



Presented by:
Doc Livingston PREC*

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



Active
R2988882
Board: F
House/Single Family

13960 80A AVENUE

Surrey
East Newton
V3W 6P6

Residential Detached
\$929,999 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,199,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1977**
Frontage(feet): **40.00** Bathrooms: **3** Age: **48**
Frontage(metres): **12.19** Full Baths: **3** Zoning: **RF**
Depth / Size: **100** Half Baths: **0** Gross Taxes: **\$4,204.80**
Lot Area (sq.ft.): **4,000.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.09** P.I.D.: **004-922-531** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **Community** Water Supply: **City/Municipal**

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

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

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

Total Parking: **5** Covered Parking: **0** Parking Access: **Front**
Parking: **Add. Parking Avail., None**
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 :COURT ORDERED SALE**
Fixtures Rmvd: **Yes :COURT ORDERED SALE**
Floor Finish:

Legal: **LEGAL LOT 40, PLAN NWP51321, SECTION 28, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	729	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	423	Main	Living Room	13'5 x 11'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'5 x 8'4			x	Main 3
Finished Floor (Below):	0	Main	Eating Area	8'4 x 5'			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	8' x 9'7			x	Above 4
		Main	Laundry	5' x 4'			x	
Finished Floor (Total):	1,152sq. ft.			x			x	
Unfinished Floor:	0	Main	Porch (enclosed)	10' x 10'			x	
Grand Total:	1,152sq. ft.	Above	Bedroom	12' x 10'			x	
		Above	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x 10'			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

Welcome to this beautifully updated family home, offering 3 generously sized bedrooms upstairs and a separate bedroom with a full bath on the main level—ideal for extended family or guests. Sitting on a well-maintained 4,000 sq ft lot, this property combines comfort, style, and practicality. Located just minutes from schools, shopping centres, public transit, and all major amenities, this home is perfect for growing families or investors looking for a move-in-ready opportunity in a highly desirable area of Surrey.



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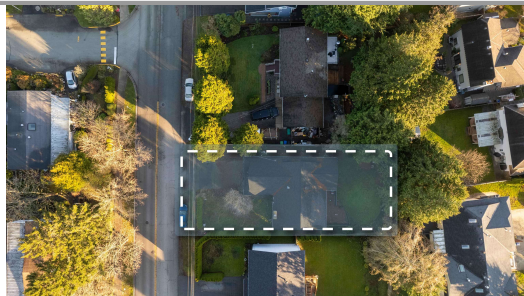
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Active
R3032581
Board: F
House/Single Family

15930 20 AVENUE
South Surrey White Rock
King George Corridor
V4A 2B2

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



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,000,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1983
Frontage(feet): 58.83	Bathrooms: 2	Age: 42
Frontage(metres): 17.93	Full Baths: 1	Zoning: R-3
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,951.48
Lot Area (sq.ft.): 7,072.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-231-166	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: <500 m		
	Title to Land: Freehold NonStrata		Dist. to School Bus: 1km
Renovations:	Reno. Year:	Property Disc.: Yes	
# of Fireplaces: 1	Rain Screen:	Fixtures Leased: No :	
R.I. Fireplaces:	Metered Water:	Fixtures Rmvd: No :	
Fireplace Fuel: Natural Gas	R.I. Plumbing:	Floor Finish: Mixed	
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT 196, PLAN NWP65159, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,330	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	10' x 10'			x	Main 2
Finished Floor (Basement):	0	Main	Kitchen	10' x 10'			x	
Finished Floor (Total):	1,330sq. ft.	Main	Dining Room	10' x 10'			x	
Unfinished Floor:	0	Main	Living Room	10' x 10'			x	
Grand Total:	1,330sq. ft.	Main	Foyer	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada Inc.**

eXp Realty of Canada Inc.

Unique opportunity in South Surrey's Sunnyside. This 7,072 sqft R-3 zoned lot offers exceptional building potential in a highly sought-after neighbourhood. Ideally located less than 500m from bus stops, it provides quick access to Hwy 99 & King George Blvd. Surrounded by top-rated schools including South Meridian, Jessie Lee & Peace Arch Elementary, Earl Marriott Secondary & close to premier parks like Alderwood & Bakerview, this property is perfect for families. Enjoy nearby recreation at Grandview Aquatic Centre, South Surrey Recreation and Arts Centre with convenient shopping at Semiahmoo Mall, Walmart, Superstore, Morgan Crossing & the vibrant shops & restaurants along White Rock Beach. Don't miss this rare chance to create your dream home or investment project in this prime location!



