



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

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



**Active**  
**R3016090**

Board: V  
Manufactured with Land

**6369 NORWEST BAY ROAD**

Sunshine Coast  
Sechelt District  
V7Z 0M5

Residential Detached

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

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$499,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1977</b>
Frontage(feet): <b>96.00</b>	Bathrooms: <b>1</b>	Age: <b>48</b>
Frontage(metres): <b>29.26</b>	Full Baths: <b>1</b>	Zoning: <b>R2</b>
Depth / Size: <b>113</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,244.32</b>
Lot Area (sq.ft.): <b>9,450.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.22</b>	P.I.D.: <b>007-601-115</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Manufactured/Mobile**  
Exterior: **Other**  
Foundation: **Concrete Block**

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

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Rear**  
Parking: **None**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT 6, BLOCK B, PLAN VAP15894, DISTRICT LOT 4297, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 59785**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,150	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 8'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	7' x 7'			x	
Finished Floor (Basement):	0	Main	Bedroom	11' x 11'			x	
Finished Floor (Total):	1,150sq. ft.	Main	Bedroom	10' x 8'			x	
Unfinished Floor:	0	Main	Bedroom	13' x 11'			x	
Grand Total:	1,150sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: <b>Double Wide</b>	Registered in MHR?: <b>Yes</b>	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#: <b>059785</b>	CSA/BCE: <b>10487</b>	Maint. Fee:				
ByLaw Restrictions:								

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

**Court order sale, Older mobile home in need of total reno. Close to West Sechelt Elementary.**



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**Active**  
**R3008672**  
Board: V  
House/Single Family

**1275 BURNS ROAD**

Sunshine Coast  
Gibsons & Area  
V0N 1V1

Residential Detached

**\$648,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$768,800**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1960**  
Frontage(feet): **50.00** Bathrooms: **1** Age: **65**  
Frontage(metres): **15.24** Full Baths: **1** Zoning: **RS1**  
Depth / Size: **102.3** Half Baths: **0** Gross Taxes: **\$2,654.05**  
Lot Area (sq.ft.): **5,147.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.12** P.I.D.: **010-620-915** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **Yes: OCEAN VIEW**  
Complex/Subdiv: **Hopkins Landing**  
First Nation Reserve:  
Services Connected: **Electricity, Water**  
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Other**  
**Concrete Pillar Foundation**

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

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

Total Parking: **3** Covered Parking: **0** Parking Access: **Front, Rear**  
Parking: **Open**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **1/4 BLOCK/BUS** Dist. to School Bus: **1/4 BLOCK/BUS**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 20, BLOCK 12, PLAN VAP7429, DISTRICT LOT 1402, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Cul-de-Sac, Greenbelt, Lane Access, Marina Nearby, Paved Road, Recreation Nearby**

Features:

Finished Floor (Main):	831	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	14'3 x 9'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Living Room	13'1 x 8'9			x	
Finished Floor (Basement):	0	Main	Laundry	8'9 x 5'8			x	
Finished Floor (Total):	831 sq. ft.	Main	Pantry	4'11 x 8'7			x	
Unfinished Floor:	0	Main	Primary Bedroom	12'2 x 8'9			x	
Grand Total:	831 sq. ft.	Main	Bedroom	10'3 x 9'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.		Other	5'9 x 8'11			x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**This listing is offered under an Order for Conduct of Sale (Foreclosure), a unique opportunity in a sought-after area. Located in Hopkins Landing, this 831 sq. ft. home features two bedrooms and one bathroom on a 5,200 sq. ft. lot with panoramic ocean views. Just a quarter-block walk to the beach, where you can enjoy fishing and crabbing right off the shore, it's ideally positioned for a true coastal lifestyle. Hopkins Landing is a quiet waterfront community on BC's Sunshine Coast, minutes from the Langdale Ferry Terminal and Gibsons. Known for its relaxed vibe, beach access, and strong community feel, it's perfect for commuters, retirees, and nature lovers. Have your Realtor give me a call, and I'll set up a private showing. Thanks, Luke.**



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**Active**  
**R2968990**  
Board: V  
House/Single Family

**6181 BAILLIE ROAD**

Sunshine Coast  
Sechelt District  
V7Z 0M2

Residential Detached

**\$730,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$779,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1993</b>
Frontage(feet): <b>121.40</b>	Bathrooms: <b>4</b>	Age: <b>32</b>
Frontage(metres): <b>37.00</b>	Full Baths: <b>3</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,906.33</b>
Lot Area (sq.ft.): <b>19,166.00</b>	Rear Yard Exp:	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.44</b>	P.I.D.: <b>006-570-381</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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

Legal: **LOT 38, PLAN VAP20358, DISTRICT LOT 4295, NEW WESTMINSTER LAND DISTRICT, EPLMP18537 OVER PT OF LOT 38 ROW**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,967	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	497	Main	Foyer	5'6 x5'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14' x14'			x	Main	4
Finished Floor (Below):	0	Main	Dining Room	11' x10'			x	Main	2
Finished Floor (Basement):	300	Main	Kitchen	16' x12'6			x	Above	4
		Main	Family Room	16' x11'6			x	Below	4
Finished Floor (Total):	2,764sq. ft.	Main	Bedroom	12'9 x9'9			x		
Unfinished Floor:	1,170	Main	Bedroom	12' x9'6			x		
Grand Total:	3,934sq. ft.	Main	Laundry	7'2 x6'2			x		
		Above	Primary Bedroom	15'4 x14'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Other	9'9 x8'0			x		
		Above	Walk-In Closet	9'4 x6'0			x		
Suite: <b>None</b>		Below	Recreation Room	15' x14'			x		
Basement: <b>Partly Finished</b>		Below	Nook	7' x5'			x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>13</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Sutton Group-West Coast Realty**

