



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

eXp Realty  
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**Active**  
**R3016090**

Board: V  
Manufactured with Land

**6369 NORWEST BAY ROAD**

Sunshine Coast  
Sechelt District  
V7Z 0M5

Residential Detached

**\$399,000** (LP)

(SP)



Court Date: December 11th, 2025  
Court Location: 651 Carnarvon Street, New Westminster  
Court Time: Arrive before 9:45 AM  
Property Address: 6369 Norwest Bay Road, Sechelt

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>2</b>	Age: <b>48</b>
Frontage(metres): <b>29.26</b>	Full Baths: <b>2</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: <b>:</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **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	Main 3
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: <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>6</b>	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, 9450 square foot lot, 96 feet frontage. property being sold as land value only, try your offer Court date set for December 11 New Westminster Court**



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**Active**  
**R3071667**  
Board: V  
House/Single Family

**4494 RONDEVUE ROAD**

Sunshine Coast  
Pender Harbour Egmont  
V0N 2H1

Residential Detached

**\$429,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$429,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1975</b>
Frontage(feet): <b>100.00</b>	Bathrooms: <b>2</b>	Age: <b>50</b>
Frontage(metres): <b>30.48</b>	Full Baths: <b>2</b>	Zoning: <b>R-2</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,648.20</b>
Lot Area (sq.ft.): <b>11,761.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.27</b>	P.I.D.: <b>008-483-680</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access:  
Parking: **Carport; Single**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Other**

Legal: **LOT 47, BLOCK 2, PLAN VAP14165, DISTRICT LOT 1362, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Recreation Nearby**

Features:

Finished Floor (Main):	1,500	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Bsmt	Foyer	8'3 x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Bsmt	Living Room	11'8 x 13'7			x	Main 3
Finished Floor (Below):	0	Bsmt	Den	9'11 x 13'4			x	Main 3
Finished Floor (Basement):	485	Main	Family Room	13'7 x 20'6			x	
Finished Floor (Total):	1,985sq. ft.	Main	Dining Room	10'9 x 11'5			x	
Unfinished Floor:	0	Main	Kitchen	10'10 x 17'2			x	
Grand Total:	1,985sq. ft.	Main	Bedroom	10'7 x 11'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'7 x 11'2			x	
		Main	Primary Bedroom	12' x 13'1			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>Part</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</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 - Wolstencroft**

**Basement entry home in much sought after Madeira Park. Bring your renovating and decorating ideas to this 3 bedroom, 2 bathroom home on a quarter acre lot. Good layout, and nicely situated for privacy. Basement has a good sized living room with den (could easily be 4th bedroom). Upstairs boasts a cozy family room with access to the front deck. Formal dining area and open kitchen. See the potential and make this special property yours.**



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**Active**  
**R3068128**  
Board: V  
House/Single Family

**5799 ANCHOR ROAD**

Sunshine Coast  
Sechelt District  
V0N 3A0

Residential Detached

**\$645,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$645,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1979**  
Frontage(feet): **50.00** Bathrooms: **2** Age: **46**  
Frontage(metres): **15.24** Full Baths: **2** Zoning: **R-1**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,963.95**  
Lot Area (sq.ft.): **6,083.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.14** P.I.D.: **007-798-849** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access:  
Parking: **Other**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 7, BLOCK Q, PLAN VAP14929, DISTRICT LOT 304, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,026	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	16' x13'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x11'			x	Main	3
Finished Floor (Below):	630	Main	Dining Room	10' x10'			x	Below	3
Finished Floor (Basement):	0	Main	Primary Bedroom	17' x11'			x		
Finished Floor (Total):	1,656sq. ft.	Main	Bedroom	13' x11'			x		
Unfinished Floor:	0	Main	Bedroom	5' x5'			x		
Grand Total:	1,656sq. ft.	Below	Bedroom	13' x12'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	17' x13'			x		
		Below	Laundry	10' x5'			x		
		Below	Storage	7' x4'8"			x		
Suite: <b>None</b>				x			x		
Basement: <b>None</b>				x			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

**Court Order sale, 3 bedroom, 2 baths, great location, bright and spacious kitchen, recreation room down, some finishing required, ideal family home. Walking distance to schools. Allow time for showings.**



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**Active**  
**R3067119**  
Board: V  
House/Single Family