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Active
R3015507
Board: F
House/Single Family

12347 103A AVENUE

North Surrey
Cedar Hills
V3V 3H1

Residential Detached

\$1,025,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,125,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1972
Frontage(feet): 63.00	Bathrooms: 2	Age: 53
Frontage(metres): 19.20	Full Baths: 2	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,027.81
Lot Area (sq.ft.): 11,769.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.27	P.I.D.: 006-090-401	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Sanitation	Water Supply: City/Municipal	

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

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

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

Total Parking: **6** Covered Parking: **6** Parking Access:
Parking: **Open**
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:

Legal: **LOT 52 SECTION 30 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 46520**

Amenities:

Site Influences:

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

Finished Floor (Main):	803	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'0 x 17'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'11 x 7'9			x	Main 4
Finished Floor (Below):	742	Main	Eating Area	9'0 x 9'5			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'0 x 12'8			x	
Finished Floor (Total):	1,545sq. ft.	Main	Bedroom	9'1 x 8'6			x	
Unfinished Floor:	0	Below	Kitchen	9'9 x 12'1			x	
Grand Total:	1,545sq. ft.	Below	Recreation Room	12'2 x 12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Utility	2'9 x 6'3			x	
Suite: Unauthorized Suite		Main	Bedroom	10'10 x 8'8			x	
Basement: Fully Finished		Main	Bedroom	10'10 x 7'1			x	
		Main	Bedroom	8'10 x 10'10			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX 2000 Realty**

Court ordered sale. Here is your chance to own a property located on a LARGE 1/4 acre lot. The home is conveniently situated close to Scott Road and all major amenities. The 5 bed / 2 bath home has tons of potential including a potential subdivision or multi family development. Home needs A LOT OF WORK. Mainly lot value. Contact your Realtor to arrange a viewing.



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Active
R2995796
Board: F
House/Single Family

15855 VINE AVENUE
South Surrey White Rock
White Rock
V4B 2T5

Residential Detached
\$1,139,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,139,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1972
Frontage(feet): 47.90	Bathrooms: 1	Age: 53
Frontage(metres): 14.60	Full Baths: 1	Zoning: RS-2
Depth / Size: 136	Half Baths: 0	Gross Taxes: \$5,722.50
Lot Area (sq.ft.): 6,514.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 007-365-187	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 239, PLAN NWP36249, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	1,060	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 9'			x	
Finished Floor (Basement):	0	Main	Bedroom	13' x 10'			x	
Finished Floor (Total):	1,060sq. ft.	Main	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Main	Laundry	8' x 7'			x	
Grand Total:	1,060sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **NAI Commercial**

NAI Commercial (Langley) Ltd.

NAI Commercial (Langley) Ltd.

Court Ordered Sale. All offers subject to court approval. Well located rancher in White Rock. Redevelopment potential under Small Scale Multi-Unit Housing (SSMUH). Based on the parameters set by the City of White Rock, the property would qualify for up to four (4) dwelling units at a maximum density of 1.15 times the lot area with a maximum site coverage of 50%.



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Active
R3018400
Board: F
House/Single Family

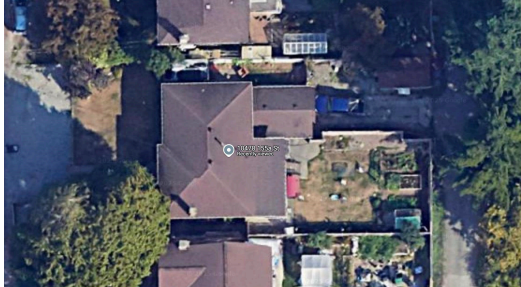
10478 155A STREET

North Surrey
Guildford
V3R 4K7

Residential Detached

\$1,185,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,259,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1962
Frontage(feet): 60.00	Bathrooms: 2	Age: 63
Frontage(metres): 18.29	Full Baths: 2	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,954.93
Lot Area (sq.ft.): 7,380.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 001-557-858	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front, Rear**
Parking: **Garage; Single, 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:

Legal: **LOT 14, BLOCK 2, PLAN NWP18741, PART SE1/4, SECTION 21, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,130	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'06 x 13'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11' x 9'			x	Bsmt 3
Finished Floor (Basement):	1,452	Main	Bedroom	11' x 9'			x	
Finished Floor (Total):	2,582sq. ft.	Main	Kitchen	12' x 8'			x	
Unfinished Floor:	0	Bsmt	Living Room	17' x 12'			x	
Grand Total:	2,582sq. ft.	Bsmt	Kitchen	8' x 12'			x	
		Bsmt	Bedroom	12' x 11'			x	
		Bsmt	Bedroom	9' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Fully Finished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

An opportunity to secure a prime holding property with future redevelopment potential and land assembly. Please check and verify with city of Surrey. This 5 bedroom house with a 2 bedroom suite is built on a large lot (7300+ Sqft). Location is very close to banks, Guildford rec centre and Guildford Mall.