**Sutton Group-West Coast Realty**

**Welcome to this centrally located West Sechelt home on a 0.44 acre corner lot. The property offers a 3-level home which has most of the living space on the main level. There are 3 bedrooms and 4 bathrooms along with a double car garage and an unfinished basement.**



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**Active**  
**R2951278**  
Board: V  
Manufactured with Land

**33 BRACKEN PARK WAY**

Squamish  
Brackendale  
V0N 1T0

Residential Detached

**\$949,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$979,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1971</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>54</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RMH2</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,960.01</b>
Lot Area (sq.ft.): <b>7,920.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>003-093-492</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Yes</b>	Tour:	
View: <b>:</b>		
Complex/Subdiv: <b>Brackendale</b>		
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: **Manufactured/Mobile**  
Construction: **Frame - Wood, Manufactured/Mobile**  
Exterior: **Aluminum, Wood**  
Foundation: **Concrete Block**

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

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

Total Parking: **6** 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 10,BLOCK 30, PLAN VAP14705, PART S1/2 OF SE1/4, SECTION 22, TOWNSHIP 50, GROUP 1, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG. #60458**

Amenities: **Swirlpool/Hot Tub, Workshop Detached**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Hot Tub Spa/Swirlpool, Storage Shed**

Finished Floor (Main):	1,600	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x11'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x10'			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	17'5 x11'6			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x9'7			x	
Finished Floor (Total):	1,600sq. ft.	Main	Bedroom	11' x9'2			x	
Unfinished Floor:	0	Main	Bedroom	12'3 x8'			x	
Grand Total:	1,600sq. ft.	Main	Bedroom	11'5 x9'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	8'4 x5'			x	
		Main	Mud Room	18'3 x11'5			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type: <b>Double Wide</b>	Registered in MHR?: <b>Yes</b>	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#: <b>1421</b>	CSA/BCE: <b>24705</b>	Maint. Fee:				
		ByLaw Restrictions:						

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

**Located in a peaceful Brackendale cul-de-sac, this property presents a rare opportunity to enter the Squamish market, especially for DIY enthusiasts or craftspeople seeking additional space for their creative projects. The standout feature is the large garage and heated workshop space. The home is situated on a fully fenced lot of nearly 8,000 SOFT and offers ample parking with its large driveway, a west-facing deck to enjoy stunning sunsets over the Tantalus Mountain Range, and plenty of space for outdoor activities. Conveniently located within walking distance of schools, shops, and restaurants, and just a 45-minute drive to Vancouver and 35 minutes from Whistler, this home combines affordability with exceptional value, making it one of Squamish's best options for detached single-fam**





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**Active**  
**R3005734**  
Board: V  
House/Single Family

**1488 BALSAM STREET**

Pemberton  
Pemberton  
V0N 2L0

Residential Detached

**\$1,200,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,200,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1996</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>29</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>R1</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$0.00</b>
Lot Area (sq.ft.): <b>7,912.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>023-523-450</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Electric, Forced Air, Wood**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**  
Type of Roof: **Metal**

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:  
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 17, PLAN KAP57514, DISTRICT LOT 203, LILLOOET LAND DISTRICT, EP KAP57516**

Amenities:

Site Influences: **Central Location, Private Yard, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,306	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	12'8 x 12'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'1 x 16'0			x	Main 3
Finished Floor (Below):	978	Main	Living Room	14'11 x 12'3			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	11'11 x 10'3			x	Below 4
		Main	Bedroom	9'11 x 9'8			x	
Finished Floor (Total):	2,284sq. ft.	Main	Bedroom	10'1 x 9'11			x	
Unfinished Floor:	0	Below	Foyer	9'11 x 6'10			x	
Grand Total:	2,284sq. ft.	Below	Kitchen	14'11 x 9'1			x	
		Below	Living Room	14'11 x 11'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	5'1 x 2'5			x	
		Below	Bedroom	12'9 x 10'0			x	
Suite: <b>Unauthorized Suite</b>		Below	Bedroom	12'2 x 11'3			x	
Basement: <b>Full, Fully Finished</b>		Below	Storage	6'10 x 2'5			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

Listing Broker(s): **Whistler Real Estate Company Limited RE/MAX City Realty**

**The ideal family home at the ideal family price, located in "The Glen", Pemberton. Designed with an open-concept layout, this home gives warm cozy vibes with tons of natural light and views of Mt. Currie. The spacious kitchen features ample counter space, storage and seamlessly flows into a generous dining area and expansive deck—perfect for entertaining! The home also includes a fully self-contained 1 bed suite with its own private entrance, ensuite laundry, and a covered deck—an ideal mortgage helper or private space for guests. Don't miss the opportunity to make this timeless Pemberton gem your own.**



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**Active**  
**R2997513**  
Board: V  
House/Single Family

**12326 AURORA STREET**

Maple Ridge  
East Central  
V2X 0J5

Residential Detached  
**\$1,275,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,275,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1988</b>
Frontage(feet): <b>0.01</b>	Bathrooms: <b>3</b>	Age: <b>37</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>3</b>	Zoning: <b>HSE</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,878.64</b>
Lot Area (sq.ft.): <b>5,974.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>008-620-725</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations: **Partly**  
# of Fireplaces: **R.I.** Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcony(s) Patio(s) Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: Parking Access: **Front**  
Parking: **Add. Parking Avail., 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: **Mixed**