**538 REED ROAD**

Sunshine Coast  
Gibsons & Area  
V0N 1V1

Residential Detached

**\$659,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$679,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1981</b>
Frontage(feet): <b>47.43</b>	Bathrooms: <b>2</b>	Age: <b>44</b>
Frontage(metres): <b>14.46</b>	Full Baths: <b>2</b>	Zoning: <b>R1</b>
Depth / Size: <b>168.33</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,533.44</b>
Lot Area (sq.ft.): <b>8,013.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>012-548-642</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>Yes: Keats Island</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations: **Partly**  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Electric, Wood**  
Fuel/Heating: **Electric, Other, Wood**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Side**  
Parking: **Carport; Single, Other**  
Driveway Finish: **Aggregate**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Legal: **LOT 16, PLAN VAP3597, DISTRICT LOT 693, NEW WESTMINSTER LAND DISTRICT, SW PORTION OF DL693**

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

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Hot Tub Spa/Swirlpool, Microwave, Smoke Alarm, Storage Shed**

Finished Floor (Main):	1,090	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13' x14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	6' x11'			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	11' x15'			x	
Finished Floor (Basement):	981	Main	Bedroom	10' x11'			x	Bsmt 3
Finished Floor (Total):	2,071sq. ft.	Bsmt	Recreation Room	10'6 x30'			x	
Unfinished Floor:	0	Bsmt	Bedroom	10'6 x11'			x	
Grand Total:	2,071sq. ft.	Bsmt	Utility	10'6 x11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	8' x13'			x	
		Bsmt	Bedroom	10' x11'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement:Full								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Ideally located in a great Gibsons neighbourhood, this 4-bedroom, 2-bathroom home offers over 2,000 sq. ft. of potential for those ready to roll up their sleeves. A true carpenter's dream, the home features a functional layout with generous living spaces, a stone fireplace, and a large south-facing deck. While some updates have been started—many areas now need attention, making this an excellent opportunity to bring your vision, skills, and creativity to life. A spacious lower-level family/rec room, and a private yard backing onto green space, add to the appeal. Conveniently close to parks, the school bus stop, and just minutes to the ferry. This property is being sold as is, where is. A solid project in a sought-after location, ready for its next chapter.**





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**Active**  
**R3063384**  
Board: V  
House/Single Family

**6300 SAMRON ROAD**

Sunshine Coast  
Sechelt District  
V2C 1Y1

Residential Detached

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

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$775,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2005**  
Frontage(feet): **0.00** Bathrooms: **3** Age: **20**  
Frontage(metres): Full Baths: **0** Zoning: **R-2**  
Depth / Size: Half Baths: **3** Gross Taxes: **\$6,874.97**  
Lot Area (sq.ft.): **10,977.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.25** P.I.D.: **025-642-791** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **: South West Exposure**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community**  
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/ Bsmt.**  
Construction: **Concrete Block**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
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 22, DISTRICT LOT4297, GROUP1, NEW WESTMINSTER DISTRICT, PLAN BCP5318**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,626	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	0' x 0'			x	Main 1
Finished Floor (Below):	1,463	Main	Kitchen	0' x 0'			x	Main 1
Finished Floor (Basement):	0	Main	Primary Bedroom	0' x 0'			x	Bsmt 1
		Main	Bedroom	0' x 0'			x	
Finished Floor (Total):	3,089sq. ft.	Main	Bedroom	0' x 0'			x	
Unfinished Floor:	0	Main	Other	0' x 0'			x	
Grand Total:	3,089sq. ft.	Main	Laundry	0' x 0'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	0' x 0'			x	
		Bsmt	Bedroom	0' x 0'			x	
		Bsmt	Bedroom	0' x 0'			x	
Suite:		Bsmt	Bedroom	0' x 0'			x	
Basement:Partly Finished		Bsmt	Other	0' x 0'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

**Situated in a family friendly well established neighbourhood of West Sechelt, This 3105 sf Rancher with walk-out basement sits on a private lot. Offers a flexible floor plan and possibility to create A suite downstairs. This is a bright home with skylights for added light, kitchen with induction cooktop, Living room with gas fireplace, private dining area yet open to living and kitchen, French doors leading to a level outdoor area. Large primary bedroom with lounge area and en-suite. Partially finished 1500sf basement area. P Viewing by appointment only Verify with local municipality for development combinations and permitted uses. Court ordered sale, sold "as is where is" Call your agent for a viewing**



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**Active**  
**R3043451**  
Board: V  
House with Acreage