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Active
R3030040
Board: F
House/Single Family

9678 PRINCESS DRIVE

North Surrey
Royal Heights
V3V 2T4

Residential Detached

\$1,190,700 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,260,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1958**
Frontage(feet): **115.00** Bathrooms: **2** Age: **67**
Frontage(metres): **35.05** Full Baths: **2** Zoning: **CD**
Depth / Size: **63** Half Baths: **0** Gross Taxes: **\$4,645.83**
Lot Area (sq.ft.): **7,314.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **001-295-209** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Fraser River & New West**
Complex/Subdiv: **Royal Heights**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **5** Covered Parking: Parking Access: **Front, Side**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **3 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Laminate, Carpet**

Legal: **LOT 39 SECTIONS 34 AND 35 BLOCKS NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	837	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	696	Main	Kitchen	15' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'			x	Above 4
Finished Floor (Below):	0	Main	Living Room	18' x 15'			x	Bsmt 4
Finished Floor (Basement):	667	Main	Family Room	13' x 10'			x	
Finished Floor (Total):	2,200sq. ft.	Main	Recreation Room	10' x 14'			x	
Unfinished Floor:	0	Main	Foyer	14' x 5'			x	
Grand Total:	2,200sq. ft.	Above	Primary Bedroom	13' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 10'			x	
Suite: Unauthorized Suite		Above	Bedroom	12' x 10'			x	
Basement: Separate Entry		Below	Living Room	13' x 13'			x	
		Below	Kitchen	8' x 6'5			x	
		Below	Bedroom	10'11 x 10'			x	
		Below	Bedroom	10' x 10'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Macdonald Realty (Delta)

Royal Heights - 3 level split home with view of the Fraser River and mountains. Set on a generous 7,314 sq ft lot, this property offers 3 spacious bedrooms up and 1 full bathroom. The main floor features a bright west exposed living room, dining room, kitchen family room and solarium. The lower level includes a suite, perfect for extended family or rental income. Located close to schools, transit, South Perimeter Road, Pattullo and Alex Fraser Bridge, Hwy 91 and Skytrain. This home blends comfort with convenience in a desirable neighbourhood.



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Doc Livingston PREC*

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<http://www.homehuntersbc.com>
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Active
R3015352
Board: F
House/Single Family

13075 OLD YALE ROAD

North Surrey
Whalley
V3T 3C3

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,298,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1972
Frontage(feet): 60.00	Bathrooms: 1	Age: 53
Frontage(metres): 18.29	Full Baths: 1	Zoning: R3
Depth / Size: 0	Half Baths: 0	Gross Taxes: \$4,620.55
Lot Area (sq.ft.): 7,566.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 006-331-581	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Rancher/Bungalow**

Construction: **Log**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Forced Air**

Outdoor Area: **None**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**

Parking: **Carport; Single**

Driveway Finish:

Dist. to Public Transit: **Nearby**

Dist. to School Bus: **Nearby**

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Other**

Legal: **LOT 60, BLOCK 5N, PLAN NWP42123, SECTION 28, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

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

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	17'10 x 9'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'0 x 13'6			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11'11 x 9'7			x	
Finished Floor (Basement):	0	Main	Bedroom	11'2 x 8'6			x	
Finished Floor (Total):	988sq. ft.	Main	Bedroom	9'7 x 8'8			x	
Unfinished Floor:	0	Main	Laundry	9'3 x 6'9			x	
Grand Total:	988sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Global Force Realty**

Royal LePage Global Force Realty

COURT ORDER SALE - Prime opportunity in the heart of Surrey City Centre! This court-ordered sale offers incredible development potential, surrounded by rapid growth and just steps from mid-rise and high-rise projects. Situated on a spacious 7,566 SQFT lot, this centrally located rancher has access from Old Yale Rd and Michel Pl. Conveniently located near schools, SkyTrain, shopping, and all essential amenities. Buyers are advised to verify development potential with the city. Don't miss this rare chance to secure a valuable piece of land through a court-ordered sale!