Legal: **LOT 13, PLAN NWP75898, SECTION 21, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,350	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,050	Main	Living Room	26'0 x12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'4 x3'10			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11'4 x10'6			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	14'0 x9'3			x	Above 4
Finished Floor (Total):	2,400sq. ft.	Main	Den	12'3 x9'5			x	
Unfinished Floor:	0	Main	Foyer	7'1 x4'2			x	
Grand Total:	2,400sq. ft.	Above	Kitchen	10'8 x8'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Eating Area	10'8 x7'2			x	
Suite: <b>Unauthorized Suite</b>		Above	Living Room	18'7 x16'8			x	
Basement: <b>None</b>		Above	Dining Room	14'5 x9'6			x	
		Above	Primary Bedroom	13'4 x12'5			x	
		Above	Bedroom	16'2 x10'0			x	
		Above	Bedroom	13'0 x10'0			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Royal LePage Westside**

**Huge backyard for summer fun, gardening, and entertaining? Check. Sunny deck for morning coffee? Yep. Room for the in-laws or a mortgage helper? You bet. This bright, renovated 2-level family home in Maple Ridge has it all. The main floor features three spacious bedrooms and plenty of living space, while the lower level has a self-contained one-bedroom suite. All on a large, flat lot with a double garage for cars, toys, or gear. A great central location makes school runs, errands and adventures a breeze. Come see where your next story begins!**



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**Active**  
**R3019616**  
Board: V  
House/Single Family

**1939 WESTMINSTER AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1E7

Residential Detached

**\$1,290,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,290,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1958</b>
Frontage(feet): <b>55.00</b>	Bathrooms: <b>1</b>	Age: <b>67</b>
Frontage(metres): <b>16.76</b>	Full Baths: <b>1</b>	Zoning: <b>RS1</b>
Depth / Size: <b>122</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,666.33</b>
Lot Area (sq.ft.): <b>6,710.00</b>	Rear Yard Exp:	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>010-258-825</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: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT Q, PLAN NWP16973, DISTRICT LOT 464, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,700	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x9'			x	Main 3
Finished Floor (Below):	0	Main	Recreation Room	27' x12'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x11'			x	
Finished Floor (Total):	1,700sq. ft.	Main	Bedroom	13' x9'			x	
Unfinished Floor:	0	Main	Bedroom	9' x9'			x	
Grand Total:	1,700sq. ft.			x			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Crawl</b>				x			x	
				x				
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

**Court order Sale, 3 bedroom rancher with lane in a redeloptment area. Ideal for investor to rent and hold untill such time of land assembly.**



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**Active**  
**R2971724**  
Board: V  
House with Acreage

**24640 110 AVENUE**

Maple Ridge  
Albion  
V2W 1G7

Residential Detached  
**\$1,299,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,299,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1977</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>48</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RS3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,515.79</b>
Lot Area (sq.ft.): <b>89,297.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>2.05</b>	P.I.D.: <b>008-777-934</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>Yes: Greenbelt &amp; Ravine</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

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

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

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

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**  
Parking: **DetachedGrge/Carport, Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT U, PLAN NWP25329, PART NE1/4, SECTION 10, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Workshop Detached**

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

Finished Floor (Main):	1,187	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	893	Main	Kitchen	18' x 10'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6" x 8'6"			x	Main 4
Finished Floor (Below):	0	Main	Living Room	32' x 16'6"			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	10' x 12'			x	
Finished Floor (Total):	2,080sq. ft.	Above	Primary Bedroom	23' x 11'6"			x	
Unfinished Floor:	0	Above	Bedroom	10'3" x 10'5"			x	
Grand Total:	2,080sq. ft.	Above	Loft	19'8" x 13'1"			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Elite West**

**Escape to tranquility in this 3-bed, 2-bath home on 2 acres, tucked away at the end of a quiet street next to Kanaka Creek. With 2000sqft across 2 levels, the master bedroom features vaulted ceilings. Outside, a 2400 sqft workshop with 400 amp service awaits. Enjoy the peace and privacy of this charming property – your perfect retreat. This property boasts a second title and includes two PIDs, enhancing its unique appeal and investment potential.**





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**Active**  
**R3020046**  
Board: V  
House/Single Family

**5566 49 AVENUE**

Ladner  
Hawthorne  
V4K 3N8

Residential Detached

**\$1,328,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,328,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**  
Frontage(feet): **66.00** Bathrooms: **3** Age: **52**  
Frontage(metres): **20.12** Full Baths: **2** Zoning: **RS-2**  
Depth / Size: **100** Half Baths: **1** Gross Taxes: **\$4,749.56**  
Lot Area (sq.ft.): **6,600.00** Rear Yard Exp: **South** For Tax Year: **2024**  
Lot Area (acres): **0.15** P.I.D.: **002-236-061** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour: **Virtual Tour URL**  
View: **No**  
Complex/Subdiv: **Hawthorne Subdivision**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces: **0**  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Fibreglass**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **1/2 Blk.** Dist. to School Bus: **1/2 Blk.**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :Foreclosure**  
Fixtures Rmvd: **No :Foreclosure**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 539, PLAN NWP43587, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

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

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

Features: **Dishwasher**

Finished Floor (Main):	1,139	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,081	Main	Kitchen	13'10" x 10'10"	Below	Living Room	13'9" x 13'2"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'10"	Below	Bedroom	10'10" x 9'10"	Main 2
Finished Floor (Below):	0	Main	Living Room	15' x 13'5"	Below	Bedroom	10' x 9'4"	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'7" x 10'5"			x	Below 4
		Main	Other	10'1" x 4'			x	
Finished Floor (Total):	2,220sq. ft.	Main	Bedroom	10'1" x 9'			x	
Unfinished Floor:	0	Main	Bedroom	11'2" x 9'			x	
Grand Total:	2,220sq. ft.	Main	Other	5'5" x 10'1"			x	
		Below	Foyer	13'2" x 6'4"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	11' x 8'			x	
		Below	Other	6'6" x 6'6"			x	
Suite: <b>Unauthorized Suite</b>		Below	Kitchen	10'3" x 7'			x	
Basement: <b>Full</b>		Below	Eating Area	11'2" x 5'			x	