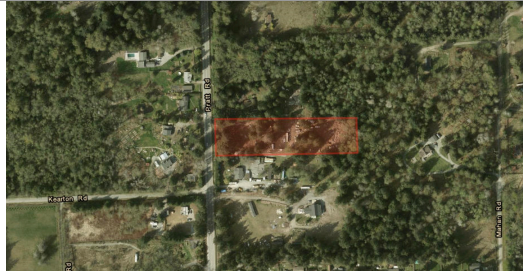
**464 PRATT ROAD**

Sunshine Coast  
Gibsons & Area  
V0N 1V4

Residential Detached

**\$798,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$890,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>0</b>	Approx. Year Built: <b>9999</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>0</b>	Age: <b>999</b>
Frontage(metres):	Full Baths: <b>0</b>	Zoning: <b>RU-3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,733.62</b>
Lot Area (sq.ft.): <b>104,544.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>2.40</b>	P.I.D.: <b>011-781-491</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>1 Storey</b>	Total Parking: <b>5</b>	Covered Parking: <b>5</b>	Parking Access:
Construction: <b>Frame - Wood, Manufactured/Mobile, Modular/Prefab</b>	Parking: <b>Open</b>		
Exterior: <b>Other</b>	Driveway Finish:		
Foundation: <b>Other</b>	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: <b>No</b> :		
Fireplace Fuel:	Fixtures Rmvd: <b>No</b> :		
Fuel/Heating: <b>Other</b>	Floor Finish: <b>Other</b>		
Outdoor Area: <b>None</b>			
Type of Roof: <b>Other</b>			

Legal: **LOT A, BLOCK 8, PLAN VAP3639, DISTRICT LOT 683, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 7798), MANUFACTURED HOME REG.# 33611**

Amenities:

Site Influences: **Greenbelt, Marina Nearby, Private Setting, Rural Setting, Shopping Nearby**

Features: **Other - See Remarks**

Finished Floor (Main):	1	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Dining Room	0'0 x 0'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0			0'0 x 0'0			x	
Finished Floor (Below):	0			0'0 x 0'0			x	
Finished Floor (Basement):	0			x			x	
Finished Floor (Total):	1 sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	1 sq. 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: 0	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 1	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

**Court Ordered Sale. Discover the potential of this 2.4-acre property in the desirable Elphinstone area of Gibsons. Currently zoned Agricultural B, this parcel offers privacy, natural surroundings, and convenient access to nearby amenities. Buyers to verify all subdivision, zoning, and development potential with the Sunshine Coast Regional District. Property is being sold as is, where is without warranties or representations.**



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

eXp Realty  
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**Active**  
**R3063094**  
Board: V  
House/Single Family

**19753 WILDCREST AVENUE**

Pitt Meadows  
South Meadows  
V3Y 1M3

Residential Detached

**\$869,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$889,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1979</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>46</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,764.24</b>
Lot Area (sq.ft.): <b>5,227.00</b>	Rear Yard Exp: <b>Northeast</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.12</b>	P.I.D.: <b>005-503-876</b>	Tax Inc. Utilities?:
Flood Plain: <b>Yes</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: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Open**  
Driveway Finish:  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :**SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Fixtures Rmvd: :**SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 1157 DISTRICT LOT 280 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 56638**

Amenities:

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

Features:

Finished Floor (Main):	1,056	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	718	Main	Foyer	8'11 x 6'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'9 x 13'2			x	Main 3
Finished Floor (Below):	0	Main	Den	10'10 x 10'5			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	14'11 x 11'1			x	
Finished Floor (Total):	1,774sq. ft.	Main	Kitchen	11'6 x 10'8			x	
Unfinished Floor:	0	Main	Laundry	5' x 2'8			x	
Grand Total:	1,774sq. ft.	Above	Primary Bedroom	13'7 x 12'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'6 x 10'9			x	
		Above	Bedroom	10'10 x 10'7			x	
		Below	Bedroom	11' x 9'8			x	
Suite: <b>None</b>				x			x	
Basement: <b>Crawl</b>				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**RENOVATORS'S DELIGHT. Great location in Pitt Meadows. Located on a quiet side street cul-de-sac with a kids play park at the end. Multi-level home has so much potential. Great for the young family, investors or renovators-an opportunity awaits. The home features vaulted ceilings in the formal living room with gas fireplace, family room with slider to a large deck, kitchen with tile splash, main floor bath also serves as a convenient laundry room. Upper floor has good sized bedrooms with the primary bedroom having a cheater door to the main bath. Open carport with driveway parking. Bonus is the useable 6' crawl space. Prime- location, close to schools, recreation, shopping and transit. Hurry on this one and make some sweat equity.**



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**Active**  
**R3062723**  
Board: V  
House/Single Family

