gated community offers impressive amenities: clubhouse featuring elegant lounge with large stone gas fireplace, kitchen & pool table; outdoor pool, hot tub, exercise room, workshop, library, 2 guest suites, RV parking, social committee & resident manager. Carefree retirement living at its finest! Close to restaurants, shops, transit, parks, recreation & highway access. Maintenance fee includes heat, hot water & gas. One occupant to be age 55+. Rentals allowed, 2 small pets welcome! Open House Saturday, Aug 2, 2:30-4:30pm



Presented by:
Doc Livingston PREC*

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



Active
R3024691
Board: F
Apartment/Condo

268 27358 32 AVENUE

Langley
Aldergrove Langley
V4W 3M5

Residential Attached

\$468,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **031-275-508**
View: :
Complex / Subdiv: **The Grand at Willow Creek**
First Nation
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$468,000**
Approx. Year Built: **2021**
Age: **4**
Zoning: **RM-3A**
Gross Taxes: **\$3,335.55**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour:

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 175, PLAN LMS811, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): **928**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **928 sq. ft.**
Unfinished Floor: **0**
Grand Total: **928 sq. ft.**

Units in Development: **209**
Exposure:
Mgmt. Co's Name: **DWELL**
Maint Fee: **\$498.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management**

Tot Units in Strata: **47** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: Dogs:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'9" x 10'3"			x	1	Main	4	No
Main	Dining Room	10'11" x 10'5"			x	2	Main	3	Yes
Main	Living Room	11'6" x 13'2"			x	3			
Main	Primary Bedroom	11' x 13'8"			x	4			
Main	Bedroom	10' x 13'11"			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Macdonald Realty

Real Broker B.C. Ltd.

Welcome to your new home in the charming Willow Creek complex! This 928sqft, modern 2-bedroom, 2-bathroom condo built in 2021, open-concept layout perfect for both relaxed living and entertaining. You'll love the sleek kitchen with stainless appliances, generous living space, and separated bedrooms. Located in the heart of Aldergrove, you're just minutes from the revitalized downtown core, grocery stores, restaurants, Aldergrove Credit Union Community Centre, and parks. Easy access to Fraser Highway and Highway 1 makes commuting a breeze. Whether you're a first-time buyer, downsizer, or investor—this home checks all the boxes!



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Active
R3030905

Board: F
Apartment/Condo

406 10088 148 STREET

North Surrey
Guildford
V3R 3M9

Residential Attached

\$484,800 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$484,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 2	Age: 18
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,284.04
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 027-051-226	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: BLOOMSBURY		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Slab**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **Yes: FORECLOSURE**
Fixtures Rmvd: **Yes: FORECLOSURE**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 408, BLOCK 5N, PLAN LMS921, SECTION 29, RANGE 1W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, Pool; Outdoor, Tennis Court(s), Wheelchair Access**

Site Influences: **Private Setting**
Features: **Dishwasher, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): 960	Units in Development: 424	Tot Units in Strata: 36	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICES RESIDENTIAL	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$731.37	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 960 sq. ft.			
Unfinished Floor: 0			
Grand Total: 960 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 11			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'10" x 8'6"	Main	Bedroom	9' x 10'	1	Main	4	No
Main	Dining Room	11'10" x 9'6"	Main	Foyer	5' x 9'6"	2	Main	4	Yes
Main	Living Room	11'10" x 14'	Main	Laundry	4' x 3'	3			
Main	Other	6' x 7'			x	4			
Main	Den	5'6" x 6'10"			x	5			
Main	Primary Bedroom	21' x 9'9"			x	6			
Main	Other	6' x 7'			x	7			
Main	Walk-In Closet	4' x 6'6"			x	8			

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

Court-ordered foreclosure. Welcome to Bloomsbury Court—resort-style living in the heart of Guildford. This 2-bedroom plus den, 2-bathroom home offers a smart balance of comfort and style. The English Tudor-inspired building features laminate floors and an open-concept layout with a bright kitchen, sunlit dining area, and a spacious living room. Step out onto your private balcony overlooking the tennis courts—a peaceful spot for morning coffee or evening downtime. Large windows bring in plenty of natural light throughout. The primary suite includes a cozy sitting nook, perfect for reading or relaxing. Residents enjoy amenities including a gym, outdoor pool, sauna, lounge, and putting green. Conveniently located near trails, transit, schools, shopping, and entertainment. tks Luke



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Active
R2981399
Board: F
Townhouse

40 27456 32 AVENUE
Langley
Aldergrove Langley
V4W 3P1

Residential Attached
\$485,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$530,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1982
Frontage(feet):	Bathrooms: 2	Age: 43
Frontage(metres):	Full Baths: 1	Zoning: RM-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,304.37
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 000-864-404	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Cedar Park Estates		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **STRATA LOT 64 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT STRATA PLAN NW1792 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Playground**

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

Finished Floor (Main): **600**
Finished Floor (Above): **580**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,180 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,180 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **7**