Crawl/Bsmt. Height:

# of Levels: **2**

# of Kitchens: **2**

# of Rooms: **16**

Manuf Type:  
MHR#:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

ByLaw Restrictions:

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

**Located in Delta's Hawthorne neighborhood, 5566 49 Avenue sits on a 6,600 sq ft lot and features a 1973-built basement-entry home. The exterior is finished in metal, stucco, and brick. Inside are three bedrooms and three bathrooms, including two bedrooms in the basement with their own entrance. The main floor includes original oak hardwood flooring, an updated kitchen with maple cabinets, and two fireplaces. A wrap-around deck with new surfacing and railings adds outdoor appeal. The property includes a single carport and paved driveway. Zoned RS-2, it's on a quiet residential street close to schools, transit, and shopping. Surrounded by similar detached homes, it's a great option for families or investors seeking a stable, well-located property in a mature area. Tks Luke**



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**Active**  
**R2981114**  
Board: V  
House/Single Family

**1115 E 33RD AVENUE**

Vancouver East  
Knight  
V5V 3B1

Residential Detached

**\$1,355,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,660,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1995**  
Frontage(feet): **30.00** Bathrooms: **4** Age: **30**  
Frontage(metres): **9.14** Full Baths: **4** Zoning: **RS-1S**  
Depth / Size: **102** Half Baths: **0** Gross Taxes: **\$6,888.77**  
Lot Area (sq.ft.): **3,060.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.07** P.I.D.: **011-098-171** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
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, Other**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 11, BLOCK 4, PLAN VAP2096, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 5, & DL 392**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	950	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	200	Main	Living Room	10' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11' x 17'			x	Above 3
Finished Floor (Below):	0	Main	Dining Room	11' x 7'			x	Main 3
Finished Floor (Basement):	850	Main	Bedroom	10' x 10'			x	Below 3
Finished Floor (Total):	2,000sq. ft.	Above	Primary Bedroom	12' x 14'			x	Below 3
Unfinished Floor:	0	Main	Bedroom	10' x 10'			x	
Grand Total:	2,000sq. ft.	Bsmt	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10' x 10'			x	
		Bsmt	Living Room	12' x 11'			x	
		Bsmt	Kitchen	7' x 11'			x	
		Bsmt	Recreation Room	10' x 12'			x	
				x			x	
				x			x	

  

Suite: <b>Unauthorized Suite</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Full</b>	MHR#:	CSA/BCE:	Maint. Fee:
	ByLaw Restrictions:		

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

**3 level home, 5 bedrooms, 4 baths, 2 bedroom suite, Hotwater heat, recreation room in basament. Handy man special, needs painting, flooring, kitchen and bathroom updating. Lane access and detached double garage.**



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**Active**  
**R3023058**  
Board: V  
House/Single Family

**4612 W RIVER ROAD**

Ladner  
Port Guichon  
V4K 1S4

Residential Detached

**\$1,365,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,365,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**  
Frontage(feet): **0.00** Bathrooms: **4** Age: **6**  
Frontage(metres): Full Baths: **4** Zoning: **RD3**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,190.29**  
Lot Area (sq.ft.): **6,146.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.14** P.I.D.: **011-908-831** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **Yes: Peek-a-Boo River View**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **Half Block** Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes :Any tenant fixtures**  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 12, BLOCK 6, PLAN NWP716, DISTRICT LOT 96, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

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

Finished Floor (Main):	1,302	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Above	Living Room	11'3 x 9'10	Below	Bedroom	13'1 x 10'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	9'10 x 9'9	Below	Bedroom	11'9 x 10'1	Main	4
Finished Floor (Below):	1,222	Above	Kitchen	12'6 x 10'8			x	Main	4
Finished Floor (Basement):	0	Above	Family Room	12'6 x 8'10			x	Above	4
Finished Floor (Total):	2,524sq. ft.	Above	Primary Bedroom	13'9 x 10'10			x	Below	4
Unfinished Floor:	0	Above	Bedroom	10'7 x 10'0			x		
Grand Total:	2,524sq. ft.	Above	Bedroom	10'10 x 9'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	13'2 x 8'2			x		
Suite: <b>Legal Suite</b>		Below	Recreation Room	18'6 x 12'0			x		
Basement: <b>None</b>		Below	Bedroom	12'9 x 9'8			x		
		Below	Living Room	13'1 x 6'5			x		
		Below	Kitchen	9'5 x 7'4			x		
		Below	Dining Room	9'5 x 5'9			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 15	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

**Modern, bright & well-designed floorplan + great investment potential. Built in 2019, total 6-bed, 4-bath, upstairs: 3 bedroom, downstairs: legal 2-bed LEGAL suite plus 1-bed in-law suite. The sleek kitchen w/ stainless steel appliances, white cabinets + a breakfast nook/family room. Peek-a-boo views of the river. Enjoy the spacious backyard on a 6100+ sqft LOT. Located in family-friendly Ladner, this home is located across the scenic River, where you can walk or bike along trails. Just steps to Ladner Village, local shops, restaurants, cafes, shopping, schools, Delta Hospital + parks. This home is a perfect opportunity for multi-family living or great rental income. Exceptional value—a rare find in today's market! Virtual staged. BC Assessed at \$1,784,000. Call your Realtor!**



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**Active**  
**R2985537**  
Board: V  
House/Single Family