**242 PRINCESS AVENUE**

Vancouver East  
Strathcona  
V6A 3C5

Residential Detached

**\$930,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$930,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1901</b>
Frontage(feet): <b>30.50</b>	Bathrooms: <b>2</b>	Age: <b>124</b>
Frontage(metres): <b>9.30</b>	Full Baths: <b>2</b>	Zoning: <b>DEOD</b>
Depth / Size: <b>50.0</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,886.55</b>
Lot Area (sq.ft.): <b>1,525.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.04</b>	P.I.D.: <b>015-047-091</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: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 8, BLOCK 52, PLAN VAP971, DISTRICT LOT 196, NEW WESTMINSTER LAND DISTRICT, OF LOTS 31 & 32**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	960	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	978	Main	Foyer	6'5 x 5'7			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'10 x 11'4			x	Main	4
Finished Floor (Below):	0	Main	Dining Room	14'5 x 11'5			x	Above	4
Finished Floor (Basement):	0	Main	Kitchen	11'7 x 11'4			x		
Finished Floor (Total):	1,938sq. ft.	Main	Bedroom	11'2 x 10'8			x		
Unfinished Floor:	616	Above	Primary Bedroom	15'0 x 11'4			x		
Grand Total:	2,554sq. ft.	Above	Bedroom	11'4 x 10'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'4 x 11'2			x		
Suite: <b>None</b>		Above	Bedroom	11'3 x 10'8			x		
Basement: <b>Full, Unfinished</b>		Bsmt	Storage	26'5 x 13'1			x		
		Bsmt	Utility	23'2 x 23'0			x		
				x			x		
				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>11</b>	MHR#:	CSA/BCE:	Maint. Fee:					
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX Select Properties**

**Large Strathcona home with spacious main floor and a large covered deck out back and 4 bedrooms up. Interior heritage features include original wood floors, spindle & banister stairway, and claw foot bathtub plus an undeveloped basement down. Updated kitchen and bathrooms. Mechanical updates include updated electrical service and newer furnace. Easy walking distance to downtown. Better than a townhouse. No monthly maintenance fees.**





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**Active**  
**R3060087**  
Board: V  
House/Single Family

**1867 SALISBURY AVENUE**  
Port Coquitlam  
Glenwood PQ  
V3B 1X6

Residential Detached  
**\$999,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1914</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>111</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>1</b>	Zoning: <b>RES</b>
Depth / Size: <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,810.40</b>
Lot Area (sq.ft.): <b>5,841.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.13</b>	P.I.D.: <b>011-391-421</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, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: Parking Access: **Front, Lane**  
Parking: **Add. Parking Avail., Carport & Garage, RV Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed, Tile, Wall/Wall/Mixed**

Legal: **LOT 28, BLOCK E, PLAN NWP2167, DISTRICT LOT 479, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Jetted Bathtub, Refrigerator, Storage Shed**

Finished Floor (Main):	1,742	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	228	Main	Living Room	20'0 x 10'7	Above	Walk-In Closet	15'1 x 13'2	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	20'0 x 6'11			x	Main	4
Finished Floor (Below):	0	Main	Foyer	4'2 x 6'1			x	Main	2
Finished Floor (Basement):	0	Main	Kitchen	20'0 x 13'10			x		
Finished Floor (Total):	1,970sq. ft.	Main	Bedroom	15'1 x 19'4			x		
Unfinished Floor:	0	Main	Flex Room	14'0 x 10'2			x		
Grand Total:	1,970sq. ft.	Main	Laundry	6'10 x 10'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Flex Room	14'0 x 10'2			x		
Suite: <b>None</b>		Main	Recreation Room	24'9 x 19'1			x		
Basement: <b>Part, Separate Entry</b>		Main	Storage	7'6 x 9'0			x		
		Main	Patio	17'8 x 18'9			x		
		Main	Utility	7'7 x 16'3			x		
		Main	Workshop	32'8 x 43'6			x		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>14</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**This one-of-a-kind property is brimming with character and potential. The home is adorned with architectural salvaged items that add timeless charm and personality throughout. Open kitchen-livingroom floorplan with vaulted ceilings and beautiful exposed beams. Outside, you'll find a massive 1,400+ sq. ft. garage, which previously featured non-conforming accommodation, offering incredible versatility for future use—whether as a workshop, storage, or creative space. A rare find in Port Coquitlam, this property is perfect for buyers looking to add their own vision and unlock its full potential.**



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**Active**  
**R3046929**  
Board: V  
House/Single Family