Units in Development: **100**
Exposure: **North**
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$299.99**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-248-3626**
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	0'0 x 0'0			x	1	Main	2	No
Main	Living Room	0'0 x 0'0			x	2	Above	4	No
Main	Dining Room	0'0 x 0'0			x	3			No
Main	Kitchen	0'0 x 0'0			x	4			No
Above	Primary Bedroom	0'0 x 0'0			x	5			No
Above	Bedroom	0'0 x 0'0			x	6			No
Above	Bedroom	0'0 x 0'0			x	7			No
		x			x	8			No

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

This spacious 3 bedroom, 2 bathroom end-unit townhome offers the perfect blend of comfort and potential. Nestled in the quiet, family-friendly Cedar Park complex, this home features a fully fenced yard—ideal for kids, pets, and entertaining. The community offers visitor parking and a playground, making it a great place for families. Located close to schools, shopping, and amenities, this townhome is ready for your renovation ideas to make it truly your own. COURT ORDER SALE. SOLD "AS IS WHERE IS"



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Active
R2984787
Board: F
Apartment/Condo

2F 1400 GEORGE STREET

South Surrey White Rock
White Rock
V4B 4A3

Residential Attached

\$519,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$618,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 2	Age: 35
Frontage(metres):	Full Baths: 2	Zoning: CR-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,893.62
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 015-559-602	Tax Inc. Utilities?:
View: No		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **Corner Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed, Tile, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 13, PLAN NWS3100, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry, Storage**

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

Finished Floor (Main): 1,482			Units in Development: 19			Tot Units in Strata: 19			Locker: Yes		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 3					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Blueprint Strata Management			Mgmt. Co's #: 604-200-1030					
Finished Floor (Below): 0			Maint Fee: \$596.15			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Gardening, Gas, Management, Water								
Finished Floor (Total): 1,482 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,482 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Suite:			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 8											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Eating Area	10'10 x 8'10			x	1	Main	3	No		
Main	Kitchen	13'10 x 9'9			x	2	Main	4	Yes		
Main	Laundry	7'0 x 5'3			x	3					
Main	Dining Room	12'7 x 11'9			x	4					
Main	Living Room	16'2 x 15'5			x	5					
Main	Solarium	18'11 x 13'8			x	6					
Main	Bedroom	13'4 x 10'4			x	7					
Main	Primary Bedroom	18'5 x 11'0			x	8					

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

Rarely available 2-bed, 2-bath condo in Georgian Place, offering a huge 1,482 SF of living includes a huge 206 sq.ft heated, carpeted, and fully enclosed solarium that could easily function as a large 3rd bedroom. This bright, south-west facing home features a spacious living and dining area with an open-concept kitchen, perfect for entertaining. The oversized master suite includes a sliding door to the solarium, a 5-piece ensuite with separate shower and tub, and ample closet space. The large walk-in laundry room also serves as a pantry or extra storage. Includes secured underground parking with 1 parking spot and 1 storage locker. Conveniently located close to White Rock's best shopping, restaurants, banks, coffee shops, and mins to beach. No age restrictions. Openhouse June 8, 2-4 p.m.



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Doc Livingston PREC*

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doc@homehuntersbc.com



Active
R2977328

Board: F
Apartment/Condo

C421 20211 66 AVENUE

Langley
Willoughby Heights
V2Y 0L4

Residential Attached

\$550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$699,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 2	Age: 10
Frontage(metres):	Full Baths: 2	Zoning: CD-60
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,386.42
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 029-444-420	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **Corner Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 203, PLAN BCS4502, DISTRICT LOT 311, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Club House, Elevator, Garden, Playground, Storage**

Site Influences: **Shopping Nearby**
Features:

Finished Floor (Main): **892**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **892 sq. ft.**
Unfinished Floor: **0**
Grand Total: **892 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Units in Development:
Exposure:
Mgmt. Co's Name: **Quay Pacific Management**
Maint Fee: **\$384.03**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal**

Tot Units in Strata: Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-521-0876**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr) Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'3 x 7'4			x	1	Main	3	Yes
Main	Kitchen	9'10 x 8'2			x	2	Main	4	No
Main	Eating Area	6'2 x 10'1			x	3			
Main	Living Room	10'7 x 14'7			x	4			
Main	Primary Bedroom	10'3 x 16'9			x	5			
Main	Bedroom	9'8 x 13'5			x	6			
Main	Walk-In Closet	4'4 x 4'9			x	7			
Main	Patio	10'11 x 6'10			x	8			

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

Welcome home to this cozy two-bedroom, two-bathroom top floor corner unit in the Willoughby Heights neighbourhood. This unit features a high ceiling with expansive windows, inviting natural light to flood the space, creating a bright, open atmosphere. Conveniently located within walking distance to schools, shopping, dining, fitness centres and major retailers, this unit is great for first-time buyers or a small family. Residents also enjoy exclusive access to the Elements "Trilogy Club", offering premium amenities such as a lounge, exercise room and a Chef's kitchen. Come experience the perfect blend of comfort, luxury, and location at Elements in Willoughby.