**4620 W RIVER ROAD**

Ladner  
Port Guichon  
V4K 1S4

Residential Detached

**\$1,395,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,395,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**  
Frontage(feet): **0.00** Bathrooms: **4** Age: **6**  
Frontage(metres): Full Baths: **4** Zoning: **RD3**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,257.09**  
Lot Area (sq.ft.): **6,447.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.15** P.I.D.: **004-941-667** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 13, BLOCK 6, PLAN NWP716, DISTRICT LOT 96, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,302	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Above	Living Room	11'3 x 9'10	Below	Bedroom	13'1 x 10'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	9'10 x 9'9	Below	Bedroom	11'9 x 10'1	Above	4
Finished Floor (Below):	1,222	Above	Kitchen	12'6 x 10'8			x	Above	4
Finished Floor (Basement):	0	Above	Family Room	12'6 x 8'10			x	Below	4
Finished Floor (Total):	2,524sq. ft.	Above	Primary Bedroom	13'9 x 10'10			x	Below	4
Unfinished Floor:	0	Above	Bedroom	10'7 x 10'0			x		
Grand Total:	2,524sq. ft.	Above	Bedroom	10'10 x 9'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	13'2 x 8'2			x		
		Below	Recreation Room	18'6 x 12'0			x		
		Below	Bedroom	12'9 x 9'8			x		
		Below	Living Room	13'1 x 6'5			x		
		Below	Kitchen	9'5 x 7'4			x		
		Below	Dining Room	9'5 x 5'9			x		
Suite: <b>Legal Suite</b>									
Basement: <b>None</b>									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Modern, bright, well-designed floorplan + great investment potential. Built in 2019, total 6 bed, 4 bath home offers a legal 2 bed LEGAL suite PLUS 1 bed in-law suite. The sleek kitchen w/ SS appliances, white cabinets + a breakfast nook/family room. Enjoy the spacious backyard on a 6447sqft LOT. Double car garage, lots of storage. Located in family-friendly Ladner, across the scenic River, where you can walk or bike along trails. Just 10 minutes walking to DT Ladner Village, local shops, restaurants, cafes, shopping, schools, Delta Hospital + parks. This home is a perfect opportunity for multi-family living or great rental income. Virtual staged. Excellent value—a rare find in today's market! BC Assessed at \$1,804,000. Easy to show, call your Realtor!**





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

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



**Active**  
**R3019184**  
Board: V  
House/Single Family

**5231 1 AVENUE**

Tsawwassen  
Pebble Hill  
V4M 1B4

Residential Detached

**\$1,459,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,459,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1976</b>
Frontage(feet): <b>67.00</b>	Bathrooms: <b>2</b>	Age: <b>49</b>
Frontage(metres): <b>20.42</b>	Full Baths: <b>1</b>	Zoning: <b>RS1</b>
Depth / Size: <b>132</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,879.55</b>
Lot Area (sq.ft.): <b>8,902.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.20</b>	P.I.D.: <b>007-392-591</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: <b>1 Storey, Rancher/Bungalow</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage Underbuilding</b>		
Exterior: <b>Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Slab</b>	Dist. to Public Transit: <b>1 blk</b>		
	Title to Land: <b>Freehold NonStrata</b>		Dist. to School Bus: <b>2 blks</b>
Renovations: <b>Partly</b>	Reno. Year: <b>2010</b>	Property Disc.: <b>Yes</b>	Land Lease Expiry Year:
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:	Fixtures Rmvd: <b>Yes :Mirror in hallway, Bird bath in front yard</b>	
Fuel/Heating: <b>Baseboard, Electric, Natural Gas</b>	Metered Water:		
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Torch-On</b>	Floor Finish: <b>Hardwood</b>		

Legal: **007-392-591 LOT 107, PLAN NWP44363, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Inground, Storage Shed**

Finished Floor (Main):	1,405	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'2 x 14'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'4 x 12'5			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	8'9 x 8'7			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	12'2 x 11'4			x	
Finished Floor (Total):	1,405sq. ft.	Main	Bedroom	11'6 x 9'6			x	
Unfinished Floor:	0	Main	Bedroom	11'7 x 10'2			x	
Grand Total:	1,405sq. ft.	Main	Laundry	11'8 x 7'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	7'7 x 5'2			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group Seafair Realty** **RE/MAX Westcoast**

**Beautiful updated rancher in Pebble Hill area in Tsawwassen, this home offers the perfect blend of comfort & outdoor living. Situated on an expansive 8,900 sq ft lot with mature privacy hedging. The meticulously landscaped garden is a private oasis featuring multiple sitting areas, pergola & underground sprinkler system . The rear outdoor space is an entertainer's dream, complete w glass-covered patio, pergola, gazebo, outdoor kitchen & ample space for hosting family & friends. Step inside to a 3 bed home with an open concept living/dining & updated kitchen w thoughtful design. Hardwood flooring, cozy gas f/p & skylights throughout create a bright & inviting atmosphere. Double garage + multiple storage areas! Steps from Diefenbaker Park!! OPEN HOUSE Sat, Jul 5th 3-4**



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**Doc Livingston PREC\***

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



**Active**  
**R2996278**  
Board: V  
House/Single Family

**4681 FRANCIS PENINSULA ROAD**

Sunshine Coast  
Pender Harbour Egmont  
V0N 2H1

Residential Detached

**\$1,548,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,798,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2006</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>19</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>R2</b>
Depth / Size: <b>Irregular</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,328.68</b>
Lot Area (sq.ft.): <b>54,014.40</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>1.24</b>	P.I.D.: <b>007-289-464</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Water from Home.</b>		
Complex/Subdiv: <b>Medeira Park</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces: **0**  
Fireplace Fuel: **Propane Gas**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(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:  
Dist. to Public Transit: **40 Kilometers** Dist. to School Bus: **9.7-E & 18-HS**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :Foreclosure**  
Fixtures Rmvd: **:Foreclosure**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 10, BLOCK 8, PLAN VAP17337, DISTRICT LOT 1362, GROUP 1, NEW WESTMINSTER LAND DISTRICT, FORESHORE SEE 03279.010**