Presented by:
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Active
R2985325
Board: F
House/Single Family

13137 106A AVENUE

North Surrey
Whalley
V3T 2E4

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,249,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1957
Frontage(feet): 63.32	Bathrooms: 2	Age: 68
Frontage(metres): 19.30	Full Baths: 2	Zoning: RF
Depth / Size: 115.87	Half Baths: 0	Gross Taxes: \$5,759.97
Lot Area (sq.ft.): 7,336.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 009-682-422	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open, RV Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 block** Dist. to School Bus: **near by**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 42, BLOCK 5N, PLAN NWP14710, SECTION 21, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,007	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,007	Main	Living Room	16'5" x 12'8"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'6" x 9'3"			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	12'7" x 10'10"			x	Bsmt 4
Finished Floor (Basement):	0	Main	Bedroom	11' x 9'4"			x	
Finished Floor (Total):	2,014sq. ft.	Main	Bedroom	9'10" x 9'2"			x	
Unfinished Floor:	0	Bsmt	Family Room	16' x 12'2"			x	
Grand Total:	2,014sq. ft.	Bsmt	Kitchen	12'10" x 9'10"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	15'8" x 12'5"			x	
		Bsmt	Laundry	13'1" x 12'6"			x	
		Bsmt	Foyer	12' x 6'			x	
		Bsmt	Storage	6' x 5'			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Separate Entry								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Century 21 Coastal Realty Ltd.

Court-Ordered Sale – Prime Investment Opportunity - Steal the Deal Nestled on a quiet street, this 7,337 SqFt. lot offers incredible potential for first time homeowners, investors, or builders. Conveniently located just minutes from the SkyTrain, public transit, top-rated schools, this property ensures easy access to everything you need. The home features 3 bedrooms and 1 bathroom on main floor, a separate 1 bedroom 1 bath unauthorized suite—perfect for rental income or extended family. Whether you're looking to renovate, rebuild, or invest, this is an opportunity you don't want to miss Property is AS IS WHERE IS. Tenanted, 24 hours notice for all showings. Accepted Offer \$1,135,000.00, Deposit received, Court date is on 5th September at Law Courts of British Columbia – New Westminster



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Active
R3039565
Board: F
House/Single Family

14165 PARK DRIVE

North Surrey
Bolivar Heights
V3R 5N6

Residential Detached

\$1,265,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,265,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1948
Frontage(feet): 0.00	Bathrooms: 2	Age: 77
Frontage(metres): 0.00	Full Baths: 2	Zoning: RES
Depth / Size: 0	Half Baths: 0	Gross Taxes: \$6,264.42
Lot Area (sq.ft.): 12,678.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.29	P.I.D.: 010-925-511	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Block**

Renovations: **Partly**

of Fireplaces: **1** R.I. Fireplaces: **0**

Fireplace Fuel: **Wood**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing: **No**

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**

Parking: **Open**

Driveway Finish: **Gravel**

Dist. to Public Transit: **CLOSE**

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :SOLD AS IS WHERE IS AT TIME OF POSSESSION**

Fixtures Rmvd: **:SOLD AS IS WHERE IS AT TIME OF POSSESSION**

Floor Finish: **Laminate, Tile**

Dist. to School Bus: **CLOSE**

Land Lease Expiry Year:

Legal: **LOT 14 BLOCK 130 NEW WESTMINSTER DISTRICT PLAN 2546**

Amenities:

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,102	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'10 x 5'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'5 x 11'4			x	Main 3
Finished Floor (Below):	0	Main	Living Room	13'7 x 13'3			x	Bsmt 3
Finished Floor (Basement):	439	Main	Primary Bedroom	13'10 x 10'8			x	
Finished Floor (Total):	1,541 sq. ft.	Main	Bedroom	11'5 x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	14'2 x 8'11			x	
Grand Total:	1,541 sq. ft.	Main	Laundry	8'2 x 3'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	14'0 x 12'9			x	
		Bsmt	Bedroom	10'0 x 9'6			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Full, Partly Finished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Wow!! Great home located on a large level 12,678 sq ft corner lot. This home is kept clean by the occupants. Great opportunity for investors, young families or build your dream home. Home has some past updates including baths, vinyl siding and windows, laminate floors, updated kitchen. basement has a 1 bedroom suite with separate entry and a secondary space with a low ceiling for storage. Hurry on this one.