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Doc Livingston PREC*

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Active
R3029436
Board: F
Apartment/Condo

306 20614 80 AVENUE

Langley
Willoughby Heights
V2Y 3W7

Residential Attached

\$559,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$559,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 2	Age: 1
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 032-201-672	Tax Inc. Utilities?: No
View: Yes : North Shore mountain view		Tour: Virtual Tour URL
Complex / Subdiv: Ellery		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **Other**
Fuel/Heating: **Electric, Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 21 DISTRICT LOT 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS10332**

Amenities: **Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning**

Finished Floor (Main): 825			Units in Development:			Tot Units in Strata:			Locker: Yes		
Finished Floor (Above): 0			Exposure: North			Storeys in Building: 4					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Peninsula Strata Management						Mgmt. Co's #:		
Finished Floor (Below): 0			Maint Fee: \$538.19			Council/Park Apprv?: No					
Finished Floor (Basement): 0			Maint Fee Includes: Gardening, Management, Recreation Facility, Sewer, Snow removal, Water								
Finished Floor (Total): 825 sq. ft.											
Unfinished Floor: 0											
Grand Total: 825 sq. ft.			Bylaws Restrictions: No Restrictions								
Suite: Other Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 5			Restricted Age:			# of Pets:			Cats: Yes Dogs: Yes		
			# or % of Rentals Allowed: 100%								
			Short Term(<1yr)Rnt/Lse Alwd?: No								
			Short Term Lse-Details:								
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	12'0 x 11'6			x	1	Main	3	Yes		
Main	Kitchen	11'9 x 10'0			x	2	Main	4	No		
Main	Primary Bedroom	11'6 x 10'6			x	3			No		
Main	Bedroom	10'6 x 9'0			x	4			No		
Main	Laundry	3'0 x 3'0			x	5			No		
		x			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **Royal LePage Little Oak Realty**

Your Search is Over! Welcome to ELLERY for a serene living experience. This is a 2-bedroom, 2-bathroom, 3rd-floor, north-facing, bright suite in Langley's desirable Willoughby neighbourhood, with loft ceilings and a custom-designed floor plan. The kitchen boasts quartz countertops to entertain friends & family, designer tiles & backsplash, a gas range & wide plank flooring. Underground secured parking, storage and bike locker. Enjoy incredible views with communal gardens, picnic benches, lounge chairs, a children's play area and a rooftop patio. It is situated in a central location, offering easy access to all amenities & walking distance to shopping, restaurants, cafes, and more. Heat pump for year-round comfort. Pets and rentals are allowed. It must be seen to be appreciated.



Presented by:
Doc Livingston PREC*

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Active
R3032639
Board: F
Apartment/Condo

330 22020 49 AVENUE

Langley
Murrayville
V3A 3R9

Residential Attached

\$598,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$598,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 2	Age: 27
Frontage(metres):	Full Baths: 2	Zoning: RM-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,128.85
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-054-836	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Murray Green		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **STRATA LOT 122 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2907 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,013**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,013 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,013 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Units in Development: **59**
Exposure: **North**
Mgmt. Co's Name: **Associa BC**
Maint Fee: **\$493.76**
Maint Fee Includes: **Garbage Pickup, Gas, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **130** Locker: **Yes**
Storeys in Building: **3**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'7 x 13'0			x	1	Main	3	Yes
Main	Dining Room	10'5 x 10'5			x	2	Main	4	No
Main	Kitchen	11'5 x 11'7			x	3			No
Main	Primary Bedroom	11'3 x 11'1			x	4			No
Main	Walk-In Closet	7'4 x 4'7			x	5			No
Main	Bedroom	10'8 x 8'6			x	6			No
Main	Foyer	4'7 x 4'4			x	7			No
		x			x	8			No

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

RE/MAX Treeland Realty

Welcome to MURRAY GREEN! This bright 2 BED, 2 BATH north-facing home features a LARGE, FULLY COVERED BALCONY—perfect for year-round enjoyment. Includes 2 PARKING STALLS and a STORAGE LOCKER. Stylish 2022 UPDATES include fresh PAINT, new INTERIOR DOORS, updated LIGHTING, a custom FIREPLACE WALL, and ALL NEW KITCHEN APPLIANCES. Recent BUILDING UPGRADES: NEW PLUMBING, NEW ROOF, and PARKADE MEMBRANE. Enjoy top-notch AMENITIES: FITNESS CENTRE, GUEST SUITE, COMMUNITY GARDEN, CAR WASH STALL, and HOT TUB. PRIME LOCATION just a short walk to IGA, SHOPPERS, WC BLAIR REC CENTRE, PARKS, TRANSIT and SCHOOLS. OPEN HOUSE: SATURDAY, AUG 9 12PM-2PM.