**11870 248 STREET**

Maple Ridge  
Websters Corners  
V4R 2A9

Residential Detached

**\$1,022,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,055,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1954**  
Frontage(feet): **1.00** Bathrooms: **3** Age: **71**  
Frontage(metres): **0.30** Full Baths: **3** Zoning: **HSE**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,108.91**  
Lot Area (sq.ft.): **8,269.00** Rear Yard Exp: **South** For Tax Year: **2025**  
Lot Area (acres): **0.19** P.I.D.: **013-992-643** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
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: **6** Covered Parking: **2** Parking Access:  
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**  
Driveway Finish: **Asphalt, 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 36, PLAN NWP81621, SECTION 14, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,400	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	488	Main	Foyer	8'0 x 6'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'5 x 10'0			x	Main 3
Finished Floor (Below):	0	Main	Living Room	25'4 x 11'7			x	Main 3
Finished Floor (Basement):	0	Main	Den	11'4 x 9'4			x	Above 3
Finished Floor (Total):	1,888sq. ft.	Main	Kitchen	15'2 x 11'5			x	
Unfinished Floor:	0	Main	Eating Area	6'4 x 6'2			x	
Grand Total:	1,888sq. ft.	Main	Primary Bedroom	13'0 x 12'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	15'6 x 12'7			x	
		Above	Bedroom	15'7 x 10'6			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement: <b>Crawl, Part, Unfinished</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</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 Westside**

**A little bit country, a whole lot of charm — this 3 bedroom, 3 bathroom Webster's Corners home offers nearly 1,900 sqft of living space on a private corner lot. Fully renovated with modern farmhouse touches, the main floor features a welcoming entryway, spacious dining room, sunken living room, sun-soaked den, and open kitchen with eating area. The primary bedroom is conveniently located on the main floor, and two large bedrooms and a full bath are upstairs. Outside, you'll find an expansive, fully fenced yard, an oversized double garage, and a newly paved asphalt driveway that offers plenty of space for RV parking or a boat. Schedule a showing today to experience the charm and convenience of this stunning Webster's Corners home for yourself.**



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

**1939 WESTMINSTER AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1E7

Residential Detached

**\$1,100,000** (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' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 9'			x	Main 3
Finished Floor (Below):	0	Main	Recreation Room	27' x 12'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'			x	
Finished Floor (Total):	1,700sq. ft.	Main	Bedroom	13' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	9' x 9'			x	
Grand Total:	1,700sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Crawl</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>0</b>	# of Rooms: <b>6</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Court order Sale, 3 bedroom rancher with lane in a redevelopment area, or take advantage of the current zoning. Owner would like to rent back.**



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

**5566 49 AVENUE**

Ladner  
Hawthorne  
V4K 3N8

Residential Detached

**\$1,188,000** (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	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	13'2" x 6'4"			x	
		Below	Laundry	11' x 8'			x	
		Below	Other	6'6" x 6'6"			x	
		Below	Kitchen	10'3" x 7'			x	
		Below	Eating Area	11'2" x 5'			x	

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

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

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

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**





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

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



**Active**  
**R3058997**  
Board: V  
House/Single Family

**1821 HARBOUR STREET**

Port Coquitlam  
Citadel PQ  
V3C 1A4

Residential Detached

**\$1,199,900** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,284,900**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1999**  
Frontage(feet): **0.00** Bathrooms: **3** Age: **26**  
Frontage(metres): **12.65** Full Baths: **3** Zoning: **RS2**  
Depth / Size: **38.74** Half Baths: **0** Gross Taxes: **\$5,688.37**  
Lot Area (sq.ft.): **5,479.00** Rear Yard Exp: **Northwest** For Tax Year: **2025**  
Lot Area (acres): **0.13** P.I.D.: **019-123-825** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour: **Virtual Tour URL**  
View: **Yes: PEEK-A-BOO FRASER RIVER**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **LOT 1, PLAN LMP 21078, DISTRICT LOT 232, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Storage Shed, Swimming Pool Equip., Windows - Storm**