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Active
R3041444
Board: F
House/Single Family

12984 64 AVENUE

Surrey
Panorama Ridge
V3W 1X6

Residential Detached
\$1,279,888 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,279,888
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1980
Frontage(feet): 64.00	Bathrooms: 4	Age: 45
Frontage(metres): 19.51	Full Baths: 4	Zoning: RES
Depth / Size: 112.5	Half Baths: 0	Gross Taxes: \$5,878.58
Lot Area (sq.ft.): 7,201.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 005-822-351	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

Reno. Year: **2007**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **9** Covered Parking: Parking Access: **Rear**
Parking: **Add. Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **1 Block** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Legal: **LOT 64, PLAN NWP59836, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage, Wheelchair Access**

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

Finished Floor (Main):	1,280	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 15'	Bsmt	Living Room	11' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'	Bsmt	Kitchen	11' x 7'	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 10'	Bsmt	Bedroom	11' x 10'	Main 3
Finished Floor (Basement):	1,280	Main	Eating Area	6' x 7'	Bsmt	Laundry	10' x 7'	Bsmt 4
Finished Floor (Total):	2,560sq. ft.	Main	Primary Bedroom	16' x 12'	Bsmt	Steam Room	10' x 12'	Bsmt 4
Unfinished Floor:	0	Main	Walk-In Closet	6' x 4'			x	
Grand Total:	2,560sq. ft.	Main	Bedroom	12' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12' x 9'6"			x	
Suite: Unauthorized Suite		Bsmt	Living Room	16' x 12'6"			x	
Basement: Full, Fully Finished, Separate Entry		Bsmt	Kitchen	8' x 10'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Bsmt	Eating Area	8' x 6'			x	
# of Kitchens: 3	# of Rooms: 18	Bsmt	Bedroom	12' x 10'			x	
		Bsmt	Bedroom	11' x 10'			x	
			Manuf Type:	Registered in MHR?:	PAD Rental:			
			MHR#:	CSA/BCE:	Maint. Fee:			
			ByLaw Restrictions:					

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

3 bedrooms + 2 bathrooms on main floor. Back lane access. Walking distance to frequent bus route and Tamanawis Park. Easy access to Highway 91 via 64 Avenue and Highway 10 via 128 Street.



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Active
R3013648
Board: F
House/Single Family

14361 MELROSE DRIVE

North Surrey
Bolivar Heights
V3R 5R6

Residential Detached

\$1,290,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,310,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1959
Frontage(feet): 70.00	Bathrooms: 3	Age: 66
Frontage(metres): 21.34	Full Baths: 2	Zoning: RA
Depth / Size: 157	Half Baths: 1	Gross Taxes: \$5,053.08
Lot Area (sq.ft.): 11,017.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.25	P.I.D.: 000-591-572	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., 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: :
Floor Finish: **Mixed**

Legal: **LOT D, BLOCK 124, PLAN NWP14129, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,067	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11'6" x 20'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 10'			x	Above 3
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 15'6"			x	Above 4
Finished Floor (Basement):	0	Above	Bedroom	9' x 9'			x	Bsmt 1
Finished Floor (Total):	2,067 sq. ft.	Above	Bedroom	12'6" x 10'6"			x	
Unfinished Floor:	1,000	Above	Bedroom	11' x 8'			x	
Grand Total:	3,067 sq. ft.	Below	Eating Area	15'6" x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Media Room	12' x 22'			x	
		Bsmt	Den	7' x 7'6"			x	
			Other	16' x 19'			x	
Suite: None				x			x	
Basement: Partly Finished				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

An exceptional opportunity to own a 3-bedroom home in the thriving Bolivar Heights community. Situated on a rare, flat 11,000 + sq. ft. lot, this property offers endless potential-perfect for first-time buyers, investors, or those looking to build a custom home in a rapidly developing neighbourhood. Enjoy seamless access to King George Blvd, the Port Mann Bridge, and Highway 1. Don't miss your chance to invest in this prime location!



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Active
R2999286
Board: F
House/Single Family

12414 80 AVENUE

Surrey
West Newton
V3W 3A5

Residential Detached

\$1,324,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,350,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1980
Frontage(feet): 84.00	Bathrooms: 4	Age: 45
Frontage(metres): 25.60	Full Baths: 4	Zoning: SFD
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,218.60
Lot Area (sq.ft.): 10,419.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.24	P.I.D.: 004-875-036	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Patio(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:
Parking: **Carport; Multiple**
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:

Legal: **LOT A, PLAN NWP20875, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT: PCL 2 (BYLAW PL LMP5590)**