Presented by:
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Active
R3020082

Board: F
Apartment/Condo

365 27358 32 AVENUE

Langley
Aldergrove Langley
V4W 3M5

Residential Attached

\$668,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$668,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 4
Frontage(metres):	Full Baths: 3	Zoning: RM-3A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,844.29
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 031-275-656	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: WILLOW CREEK ESTATES		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Inside Unit**
Construction: **Concrete**
Exterior: **Fibre Cement Board, Vinyl**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1/2 BLK.**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No : FORECLOSURE**
Fixtures Rmvd: **Yes: FORECLOSURE**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 190, PLAN LMS811, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Playground**

Site Influences:
Features:

Finished Floor (Main): **1,238**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,238 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,238 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **11**

Units in Development: **162**
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$685.00**
Maint Fee Includes: **Caretaker, Gardening, Management**

Tot Units in Strata: **162** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Foyer	5' x 8'
Main	Living Room	19' x 13'4
Main	Other	8' x 9'7
Main	Kitchen	11'6 x 13'
Main	Laundry	4' x 4'
Main	Other	10'3 x 6'2
Main	Primary Bedroom	15' x 13'9
Main	Walk-In Closet	4'8 x 5'10

Floor	Type	Dimensions
Main	Other	8'4 x 5'9
Main	Bedroom	9'8 x 12'
Main	Bedroom	10'6 x 13'8
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	4	No
3	Main	4	No
4			
5			
6			
7			
8			

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

Willow Creek Estates is a 4-storey strata-titled apartment complex in Aldergrove, Langley, close to Fraser Highway, shops, and parks. The development features secured underground parking, visitor parking, a playground, and landscaped grounds. This rare 3-bedroom, 3-bathroom unit stands out in the complex, as most units offer fewer bedrooms and bathrooms. The home includes two balconies, quality interior finishes, and is in good overall condition. The building is managed by Dwell Property Management Ltd. Pet and rental policies should be confirmed directly with management or strata. Tks Luke



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Active
R3031556
Board: F
Townhouse

48 19097 64 AVENUE
Cloverdale
Cloverdale BC
V3S 6X5

Residential Attached
\$759,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$759,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2016
Frontage(feet): 0.00	Bathrooms: 3	Age: 9
Frontage(metres): 0.00	Full Baths: 2	Zoning: RM-30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,328.92
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 029-927-854	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: The Heights		
First Nation		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal	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: **Electric**
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Grge/Double Tandem, Visitor Parking**
Dist. to Public Transit: **Close by** Dist. to School Bus: **Close by**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 49, PLAN EPS2600, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, In Suite Laundry, Playground**

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

Finished Floor (Main): **650**
Finished Floor (Above): **645**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **93**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,388 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,388 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Units in Development: **76** Tot Units in Strata: **76** Locker: **No**
Exposure:
Mgmt. Co's Name: **Tribe Community Management** Storeys in Building:
Maint Fee: **\$313.01** Mgmt. Co's #: **604-635-5000**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Snow removal**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'5 x 10'	Below	Storage	4'10 x 7'5	1	Main	2	No
Main	Living Room	15'2 x 13'			x	2	Above	3	No
Main	Dining Room	11'10 x 13'2			x	3	Above	3	Yes
Main	Kitchen	9'11 x 13'8			x	4			No
		x			x	5			No
Above	Bedroom	8'7 x 10'1			x	6			No
Above	Bedroom	9'9 x 8'10			x	7			No
Above	Primary Bedroom	11'11 x 12'14			x	8			No

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

3 bed, 3 bath townhouse in the Heights! A prime location for commuting, close to future skytrain, stones throw to Langley and Cloverdale! Open concept with kitchen, dining room and living room all on main floor. Powder on Main floor, 3 bed, 2 full baths up! Main floor with gourmet kitchen and pantry, quartz countertops, stainless steel appliances, gas range, maple cabinets, and breakfast bar island with plenty of space in the Pantry. The kitchen leads to the huge size backyard. Double tandem garage with extra storage room. Playground and clubhouse the complex. Loads of shopping around and Willowbrook Mall close by. Schools- Latimer Road Elementary and Clayton Heights Secondary nearby makes this Townhouse Complex the most desirable one.



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Active
R3015028
Board: F
Townhouse

106 5888 144 STREET

Surrey
Sullivan Station
V3X 0G8

Residential Attached

\$774,500 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$774,500
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2013
Frontage(feet):	Bathrooms: 3	Age: 12
Frontage(metres):	Full Baths: 3	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,513.50
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 029-280-826	Tax Inc. Utilities?:
View: No :		Tour: Virtual Tour URL
Complex / Subdiv: One44		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **None**
Concrete

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

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage, Garage, Single, Tandem Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 37, PLAN EPS1859, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Central Location, Private Setting, Shopping Nearby**
Features:

Finished Floor (Main): **620**
Finished Floor (Above): **637**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **319**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,576 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,576 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **1** **# of Rooms: 7**

Units in Development: **138**
Exposure: **South**
Mgmt. Co's Name: **Quay Pacific Property Mgmt**
Maint Fee: **\$300.33**
Maint Fee Includes: **Other**