Amenities: **None**

Site Influences: **Marina Nearby, Private Setting, Private Yard, Shopping Nearby, Waterfront Property**

Features:

Finished Floor (Main):	1,666	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	13'2 x 13'2	Below	Bedroom	14'1 x 9'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17' x 8'4	Below	Bedroom	12'6 x 12'6	Main 3
Finished Floor (Below):	1,624	Main	Living Room	18'10 x 16'	Below	Other	7'1 x 7'11	Main 5
Finished Floor (Basement):	0	Main	Den	7'4 x 7'	Below	Utility	8'2 x 8'	Below 3
Finished Floor (Total):	3,290sq. ft.	Main	Primary Bedroom	14'3 x 12'9			x	
Unfinished Floor:	0	Main	Walk-In Closet	10'9 x 7'8			x	
Grand Total:	3,290sq. ft.	Main	Other	14'3 x 7'8			x	
		Main	Bedroom	10'10 x 9'8			x	
		Main	Laundry	7'3 x 7'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	8'4 x 6'10			x	
		Below	Foyer	16' x 8'			x	
Suite: <b>None</b>		Below	Recreation Room	18'10 x 16'			x	
Basement: <b>Full, Fully Finished</b>		Below	Flex Room	24'4 x 19'10			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>17</b>	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

**Opportunity knocks to own an oceanfront property in the tranquil, forested neighborhood of Madeira Park on the Sunshine Coast, just 36 km from the ferry to Greater Vancouver. Built-in 2006, this two-story home offers a fully finished walk-out basement and direct beach access to the serene Garrans Bay. The property also includes adjacent foreshore, dock, ramp, and power rights through a Crown Tenure lease, which will be transferred to the purchaser upon issuance of a court order and a letter of endorsement from the Tenure Administration Team. The well-constructed dock is equipped with water hookups and a 200-amp electrical service, making it ideal for mooring seacrafts. The R-2 zoning allows for the potential of building a second single-detached dwelling. Showings by appointment only. tks**



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**Active**  
**R2985915**  
Board: V  
House/Single Family

**3390 NANAIMO STREET**  
Vancouver East  
Renfrew Heights  
V5N 5G6

Residential Detached  
**\$1,550,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,550,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1954</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>71</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>R1 - 1</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,538.80</b>
Lot Area (sq.ft.): <b>8,611.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.20</b>	P.I.D.: <b>013-938-819</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, 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: **Brick, Mixed**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Carport; Multiple, Garage; Single**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **A FEW BLOCKS** Dist. to School Bus: **A FEW BLOCKS**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile**

Legal: **LOT A, BLOCK 10, PLAN VAP1224, DISTRICT LOT 195, NEW WESTMINSTER LAND DISTRICT, OF BLK A**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby**

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

Finished Floor (Main):	1,652	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	244	Below	Foyer	6'2 x 4'8	Main	Bedroom	7'7 x 12'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Living Room	17'4 x 13'3	Main	Bedroom	9'1 x 12'1	Below 4
Finished Floor (Below):	771	Below	Dining Room	9'6 x 9'11	Main	Bedroom	15'6 x 9'7	Main 4
Finished Floor (Basement):	0	Below	Kitchen	12'4 x 9'11	Main	Walk-In Closet	6'4 x 4'3	Main 4
Finished Floor (Total):	2,667 sq. ft.	Below	Bedroom	12'1 x 11'5	Main	Primary Bedroom	11'8 x 12'11	
Unfinished Floor:	0	Below	Bedroom	14'10 x 10'0	Above	Loft	10'3 x 6'2	
Grand Total:	2,667 sq. ft.	Below	Dining Room	14'10 x 6'4	Above	Loft	10'3 x 8'6	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	14'10 x 10'4			x	
		Below	Kitchen	10'8 x 9'6			x	
		Below	Other	11'6 x 23'5			x	
		Main	Living Room	16'1 x 13'1			x	
Suite: <b>Unauthorized Suite</b>		Main	Dining Room	12'1 x 10'6			x	
Basement: <b>Separate Entry</b>		Main	Kitchen	12'1 x 9'0			x	

Crawl/Bsmt. Height:

# of Levels: **3**

# of Kitchens: **3**

# of Rooms: **20**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

Listing Broker(s): **Stilhavn Real Estate Services**

**Stilhavn Real Estate Services**

**Investors, Developers and Builders - Great chance to build up your portfolio and invest in the future of this neighbourhood. REDEVELOPMENT potential within the TOA (Transit Oriented Area) at Tier 3 - 800 meters. Up to 8 stories or 3.0 FSR. Great potential to hold and/or build later. Large 8600 sqft lot. Court Order sale for 2/3 share of property, 1/3 share ALSO available to purchase for remainder of the property. As is where is. Please call listing agent for more details - Samantha.**





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**Active**  
**R3016341**  
Board: V  
House with Acreage

**14244 SILVER VALLEY ROAD**

Maple Ridge  
Silver Valley  
V4R 2R3

Residential Detached

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

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,600,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>11</b>	Approx. Year Built: <b>1948</b>
Frontage(feet): <b>187.00</b>	Bathrooms: <b>6</b>	Age: <b>77</b>
Frontage(metres): <b>57.00</b>	Full Baths: <b>6</b>	Zoning: <b>RS-3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,369.37</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>3.17</b>	P.I.D.: <b>006-415-865</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: River</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Shallow</b>	

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

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

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

Total Parking: **15** Covered Parking: **4** Parking Access:  
Parking: **Carport; Multiple, Garage; Double, RV Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 4, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT LOT 5, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**  
**PID: 006-415-873**