Amenities: **In Suite Laundry, Independent living**

Site Influences: **Golf Course Dev., Recreation Nearby**

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

Finished Floor (Main):	1,226	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	23'1 x 12'1			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	21'0 x 0'0			x	Main	3
Finished Floor (Below):	0	Main	Bedroom	10' x 11'			x	Below	3
Finished Floor (Basement):	1,200	Main	Kitchen	16'8 x 14'10			x		
		Main	Bedroom	10'3 x 10'1			x		
Finished Floor (Total):	2,426sq. ft.	Main	Bedroom	14'2 x 11'9			x	Main	3
Unfinished Floor:	0	Main	Primary Bedroom	12'4 x 15'5			x	Below	
Grand Total:	2,426sq. ft.	Bsmt	Bedroom	10'2 x 10'3			x		
		Bsmt	Bedroom	11'3 x 10'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	12'3 x 8'9			x	Below	3
		Below	Living Room	11'2 x 11'4			x		
		Bsmt	Bedroom	10'3 x 11'2			x		
				x			x		
Suite: Unauthorized Suite									
Basement: Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

Woodhouse Realty

This well-maintained and spacious home features a total of 7 bedrooms and 4 bathrooms, making it ideal for large or extended families, or investors seeking strong rental income potential. The functional layout offers ample living space with bright, comfortable rooms throughout. With multiple bedrooms and bathrooms spread across both levels, the home provides flexibility for multi-generational living or the opportunity to rent out separate suites for additional revenue. Situated on a generous 10,000+ sq.ft corner lot, the property not only offers abundant outdoor space but also holds significant future development potential. Whether you're looking to move in with a big family, generate rental income, or invest in a property with rezoning possibilities.



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Active
R3018562

Board: F
House/Single Family

13950 BLACKBURN AVENUE

South Surrey White Rock
White Rock
V4B 2Z5

Residential Detached

\$1,349,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,389,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1974
Frontage(feet): 85.00	Bathrooms: 2	Age: 51
Frontage(metres): 25.91	Full Baths: 2	Zoning: RS-2
Depth / Size: 55	Half Baths: 0	Gross Taxes: \$6,594.42
Lot Area (sq.ft.): 5,134.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.12	P.I.D.: 007-258-836	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Peek a Boo		
Complex/Subdiv: White Rock		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

Reno. Year: **2012**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Legal: **LOT 272, PLAN NWP44154, PART NW1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,174	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20'8 x 11'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 10'5			x	Main 4
Finished Floor (Below):	682	Main	Kitchen	13'5 x 10'5			x	Below 3
Finished Floor (Basement):	0	Main	Solarium	9'6 x 11'9			x	
Finished Floor (Total):	1,856sq. ft.	Main	Bedroom	15'6 x 10'3			x	
Unfinished Floor:	0	Main	Bedroom	11'10 x 11'8			x	
Grand Total:	1,856sq. ft.	Main	Foyer	6'6 x 2'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Primary Bedroom	20'7 x 11'5			x	
		Bsmt	Walk-In Closet	13'10 x 10'7			x	
		Bsmt	Laundry	4'11 x 6'2			x	
				x			x	
				x			x	
				x			x	

Suite: None	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Fully Finished, Separate Entry	MHR#:	CSA/BCE:	Maint. Fee:
	ByLaw Restrictions:		

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

RE/MAX Colonial Pacific Realty

Steps to the shore in White Rock! This charming corner-lot home offers a relaxed beachside lifestyle with an easy walk to the ocean and local shops. Inside, enjoy an open-concept main floor with bright SW exposure, two bedrooms, a spa-inspired bath with NuHeat floors, and a sun-drenched kitchen. Downstairs, the spacious primary retreat features a cozy fireplace, huge walk-in closet, and full ensuite. Outside, enjoy private, fully fenced yards, multiple decks, hot tub hookups, and the rare bonus of extra parking. This home feels tucked away while still close to everything. Quality upgrades include hot water on demand, thermal vinyl windows, 240V power, and a high-efficiency furnace. School catchments: Ray Shepherd & Elgin Park.