Tot Units in Strata: **138** Locker:
Storeys in Building:
Mgmt. Co's #: **604-521-0876**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'2 x 14'9			x	1	Above	5	Yes
Main	Kitchen	14'2 x 13'9			x	2	Above	4	No
Main	Dining Room	10'7 x 12'10			x	3	Below	3	No
Above	Primary Bedroom	10'8 x 12'5			x	4			
Above	Bedroom	9'7 x 9'7			x	5			
Above	Bedroom	8'6 x 15'5			x	6			
Below	Bedroom	9'11 x 8'8			x	7			
		x			x	8			

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

Welcome to Sullivan where you will find this spacious 4bdrom 3 bath townhome with open concept living. Main floor features living room, large kitchen with upgraded built in buffet & dining, upstairs there are 3 bedrooms and 2 full bath. Downstairs is a 4th room and a bonus full bathroom! Family orientated complex and neighborhood. Very close to Sullivan Heights Secondary School, Bell Performing Art Centre. Panorama Village Shopping Centre is at walking distance. Easy access to HWY 10 & King George.



Presented by:
Doc Livingston PREC*

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Active
R3032260

Board: F
Townhouse

68 12677 63 AVENUE

Surrey
Panorama Ridge
V3X 3T3

Residential Attached

\$819,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$819,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2005
Frontage(feet): 0.00	Bathrooms: 4	Age: 20
Frontage(metres): 0.00	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 2	Gross Taxes: \$3,270.85
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 026-478-668	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Other, Visitor Parking**
Dist. to Public Transit: **0.5 KM Walk** Dist. to School Bus: **0.5 KM Walk**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 78, PLAN BCS903, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **755**
Finished Floor (Above): **736**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **348**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,839 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,839 sq. ft.**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

Units in Development: **82**
Exposure:
Mgmt. Co's Name: **PACIFIC QUORUM VANCOUVER**
Maint Fee: **\$378.00**
Maint Fee Includes: **Gardening, Gas, Management**

Tot Units in Strata: **82** Locker:
Storeys in Building:
Mgmt. Co's #: **604-685-3828**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	11'11" x 5'9"	Above	Bedroom	11'7" x 9'4"	1	Main	2	No
Main	Living Room	18'9" x 12'9"	Above	Other	9'11" x 6'5"	2	Above	4	Yes
Main	Kitchen	17'4" x 9'5"	Below	Bedroom	10'5" x 18'6"	3	Above	4	No
Main	Family Room	10'5" x 11'	Below	Other	6'3" x 4'4"	4	Below	2	No
Main	Foyer	6'3" x 9'0"			x	5			No
Above	Primary Bedroom	15'1" x 11'10"			x	6			No
Above	Walk-In Closet	7' x 6'4"			x	7			No
Above	Bedroom	10'5" x 8'9"			x	8			No

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

Woodhouse Realty

Motivated sellers and an unbeatable price make this a must-see and rarely offered. Welcome to a bright and spacious 3-storey townhouse in the heart of Surrey's popular Panorama Ridge. With around 1,850 sq. ft. of living space, it offers 4 bedrooms and 4 bathrooms, including a lower-level bedroom and bathroom with its own walkout entrance — perfect for guests, in-laws, or a home office. The main floor features a beautifully renovated kitchen that's ready for all your culinary adventures, along with open living and dining areas that are perfect for everyday life or entertaining. It offers an in-suite laundry and double garage. Built in 2005, in a family-oriented complex with a playground and steps from Tamanawis Park, schools on 64 Avenue, and transit -- making it a great fit for everyone.



Presented by:
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Active
R3003795

Board: F
Townhouse

7 8676 158 STREET

Surrey
Fleetwood Tynehead
V4N 5W3

Residential Attached

\$841,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$841,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 3	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: RM-30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,384.69
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 027-584-186	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: SPRINGFIELD		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **STRATA LOT 7, PLAN BCS3002, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **646**
Finished Floor (Above): **645**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **230**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,521 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,521 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **7**

Units in Development: **79**
Exposure:
Mgmt. Co's Name: **Dwell property mgmt.**
Maint Fee: **\$301.55**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Snow removal**

Tot Units in Strata: Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **1**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'9 x 14'7			x	1	Main	2	No
Main	Kitchen	11'2 x 9'11			x	2	Above	3	Yes
Main	Dining Room	11'3 x 8'2			x	3	Above	3	No
Main	Primary Bedroom	14'0 x 10'7			x	4			No
Main	Bedroom	11'7 x 9'0			x	5			No
Main	Bedroom	10'3 x 8'11			x	6			No
Below	Den	14'6 x 8'10			x	7			No
		x			x	8			No

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

Century 21 Coastal Realty Ltd.