Finished Floor (Main):	1,857	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'4 x 13'10	Below	Bedroom	11'2 x 8'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8'5 x 7'1	Below	Bedroom	11'1 x 9'4	Main 4
Finished Floor (Below):	1,273	Main	Kitchen	11'11 x 11'4	Below	Bedroom	11'1 x 9'11	Main 4
Finished Floor (Basement):	0	Main	Family Room	19'11 x 11'0	Below	Gym	22'3 x 10'8	Below 4
Finished Floor (Total):	3,130sq. ft.	Main	Primary Bedroom	21'4 x 12'9	Below	Other	5' x 5'	
Unfinished Floor:	0	Main	Walk-In Closet	6'7 x 5'7			x	
Grand Total:	3,130sq. ft.	Main	Bedroom	10'11 x 9'5			x	
		Main	Bedroom	10'7 x 9'11			x	
		Main	Laundry	10'9 x 9'5			x	
		Main	Patio	33'0 x 10'4			x	
		Below	Foyer	14'9 x 11'2			x	
		Below	Recreation Room	21'7 x 10'1			x	
		Below	Bedroom	15'5 x 11'3			x	

Suite: **None**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **18**

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

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

**COURT ORDERED SALE! PRICED \$334,000 BELOW ASSESSED VALUE! Here's your chance to get into a detached home in Citadel Heights! The expansive 3,130 Sq.Ft. features 7 bedrooms, 3 bathrooms and is very EASY TO SUITE! Built in 1999, which means this home was built with an up-to-date plumbing and vinyl windows, something not typical for this neighbourhood. But best of all, the big-ticket items have been completed; roof and gutters (3.5 years), furnace/hot water on demand (9 months), newer liner/heater for the pool, and the home features newer blinds! Quick access to the Bypass gets you anywhere in Metro Van in 20 min and with some of the best parks and schools in the district in the area, this is the perfect neighbourhood to call home. Showings by appointment only!**



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**Active**  
**R3045746**  
Board: V  
House/Single Family

**21729 124 AVENUE**

Maple Ridge  
West Central  
V2X 4H6

Residential Detached

**\$1,249,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,249,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1962</b>
Frontage(feet): <b>100.00</b>	Bathrooms: <b>2</b>	Age: <b>63</b>
Frontage(metres): <b>30.48</b>	Full Baths: <b>2</b>	Zoning: <b>RS-1B</b>
Depth / Size: <b>120</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,029.31</b>
Lot Area (sq.ft.): <b>12,337.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.28</b>	P.I.D.: <b>025-208-659</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: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

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

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

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

Legal: **LOT 8, PLAN LMP52071, DISTRICT LOT 244, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,389	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 19'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 12'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11' x 15'			x	Bsmt 3
Finished Floor (Basement):	1,295	Main	Primary Bedroom	11'5' x 13'			x	
Finished Floor (Total):	2,684sq. ft.	Main	Bedroom	11' x 13'			x	
Unfinished Floor:	0	Main	Bedroom	10'6' x 8'			x	
Grand Total:	2,684sq. ft.	Bsmt	Recreation Room	15' x 19'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Hobby Room	14' x 10'			x	
		Bsmt	Laundry	9' x 11'			x	
		Bsmt	Bedroom	12' x 15'			x	
		Bsmt	Other	10' x 10'			x	
Suite:				x			x	
Basement: Full				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): **eXp Realty of Canada, Inc.**

**eXp Realty of Canada, Inc.**

**Welcome to this spacious 4 bedroom, 2 bathroom home sitting on a large 12,000+ sq. ft. lot. This property offers incredible potential with the possibility to sub-divide (please confirm with city), making it an excellent opportunity for investors, builders, or families looking for future value. The home itself features generous living spaces and a functional layout, while the expansive yard provides endless options for outdoor living, gardening, or redevelopment. Conveniently located close to schools, shopping, and major routes, this is a rare chance to secure a property with both present comfort and future potential.**



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

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



**Active**  
**R3067667**  
Board: V  
House/Single Family

**3390 NANAIMO STREET**

Vancouver East  
Renfrew Heights  
V5N 5G6

Residential Detached

**\$1,250,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,250,000</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 RELIST**

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	
		Main	Dining Room	12'1 x 10'6			x	
		Main	Kitchen	12'1 x 9'0			x	

Suite: **Unauthorized Suite**  
Basement: **Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **3** # of Rooms: **20**

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

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

**5231 1 AVENUE**

Tsawwassen  
Pebble Hill  
V4M 1B4

Residential Detached

**\$1,395,000** (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>2</b>	Zoning: <b>RS1</b>
Depth / Size: <b>132</b>	Half Baths: <b>0</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 4
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, 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 create a bright & inviting atmosphere. Double garage+ multiple storage areas! Steps from Diefenbaker Park!!**