Presented by:
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Active
R3035603
Board: F
House/Single Family

15847 RUSSELL AVENUE

South Surrey White Rock
White Rock
V4B 2S5

Residential Detached

\$1,349,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,349,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1969
Frontage(feet): 53.60	Bathrooms: 3	Age: 56
Frontage(metres): 16.34	Full Baths: 2	Zoning: RS-2
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,145.64
Lot Area (sq.ft.): 7,343.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 006-900-364	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Hot Water, 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: **Garage; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **LOT 189 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 33527**

Amenities:

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

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

Finished Floor (Main):	1,026	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	0'0 x 0'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	0'0 x 0'0			x	Main 3
Finished Floor (Below):	757	Main	Kitchen	0'0 x 0'0			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	0'0 x 0'0			x	Below 3
Finished Floor (Total):	1,783sq. ft.	Main	Bedroom	0'0 x 0'0			x	
Unfinished Floor:	0	Main	Bedroom	0'0 x 0'0			x	
Grand Total:	1,783sq. ft.	Below	Recreation Room	0'0 x 0'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	0'0 x 0'0			x	
Suite: None				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

RE/MAX Colonial Pacific Realty

RE/MAX Colonial Pacific Realty

Great Location! Perfect opportunity to move in, rent it out, or build your dream home. Walking distance to schools, shops, and parks! Just a 10-minute stroll to White Rock Beach & Pier, and only 5 minutes to the USA border. Situated in a highly sought-after residential neighbourhood, don't miss this chance!



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Active
R3042611
Board: F
House/Single Family

15404 SEMIAHMOO AVENUE

South Surrey White Rock
White Rock
V4B 1T5

Residential Detached

\$1,399,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,399,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1952**
Frontage(feet): **73.00** Bathrooms: **2** Age: **73**
Frontage(metres): **22.25** Full Baths: **2** Zoning: **RS-1**
Depth / Size: **187.44** Half Baths: **0** Gross Taxes: **\$6,888.46**
Lot Area (sq.ft.): **8,515.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.20** P.I.D.: **019-131-283** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: OCEAN VIEW from the South**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **None, Open**
Driveway Finish:
Dist. to Public Transit: **3 minutes** Dist. to School Bus: **5 minute walk**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT C, PLAN LMP21502, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Features:

Finished Floor (Main):	982	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10' x 10'			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	10' x 10'			x	
Finished Floor (Total):	982sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0			x			x	
Grand Total:	982sq. ft.	Below	Bedroom	10' x 10'			x	
		Below	Bedroom	10' x 10'			x	
		Below	Laundry	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Flex Room	10' x 10'			x	
Suite: None				x			x	
Basement: Fully Finished				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

Sutton Premier Realty

*** DEVELOPER ALERT * Rare side-by-side 18,000 sqft of land available in central White Rock location. Close to all amenities such as the beach (only an 8 minute walk!), schools, restaurants, shopping & more. Can be purchased in conjunction with 1129 Dolphin Street (R3042591) & previous PLA allowed for three 6000 sqft lots (some with ocean views!). Bring your ideas & check independently with city hall for higher density. Rare development properties in the heart of White Rock with ocean views!!**



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Active
R3000921
Board: F
House/Single Family

14756 62 AVENUE

Surrey
Sullivan Station
V3S 2L1

Residential Detached

\$1,399,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,449,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2011**
Frontage(feet): **44.00** Bathrooms: **4** Age: **14**
Frontage(metres): **13.41** Full Baths: **3** Zoning: **RF-12**
Depth / Size: **78.2** Half Baths: **1** Gross Taxes: **\$6,888.66**
Lot Area (sq.ft.): **3,462.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.08** P.I.D.: **027-179-664** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: MOUNTAINS**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

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

Legal: **LOT 7, PLAN BCP31794, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):		1,355	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):		1,131	Main	Living Room	16'6 x 14'6	Bsmt	Bedroom	11'3 x 9'1	Floor	#Pcs
Finished Floor (AbvMain2):		0	Main	Family Room	13'4 x 11'11	Bsmt	Den	10'0 x 9'6	Main	2
Finished Floor (Below):		0	Main	Kitchen	14'10 x 10'10	Bsmt	Bedroom	13'6 x 12'9	Above	5
Finished Floor (Basement):		1,073	Main	Eating Area	18'3 x 10'11			x	Above	4
Finished Floor (Total):		3,559sq. ft.	Main	Dining Room	17'2 x 16'7			x	Bsmt	3
Unfinished Floor:		0	Main	Office	14'2 x 12'0			x		
Grand Total:		3,559sq. ft.	Above	Primary Bedroom	16'6 x 14'3			x		
			Above	Bedroom	10'10 x 10'7			x		
			Above	Bedroom	11'0 x 11'0			x		
Flr Area (Det'd 2nd Res):		sq. ft.	Above	Bedroom	11'0 x 10'7			x		
			Above	Laundry	7'1 x 5'1			x		
Suite: Unauthorized Suite			Bsmt	Living Room	16'5 x 10'7			x		
Basement: Full, Fully Finished, Separate Entry			Bsmt	Kitchen	14'6 x 11'6			x		
Crawl/Bsmt. Height:		# of Levels: 2	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 2		# of Rooms: 16	MHR#:			CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:							