Welcome to Springfield Village, a charming townhouse community located in the heart of Central Fleetwood. This well-maintained 3-bedroom Corner Unit , 3-bathroom home features a modern open-concept layout with a spacious great room, a functional kitchen equipped with stainless steel appliances, a 2-piece powder room on the main level, and a balcony off the dining area. Upstairs offers a large primary bedroom with a 4-piece ensuite, along with two additional well-sized bedrooms. The walkout lower level includes a bright den with a large window and its own 2-piece ensuite, perfect for guests or in-laws. Enjoy a private fenced backyard, laminate flooring on the main floor, and parking for two vehicles—one in the garage and one in the driveway.



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Active
R3030949

Board: F
Townhouse

128 13898 64 AVENUE

Surrey
Sullivan Station
V3W 1L6

Residential Attached

\$859,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$859,900
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 4	Age: 7
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,593.16
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-934-133	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **3 Storey**
Construction: **Frame - Wood, Other**
Exterior: **Fibre Cement Board, Other**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage, Garage, Single, Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: Court Ordered Sale. Foreclosure**
Fixtures Rmvd: **Yes: Court Ordered Sale. Foreclosure**
Floor Finish: **Other**

Legal: **STRATA LOT 64, PLAN EPS4760, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **682**
Finished Floor (Above): **730**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **266**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,678 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,678 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **3**
of Rooms: **8**

Units in Development:
Exposure:
Mgmt. Co's Name: **TML Mnagement Group Ltd.**
Maint Fee: **\$319.98**
Maint Fee Includes: **Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:
Locker:
of Pets:
Cats:
Dogs:

Bylaws Restrictions: **Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'0 x 14'10			x	1	Main	2	No
Main	Kitchen	15'0 x 10'9			x	2	Above	4	No
Main	Dining Room	11'0 x 10'9			x	3	Above	3	No
Above	Primary Bedroom	12'0 x 9'0			x	4	Below	3	No
Above	Bedroom	10' x 10'10			x	5			No
Above	Bedroom	10'9 x 10'10			x	6			No
Below	Bedroom	11' x 10'9			x	7			No
Below	Foyer	14'0 x 3'0			x	8			No

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

Court-Ordered Sale Spacious and well-designed townhouse in Sullivan Station featuring 4 bedrooms and 4 bathrooms. Highlights include a modern kitchen with quartz countertops, stainless steel appliances, and Maple Shaker cabinets. Main floor offers large windows, crown moulding, and a convenient powder room. Upstairs includes a generous primary bedroom with ensuite, plus two more bedrooms. Basement features a large rec room with full bathroom. Sold as-is, where-is. Court approval required.



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Active
R2969344

Board: F
Townhouse

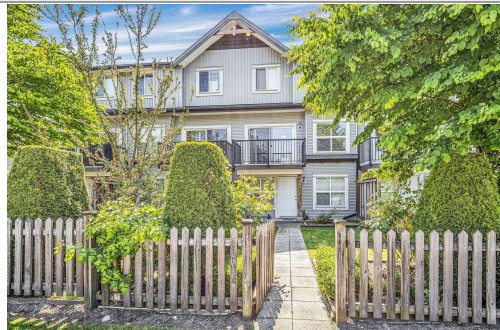
67 12677 63 AVENUE

Surrey
Panorama Ridge
V3X 3T3

Residential Attached

\$885,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$885,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 3	Age: 20
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 2	Gross Taxes: \$3,135.79
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 026-478-650	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Sunridge Estates		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 77, PLAN BCS903, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **686**
Finished Floor (Above): **724**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **351**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,761 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,761 sq. ft.**

Units in Development:
Exposure: **South**
Mgmt. Co's Name: **Pacific Quorum Properties**
Maint Fee: **\$378.23**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:
Storeys in Building: **3**
Mgmt. Co's #: **604-635-0260**
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **Part**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **3**
of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'9" x 13'1"				1	Main	2	No
Main	Kitchen	9'9" x 11'1"	Below	Bedroom	18' x 10'7"	2	Above	3	Yes
Main	Family Room	9'0" x 16'				3	Below	2	No
Main	Dining Room	9'9" x 8'3"				4			
						5			
Above	Primary Bedroom	12' x 13'				6			
Above	Bedroom	9'0" x 11'				7			
Above	Bedroom	9'9" x 11'				8			

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

Court Order SAle, Sunridge Estate, corner unit, 4 bedrooms, 4 baths, double garage. Allow time for showings



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Active
R2948831

Board: F
Townhouse

14 19670 55A AVENUE

Langley
Langley City
V3A 0M1

Residential Attached

\$925,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$990,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 4	Age: 5
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,310.03
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-958-148	Tax Inc. Utilities?:
View: Yes : Panoramic from Rooftop Deck		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	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: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**
Type of Roof: **Asphalt, Other**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
Parking: **Carport & Garage, Garage, Single**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 16, PLAN EPS6173, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

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

Finished Floor (Main): **731**
Finished Floor (Above): **798**
Finished Floor (AbvMain2): **94**
Finished Floor (Below): **295**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,918 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,918 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