Amenities: **In Suite Laundry**

Site Influences: **Greenbelt, Recreation Nearby, Rural Setting, Waterfront Property**

Features:

Finished Floor (Main):	2,045	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,546	Main	Foyer	6'3 x 3'9	Above	Bedroom	9'8 x 13'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Flex Room	9'9 x 7'9	Above	Flex Room	12'8 x 9'6	Above	4
Finished Floor (Below):	0	Main	Family Room	15'11 x 9'11	Abv Main 2	Foyer	7'5 x 6'10	Above	3
Finished Floor (Basement):	0	Main	Foyer	8'4 x 10'6	Abv Main 2	Laundry	9'9 x 7'3	Main	3
Finished Floor (Total):	3,591sq. ft.	Main	Living Room	29'11 x 16'8	Abv Main 2	Kitchen	9'9 x 15'3	Abv Main 2	3
Unfinished Floor:	0	Main	Dining Room	13'7 x 9'7	Abv Main 2	Living Room	21'8 x 17'0	Abv Main 2	3
Grand Total:	3,591sq. ft.	Main	Kitchen	13'3 x 16'5	Abv Main 2	Bedroom	14'7 x 7'6	Abv Main 2	3
Flr Area (Det'd 2nd Res):	2,160sq. ft.	Main	Bedroom	13'4 x 10'6	Abv Main 2	Bedroom	10'0 x 9'3		
		Main	Bedroom	12'0 x 11'3	Abv Main 2	Bedroom	10'0 x 10'3		
Suite: <b>Other</b>		Above	Loft	19'4 x 11'10	Abv Main 2	Bedroom	10'0 x 9'9		
Basement: <b>Crawl</b>		Above	Primary Bedroom	12'7 x 12'11	Abv Main 2	Attic	14'8 x 20'3		
		Above	Walk-In Closet	8'1 x 7'2	Abv Main 2	Kitchen	10'0 x 9'10		
		Above	Bedroom	13'2 x 8'10	Abv Main 2	Bedroom	10'0 x 9'10		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>3</b>	# of Rooms: <b>27</b>	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

**Silver Valley!! Over 3 Acres of Park like Privacy backing onto Ravine and River. Main House tucked away from the road and boasts 5 bedrooms and 3 full bathrooms with multilevel decks, patio and balcony. Attached Double Garage and Loft area. Very unique and functional floor plan. Duplex on Property offers 6 bedrooms and 3 bathrooms. Located between Malcolm Knapp Research Forest and New Residential Development, this is a rare offering. 2 Legal Lots and loads of Parking.**





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

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



**Active**  
**R3002763**  
Board: V  
House/Single Family

**4523 KING EDWARD PLACE**

Ladner  
Ladner Elementary  
V4K 2R2

Residential Detached  
**\$1,625,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,670,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1970</b>
Frontage(feet): <b>39.00</b>	Bathrooms: <b>4</b>	Age: <b>55</b>
Frontage(metres): <b>11.89</b>	Full Baths: <b>3</b>	Zoning: <b>RD3</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,506.67</b>
Lot Area (sq.ft.): <b>11,872.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.27</b>	P.I.D.: <b>006-637-744</b>	Tax Inc. Utilities?:
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: **Stucco**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus: **Close**  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 190, PLAN NWP31917, DISTRICT LOT 115, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Indoor, Sauna/Steam Room**

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

Features:

Finished Floor (Main):				Floor				Dimensions				Bathrooms			
Finished Floor (Above):				Main				Above				Floor			
Finished Floor (AbvMain2):				Main				Main				Main			
Finished Floor (Below):				Main				Main				Main			
Finished Floor (Basement):				Main				Main				Above			
Finished Floor (Total):				Main				Main				Above			
Unfinished Floor:				Main				Main				Above			
Grand Total:				Main				Main				Above			
Flr Area (Det'd 2nd Res):				Above				Above				Above			
Suite: <b>Legal Suite</b>				Above				Above				Above			
Basement: <b>None</b>				Above				Above				Above			
Crawl/Bsmt. Height:				# of Levels: <b>2</b>				Registered in MHR?:				PAD Rental:			
# of Kitchens: <b>1</b>				# of Rooms: <b>14</b>				MHR#:				CSA/BCE:			
								ByLaw Restrictions:				Maint. Fee:			

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

**Discover this custom-built Spanish-style home in the heart of Ladner, set on an expansive 11,800+ sqft lot. This unique property features 4 bedrooms + 4 bathrooms, offering ample space for family living + entertaining. Enjoy amenities at home, including an indoor swimming pool, private gym area, + sauna. The interior boasts spacious, primary bedrooms rooms and a large backyard perfect for relaxing or entertaining guests. A legal suite on the main floor provides excellent rental income potential. Nestled on a quiet cul-du-sac in a sought-after neighborhood, just minutes from schools, parks, and shopping. Call your realtor for a private showing today!**



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**Active**  
**R3011988**  
Board: V  
House/Single Family

**329 ESPLANADE ROAD**

Sunshine Coast  
Keats Island  
V0N 1G2

Residential Detached

**\$1,690,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,690,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2009</b>
Frontage(feet): <b>82.00</b>	Bathrooms: <b>3</b>	Age: <b>16</b>
Frontage(metres): <b>24.99</b>	Full Baths: <b>3</b>	Zoning: <b>CR1</b>
Depth / Size: <b>166</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,828.35</b>
Lot Area (sq.ft.): <b>16,159.00</b>	Rear Yard Exp: <b>Northeast</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.37</b>	P.I.D.: <b>010-211-756</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>Yes: South West Ocean Views</b>		
Complex/Subdiv: <b>Eastbourne Estates</b>		
First Nation Reserve:		
Services Connected: <b>Community, Electricity, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Cistern, Community</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Baseboard, Electric, Wood**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Metal, Other, Tar & Gravel**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**  
Parking: **DetachedGrge/Carport**  
Driveway Finish: **Other**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus: **Gibsons**  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Concrete, Hardwood, Tile**