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

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



**Active**  
**R3069521**  
Board: V  
House/Single Family

**329 ESPLANADE ROAD**

Sunshine Coast  
Keats Island  
V0N 1G2

Residential Detached

**\$1,398,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,398,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2009**  
Frontage(feet): **82.00** Bathrooms: **3** Age: **16**  
Frontage(metres): **24.99** Full Baths: **3** Zoning: **CR1**  
Depth / Size: **166** Half Baths: **0** Gross Taxes: **\$6,071.14**  
Lot Area (sq.ft.): **16,159.00** Rear Yard Exp: **Northeast** For Tax Year: **2025**  
Lot Area (acres): **0.37** P.I.D.: **010-211-756** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **Yes: SW OCEAN VIEWS**  
Complex/Subdiv: **EASTBOURNE ESTATES**  
First Nation Reserve:  
Services Connected: **Community, Electricity, Septic, Water**  
Sewer Type: **Water Supply: Cistern, Community**

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: **Rooftop Deck, Sundeck(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: **Private Setting, Treed, 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	Abv Main 2 3
Finished Floor (Total):	2,869sq. ft.	Main	Foyer	10'10' x 9'			x	
Unfinished Floor:	1,578	Above	Primary Bedroom	18' x 17'			x	
Grand Total:	4,447sq. ft.	Above	Bedroom	18' x 17'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Abv Main 2	Flex Room	23' x 22'10"			x	
		Abv Main 2	Workshop	23'1' x 13'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement: Full, Unfinished								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Royal LePage Elite West**

**COURT ORDERED SALE.** Priced at nearly \$300,000 below appraised value and \$175,000 below the 2025 assessed value, this rarely available WATERFRONT home features a beautiful 2 Bed/2Bath main house and a bonus detached, studio style coach house with open living space, a 3 pc bath, garage, workshop and beautiful sundeck with incredible views. This private, southwest facing home is steps away from popular Westbeach and accessible by boat, water taxi or ferry via Gibsons so convenient yet secluded...an ideal retreat! This is a great opportunity for the right buyer as this home must sell so don't hesitate to try your offer on this unique offering. Sold 'as is' and a Schedule A must accompany all offers.



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

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



**Active**  
**R3027311**  
Board: V  
House/Single Family

**4874 11A AVENUE**

Tsawwassen  
Tsawwassen Central  
V4M 1Z4

Residential Detached

**\$1,399,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,519,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1964</b>
Frontage(feet): <b>69.60</b>	Bathrooms: <b>3</b>	Age: <b>61</b>
Frontage(metres): <b>21.21</b>	Full Baths: <b>2</b>	Zoning: <b>RS-1</b>
Depth / Size: <b>128.31 feet</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,598.37</b>
Lot Area (sq.ft.): <b>8,968.51</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.21</b>	P.I.D.: <b>003-454-941</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv: <b>NWP19476</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>1 Storey, Rancher/Bungalow</b>	Total Parking: <b>7</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Mixed, Wood</b>	Driveway Finish: <b>Asphalt, Concrete</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>170 meters</b>	Dist. to School Bus: <b>550 meters</b>	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>Yes</b>		
# of Fireplaces: <b>2</b>	R.I. Fireplaces:		
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Metered Water:		
Outdoor Area: <b>Fenced Yard, Patio(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Asphalt</b>	Fixtures Leased: <b>No :SOLD AS IS, WHERE IS</b>		
	Fixtures Rmvd: <b>No :SOLD AS IS, WHERE IS</b>		
	Floor Finish: <b>Hardwood, Tile, Vinyl/Linoleum</b>		

Legal: **LOT 170 SECTION 10 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 19476**

Amenities:

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

Features:

Finished Floor (Main):	2,278	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	21' x 19'3'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'8' x 11'6'			x	Main 2
Finished Floor (Below):	0	Main	Bedroom	11'1' x 13'4'			x	
Finished Floor (Basement):	0	Main	Bedroom	9'8' x 14'			x	
Finished Floor (Total):	2,278sq. ft.	Main	Den	13' x 10'			x	
Unfinished Floor:	0	Main	Dining Room	19'9' x 13'5'			x	Main 3
Grand Total:	2,278sq. ft.	Main	Kitchen	15'5' x 13'6'			x	
		Main	Living Room	15'4' x 22'4'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	9'4' x 7'3'			x	Main 4
				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>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Exceptionally renovated 2,278 sq.ft. 4 bedroom rancher situated on an almost 9,000 sq.ft. flat, private south lot with almost 2,400 sq.ft. of additional outdoor patios/decks. This exquisite home has an entertainer's delight floorplan; the kitchen with white shaker style cabinets, is located at the front and overlooks the living room with a stately fireplace and skylights flooding the home with natural light. The sunken family room offers French doors leading to the patio. The bedrooms are quietly situated in the 'west wing' of this home. Stunning oak & slate floors throughout and so much more! A true Tsawwassen classic! OPEN HOUSE Sat, Dec 06 from 2-3pm.**