Units in Development: **19**
Exposure: **North**
Mgmt. Co's Name: **Remi Real Estate Management**
Maint Fee: **\$551.04**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata: **19** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-530-9944**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Bedroom	10'9 x 10'0	Above	Bedroom	9'1 x 10'1	1	Below	3	Yes
Below	Foyer	9'8 x 3'10			x	2	Main	2	No
Main	Living Room	15'1 x 14'3			x	3	Above	3	No
Main	Dining Room	11'5 x 9'0			x	4	Above	3	Yes
Main	Eating Area	8'6 x 11'2			x	5			
Main	Kitchen	10'5 x 11'1			x	6			
Above	Primary Bedroom	12'9 x 15'9			x	7			
Above	Bedroom	9'6 x 11'7			x	8			

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

Sutton Group-West Coast Realty

Large CORNER UNIT townhouse in the heart of Langley City. The expansive living space comprises of 4 bedroom & 4 bathrooms in addition to the large 753 square foot Rooftop Terrace with panoramic views! This home features a large garage with workshop space and plenty of storage, a full-sized deck with sliding doors, a huge kitchen with big Island and stainless-steel appliances, dining room, bright & spacious living room to enjoy evenings with family. This friendly neighborhood is close to schools, Willoughby Town Centre, Children's Park, Dog park and Brydon Lagoon.



Presented by:
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Active
R2971031

Board: F
1/2 Duplex

13464 69 AVENUE

Surrey
West Newton
V3W 8G8

Residential Attached

\$949,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1982
Frontage(feet): 39.00	Bathrooms: 3	Age: 43
Frontage(metres): 11.89	Full Baths: 2	Zoning: R2
Depth / Size (ft.): 126	Half Baths: 1	Gross Taxes: \$4,107.01
Sq. Footage: 5,005.00	P.I.D.: 002-116-651	For Tax Year: 2024
Flood Plain:		Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **5** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 2, PLAN NWS1919, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

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

Finished Floor (Main): **1,340**
Finished Floor (Above): **667**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,007 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,007 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building: **2**
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **Unauthorized Suite**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **2**

of Levels: **2**
of Rooms: **12**

Bylaws Restrictions: **No Restrictions**

Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **No Restrictions**

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'3 x 14'9	Main	Bedroom	8'7 x 18'9	1	Main	2	No
Main	Dining Room	11'3 x 8'1	Above	Primary Bedroom	11'10 x 12'6	2	Main	3	No
Main	Kitchen	8'4 x 9'9	Above	Bedroom	9'7 x 9'7	3	Main	3	No
Main	Family Room	15'1 x 9'9	Above	Bedroom	9'5 x 9'9	4			
Main	Utility	8'5 x 5'8			x	5			
Main	Storage	9'4 x 19'6			x	6			
Main	Living Room	7'11 x 9'6			x	7			
Main	Kitchen	11'6 x 8'9			x	8			

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

Enjoy the benefits of half-duplex living with no strata fees or restrictions! Situated on a 5,000 sqft lot, this 2,000 sqft home offers a bright and open living/dining area, a comfortable family room, and a stylish kitchen. Upstairs, you'll find three generously sized bedrooms, including a primary with a walk-in closet. On the main floor there is a separate one-bedroom suite which can be an excellent mortgage helper. The fully fenced backyard is ideal for entertaining, and there's ample parking in the driveway and on the street. Conveniently located near Schools, Public Transit, Recreation and Shopping. Come check this home out!



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Active
R3028881
Board: F
Townhouse

43 2350 165 STREET

Surrey
Sullivan Station
V3Z 1J9

Residential Attached

\$975,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$975,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2024
Frontage(feet): 0.00	Bathrooms: 3	Age: 1
Frontage(metres): 0.00	Full Baths: 2	Zoning: RES
Depth / Size (ft.): 0	Half Baths: 1	Gross Taxes: \$3,757.88
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-188-889	Tax Inc. Utilities?:
View: No		Tour:
Complex / Subdiv: THE LOOP		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
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: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 60 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9264 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Club House, Exercise Centre, In Suite Laundry**

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

Finished Floor (Main): **619**
Finished Floor (Above): **674**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **200**
Finished Floor (Total): **1,493 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,493 sq. ft.**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **DWELL PROPERTY MANAGEMENT**
Maint Fee: **\$276.00**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-248-0752**
Council/Park Apprv?:

Locker: **No**

Suite: **None**
Basement: **Fully Finished, Part**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	13'10 x 12'7	Below	Foyer	6'10 x 3'3	1	Main	2	No
Main	Dining Room	13'4 x 7'0	Below	Bedroom	11'10 x 11'7	2	Above	4	No
Main	Living Room	15'5 x 11'5			x	3	Above	4	Yes
Main	Laundry	5'3 x 3'0			x	4			
Above	Primary Bedroom	11'6 x 11'0			x	5			
Above	Walk-In Closet	11'0 x 3'8			x	6			
Above	Bedroom	12'9 x 9'5			x	7			
Above	Bedroom	12'11 x 9'3			x	8			

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

WOW!!! "The Loop" -prime 1 year old townhome in a great development in South Surrey. You will love the layout, it's perfect for a growing family in an area close to all amenities. The basement 4th bedroom would work great for a home office or bonus room for the kids. The modern look consists of two tone kitchen cabinets, large working island with bar stool area, designer lighting and plumbing fixtures, Walk out deck off the kitchen for those summer nights. Laundry on the main, plus many more features. Large formal living area with electric fireplace. Main floor has laminate flooring, while upper floor has carpeting making it warm on your feet. Primary bedroom has walk in closet and a gorgeous en-suite bath with deep tub and large shower. A must see unit.