Legal: **LOT 2, BLOCK 10, PLAN VAP9467, DISTRICT LOT 1593, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage, Workshop Detached**

Site Influences: **Waterfront Property**  
Features: **Free Stand F/P or Wdstove**

Finished Floor (Main):	1,578	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,291	Main	Living Room	23' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18' x 18'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	17'7' x 16'			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	18' x 16'			x	Above 3
		Main	Foyer	10'10' x 9'			x	
Finished Floor (Total):	2,869sq. ft.	Above	Primary Bedroom	18' x 17'			x	
Unfinished Floor:	1,578	Above	Bedroom	18' x 17'			x	
Grand Total:	4,447sq. ft.	Abv Main 2	Flex Room	23' x 22'10"			x	
		Abv Main 2	Workshop	23'7' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite:				x			x	
Basement: <b>Part</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</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): **Royal LePage Sussex**

**Royal LePage Elite West**

**COURT ORDERED SALE.** Rarely available, **WATERFRONT HOME** just steps from popular **West Beach**. This **SOUTHWEST** facing **Craftsman Style 2 Bed, 2 Bath** home has the bonus of a detached **COACH HOUSE** with carport, workshop, garage and a studio style open living space with a 3 pc bathroom and beautiful sundeck off the upper area with incredible views. The Basement in the main house is completely unfinished and there are some finishing items that need to be completed still on this unique offering.



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**Active**  
**R3015271**  
Board: V  
House/Single Family

**8236 HAIG STREET**

Vancouver West  
Marpole  
V6P 4R9

Residential Detached

**\$1,750,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,750,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1951**  
Frontage(feet): **33.00** Bathrooms: **2** Age: **74**  
Frontage(metres): **10.06** Full Baths: **2** Zoning: **R1-1**  
Depth / Size: **117.06** Half Baths: **0** Gross Taxes: **\$8,231.37**  
Lot Area (sq.ft.): **3,862.98** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.09** P.I.D.: **004-180-364** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Single**  
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: **Wall/Wall/Mixed**

Legal: **PL 2257 LD 36 LT 19 OF 5 BLK 8 DL 319 324 & PT 323**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	848	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10'7 x 14'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'2 x 8'11			x	Main 4
Finished Floor (Below):	868	Main	Dining Room	11'2 x 14'6			x	Below 3
Finished Floor (Basement):	0	Main	Bedroom	10'7 x 12'4			x	
Finished Floor (Total):	1,716sq. ft.	Below	Recreation Room	10' x 16'			x	
Unfinished Floor:	0	Below	Bedroom	13'6 x 12'2			x	
Grand Total:	1,716sq. ft.	Below	Bedroom	10'9 x 11'1			x	
		Below	Laundry	10'9 x 14'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Fully Finished</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal Pacific Realty Corp.**

**Foreclosure alert! Located in the desirable Churchill Secondary catchment. A fantastic opportunity for first-time buyers or savvy investors! PERFECT ENTRY LEVEL HOME FOR BUYERS TO RENOVATE TO THEIR LIKING OR BUILD ON THIS DREAM LOT. Charming 1950s Bungalow on a Quiet, Tree-Lined Street! Nestled in the heart of Marpole, this classic West Side gem offers over 1,700 SF of living space. PROPERTY IS LAND VALUE - PERFECT FOR Featuring 3 bedrooms, 2 bathrooms, a spacious family room, and a full dining room, this home boasts an open-concept layout with large skylights that fill the space with natural light. Situated on a serene lane lined with cherry trees—perfect for families and outdoor play.**





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

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**Active**  
**R2993378**  
Board: V  
House/Single Family

**7760 WATERTON DRIVE**

Richmond  
Broadmoor  
V7A 4G4

Residential Detached

**\$1,849,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1974</b>
Frontage(feet): <b>67.00</b>	Bathrooms: <b>4</b>	Age: <b>51</b>
Frontage(metres): <b>20.42</b>	Full Baths: <b>3</b>	Zoning: <b>RES</b>
Depth / Size: <b>118</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,327.69</b>
Lot Area (sq.ft.): <b>7,933.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>003-675-076</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community, 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: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**

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

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

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

Legal: **LOT 283, BLOCK 4N, PLAN NWP43663, SECTION 32, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	1,184	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,281	Main	Living Room	17'0 x 16'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'3 x 9'0			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'0 x 10'4			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	13'0 x 10'0			x	Above 3
Finished Floor (Total):	2,465sq. ft.	Main	Bedroom	13'0 x 9'2			x	Above 3
Unfinished Floor:	0	Main	Foyer	11'0 x 10'4			x	
Grand Total:	2,465sq. ft.	Main	Storage	11'0 x 6'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'0 x 13'0			x	
		Above	Bedroom	12'0 x 9'2			x	
		Above	Bedroom	11'0 x 10'0			x	
		Above	Bedroom	15'0 x 14'0			x	
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: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**RE/MAX Crest Realty**

**COURT ORDER SALE! PRICED AT \$250K BELOW ASSESSMENT VALUE. This functional 5-bedroom, 4-bathroom residence is nestled on a generous 7,933 sq. ft. lot in most sought-after "Shangri-La." neighborhood. Originally built by German builder, with cherry tree and lush green back yard. Natural light floods the space through new double-glazed windows, fully upgraded bathrooms with new fixtures, upgraded security cameras. Comes with 1 bedroom mortgage helper. 3 sets of laundries. Lots of potential. Conveniently located within walking distance to Maple Lane Elementary and London-Steveston Secondary, close to shopping and transit. Hold or build your new home.**