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

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



**Active**  
**R3037775**  
Board: V  
House/Single Family

**4523 KING EDWARD PLACE**

Ladner  
Ladner Elementary  
V4K 2R2

Residential Detached  
**\$1,495,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,495,000</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):	3,317	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,073	Main	Living Room	11'6 x15'6	Above	Bedroom	19'3 x 20'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'11 x11'6			x	Main	2
Finished Floor (Below):	0	Main	Primary Bedroom	18'9 x19'4			x	Main	4
Finished Floor (Basement):	0	Main	Bedroom	9'9 x12'1			x	Above	6
		Main	Gym	9'4 x14'4			x	Above	3
Finished Floor (Total):	5,390sq. ft.	Main	Foyer	10'10 x15'6			x		
Unfinished Floor:	0	Main	Laundry	8'6 x16'4			x		
Grand Total:	5,390sq. ft.	Main	Other	45'6 x27'2			x		
		Above	Living Room	16'6 x15'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Dining Room	17'3 x11'3			x		
		Above	Kitchen	8'4 x12'1			x		
Suite: <b>Legal Suite</b>		Above	Eating Area	8'11 x12'1			x		
Basement: <b>None</b>		Above	Primary Bedroom	24'8 x11'8			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 14	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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!**



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

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

**8236 HAIG STREET**

Vancouver West  
Marpole  
V6P 4R9

Residential Detached

**\$1,500,000** (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 x14'8			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'2 x8'11			x	Main	4
Finished Floor (Below):	868	Main	Dining Room	11'2 x14'6			x	Below	3
Finished Floor (Basement):	0	Main	Bedroom	10'7 x12'4			x		
Finished Floor (Total):	1,716sq. ft.	Below	Recreation Room	10' x16'			x		
Unfinished Floor:	0	Below	Bedroom	13'6 x12'2			x		
Grand Total:	1,716sq. ft.	Below	Bedroom	10'9 x11'1			x		
		Below	Laundry	10'9 x14'5			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.**

**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. 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\***

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



**Active**  
**R3064857**  
Board: V  
House with Acreage

**11885 264 STREET**

Maple Ridge  
Websters Corners  
V2W 1P9

Residential Detached

**\$1,539,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,649,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1992</b>
Frontage(feet): <b>321.00</b>	Bathrooms: <b>1</b>	Age: <b>33</b>
Frontage(metres): <b>97.84</b>	Full Baths: <b>1</b>	Zoning: <b>R3</b>
Depth / Size: <b>2170</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,271.03</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>16.00</b>	P.I.D.: <b>013-302-604</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>:</b>		
Complex/Subdiv: <b>Websters Corner</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Shallow</b>	

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

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

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

Total Parking: **20** 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: **:**  
Floor Finish: **Mixed, Carpet**

Legal: **PART E1/2 OF E1/2 OF E1/2 OF NE1/4, SECTION 13, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 34790**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Treed**

Features:

Finished Floor (Main):	2,727	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	576	Main	Kitchen	20' x 11'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	8'5 x 7'5			x	Above 4
Finished Floor (Below):	0	Main	Living Room	20' x 15'5			x	
Finished Floor (Basement):	0	Main	Dining Room	11' x 11'5			x	
Finished Floor (Total):	3,303sq. ft.	Main	Family Room	20' x 20'			x	
Unfinished Floor:	2,727	Main	Primary Bedroom	22' x 15'			x	
Grand Total:	6,030sq. ft.	Main	Bedroom	13' x 12'			x	
Flr Area (Det'd 2nd Res):	600sq. ft.	Above	Living Room	20' x 15'			x	
Suite: <b>None</b>		Above	Storage	16' x 8'5			x	
Basement: <b>Full, Partly Finished</b>		Above	Bedroom	16' x 15'5			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Below	Storage	20' x 16'			x	
# of Kitchens: <b>1</b>	# of Rooms: <b>12</b>	Below	Bedroom	16' x 15'			x	
				x			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Court Ordered Sale! Discover ultimate privacy on this 16-acre property just minutes from town. This spacious home features 3 bedrooms, 4 bathrooms, and endless potential. Detached workshop with second residence above. Plenty of room for all your toys, hobbies, and future plans. Whether you're looking for a serene escape or a blank canvas to create your dream property, this is your opportunity. Don't miss out—bring your ideas and make it yours today**