Presented by:
Doc Livingston PREC*

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



Active
R3023322

Board: F
Townhouse

6 22334 48 AVENUE

Langley
Murrayville
V3A 3N5

Residential Attached

\$985,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$985,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 4	Age: 4
Frontage(metres):	Full Baths: 3	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,177.81
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-391-419	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, 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: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
Parking: **Grg/Double Tandem**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 7, PLAN EPS7340, SECTION 31, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities:

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

Finished Floor (Main): 949	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 972	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 430	Maint Fee:	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 2,351 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,351 sq. ft.	Bylaws Restrictions:	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?:		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 3			
# of Rooms: 10			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	9'0 x 9'9	Above	Bedroom	15'3 x 10'9	1	Below	4	No
Below	Bedroom	12'3 x 10'0	Above	Bedroom	13'11 x 11'4	2	Main	2	No
Below	Storage	4'9 x 5'0			x	3	Above	4	Yes
Main	Kitchen	15'5 x 12'5			x	4	Above	4	No
Main	Dining Room	10'3 x 17'8			x	5			
Main	Living Room	25'4 x 12'2			x	6			
Main	Storage	5'0 x 5'5			x	7			
Above	Primary Bedroom	14'5 x 12'10			x	8			

Listing Broker(s): **Amex - Fraseridge Realty**

!!Court Order!! Over 2300sqft bright spacious corner unit townhome with 4bed/4bath located in the heart of Murrayville, Langley. Chef inspired kitchen includes quartz countertops w/ eating bar, tile backsplash & wide plank laminate floors, 3 beds up plus 4th bed & full bath in basement. Spacious primary bedroom includes a walk-in closet & modern ensuite with frameless rainfall shower. Bonus of 22x8 private balcony w/ privacy panels and BBQ gas hookup, tons of storage and attached double garage. Walking distance to school, grocery stores, restaurants, a rec centre, skate park, library, and much more!



Presented by:
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Active
R3009407

Board: F
Townhouse

15 9584 216 STREET

Langley
Walnut Grove
V1M 0C5

Residential Attached

\$1,040,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2012
Frontage(feet): 0.00	Bathrooms: 4	Age: 13
Frontage(metres):	Full Baths: 3	Zoning: CD 34
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,859.84
Sq. Footage: 0.00	P.I.D.: 028-744-462	For Tax Year: 2024
Flood Plain: No		Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Belmont		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double**
Dist. to Public Transit: **3** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Wall/Wall/Mixed, Carpet**

Legal: **PL BCS4312 LT 15 LD 36 SEC 31 TWP 11**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **960**
Finished Floor (Above): **870**
Finished Floor (AbvMain2): **540**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,370 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,370 sq. ft.**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

Units in Development: **15** Tot Units in Strata: **15** Locker: **No**
Exposure: **North** Storeys in Building:
Mgmt. Co's Name: **OBSIDIAN PROPERTY MANAGEMENT** Mgmt. Co's #: **604-757-3151**
Maint Fee: **\$441.60** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**
Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15' x 12'6"	Above	Bedroom	10'3' x 9'	1	Main	2	Yes
Main	Kitchen	12' x 8'	Above	Laundry	6' x 5'	2	Above	3	Yes
Main	Eating Area	10' x 7'	Below	Media Room	14'4' x 14'3"	3	Above	3	No
Main	Dining Room	13' x 9'3"	Below	Bedroom	11'11' x 9'9"	4	Below	3	No
Main	Den	14' x 9'2"			x	5			No
Above	Primary Bedroom	15'8' x 11'5"			x	6			No
Above	Walk-In Closet	11'3' x 5'6"			x	7			No
Above	Bedroom	13' x 10'7"			x	8			No

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

Welcome to Belmont – Walnut Grove's premier townhome community! This a rare corner unit that perfectly blends sophistication, comfort, & functionality. Featuring 4 spacious bedrooms (3 upstairs & 1 lower level), bathrooms on every floor, a main floor office, and a flex room downstairs—this layout is ideal for growing families, remote workers, or multi-generational living. Enjoy upgraded, high-end appliances, designer finishes, and thoughtful touches throughout. The home also includes central air conditioning and forced air heating to keep you comfortable year-round. Double s by s garage+2 extra parking spots -a true luxury in townhome living! With its modern updates, versatile floorplan, and unbeatable curb appeal, this is arguably the finest TH in the area. Call today to book your Viewing