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Active
R3034278
Board: F
House/Single Family

12356 56 AVENUE

Surrey
Panorama Ridge
V3X 2X2

Residential Detached

\$1,405,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,405,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1988
Frontage(feet): 28.80	Bathrooms: 3	Age: 37
Frontage(metres): 8.78	Full Baths: 2	Zoning: RF-G
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,946.79
Lot Area (sq.ft.): 6,648.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 009-953-388	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Mountains		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **LOT 20 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 77011**

Amenities:

Site Influences: **Cul-de-Sac, Greenbelt, Private Yard**

Features:

Finished Floor (Main):	1,421	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,111	Main	Living Room	14'6 x 12'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'10 x 12'4			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	11'9 x 11'8			x	
Finished Floor (Basement):	0	Main	Family Room	17' x 13'7			x	
		Main	Eating Area	11' x 11'7			x	
Finished Floor (Total):	2,532sq. ft.	Main	Den	10'5 x 10'3			x	Above 5
Unfinished Floor:	0	Main	Foyer	7' x 14'5			x	
Grand Total:	2,532sq. ft.	Main	Laundry	7' x 7'			x	
		Above	Primary Bedroom	16'5 x 17'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	7'7 x 14'5			x	Above 4
		Above	Bedroom	10'2 x 13'2			x	
		Above	Bedroom	9'10 x 10'10			x	
Suite: None				x			x	
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

COURT ORDER SALE-Welcome to this elegant 2-storey detached residence nestled in the prestigious Panorama Ridge community. This beautifully maintained 3-bedroom + den, 3-bathroom home offers timeless design and thoughtful updates including fresh paint throughout. The functional layout features a grand foyer with vaulted ceilings, a spacious den ideal for a home office or guest room, and a bright, open-concept living space perfect for entertaining. Situated on a quiet street with a double garage and extended driveway parking for 4, this home backs onto lush greenery offering privacy and tranquility. Just minutes from top schools, parks, shopping, gyms, restaurants, Highway 99, Walmart and more—this is a truly exceptional family home in a prime location. Dont miss out on this one!



Presented by:
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Active
R3039195
Board: F
House/Single Family

6138 134A STREET

Surrey
Panorama Ridge
V3X 1L9

Residential Detached

\$1,460,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,460,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1987**
Frontage(feet): **0.00** Bathrooms: **4** Age: **38**
Frontage(metres): **0.00** Full Baths: **3** Zoning: **R3**
Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$6,470.69**
Lot Area (sq.ft.): **7,104.00** Rear Yard Exp: **East** For Tax Year: **2024**
Lot Area (acres): **0.16** P.I.D.: **004-668-570** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

Reno. Year: **2021**
Rain Screen:
Metered Water:
R.I. Plumbing:

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

Legal: **LOT 11, PLAN NWP72446, PART NE1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,125	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,006	Main	Living Room	12'3 x 15'4	Main	Kitchen	9'11 x 5'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	11' x 6'10			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	11'10 x 15'5			x	Above	4
Finished Floor (Basement):	0	Main	Laundry	8'2 x 10'5			x	Main	3
		Main	Bedroom	9'10 x 11'10			x	Main	3
Finished Floor (Total):	2,131sq. ft.	Main	Bedroom	10'9 x 11'10			x		
Unfinished Floor:	0	Main	Dining Room	12'7 x 10'3			x		
Grand Total:	2,131sq. ft.	Main	Kitchen	13'6 x 14'6			x		
		Main	Foyer	6'3 x 6'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	12' x 16'4			x		
		Above	Bedroom	9'5 x 11'			x		
Suite: Licensed Suite, Unauthorized		Above	Bedroom	9'4 x 8'4			x		
Basement:None		Above	Bedroom	10'7 x 15'7			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Sutton Group-West Coast Realty

This 2 storey home is located on a quiet cul-de-sac in the highly desirable Panorama Ridge neighbourhood, situated on a large 7,100+ sq ft lot. The home offers 4 bedrooms upstairs including a primary with mountain views. The property includes a 2 bedroom ground level suite and studio suite. Home was renovated in past with new kitchen, countertops, lighting, bathrooms, flooring in approx 2021, but it now in need of some repairs and upgrades throughout. The driveway accommodates up to 8 vehicles, with additional street parking available. Conveniently located within walking distance to North Ridge Elementary, Panorama Ridge Secondary, and nearby parks.