



Presented by:
Doc Livingston PREC*

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



Active
R3031270
Board: F
House/Single Family

13028 19A AVENUE

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

Residential Detached

\$1,680,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$1,725,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**
Frontage(feet): **0.00** Bathrooms: **3** Age: **39**
Frontage(metres): Full Baths: **2** Zoning: **SFR**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,088.99**
Lot Area (sq.ft.): **7,993.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.18** P.I.D.: **001-718-711** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Community** Water Supply: **City/Municipal, Community**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing: **No**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed, Tile, Carpet**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Legal: **LOT 6, PLAN NWP69602, LEGAL SUBDIVISION 6, SECTION 17, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage, Swirlpool/Hot Tub**

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

Features: **Free Stand F/P or Wdstove, Garage Door Opener, Intercom**

Finished Floor (Main):	1,840	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,853	Main	Living Room	17'2 x 14'11	Above	Bedroom	25'4 x 17'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16' x 11'6	Above	Flex Room	14'2 x 11'2	Main	2
Finished Floor (Below):	0	Main	Family Room	19'1 x 13'2			x	Above	5
Finished Floor (Basement):	0	Main	Kitchen	23'1 x 17'2			x	Above	5
		Main	Eating Area	11'1 x 10'			x		
Finished Floor (Total):	3,693sq. ft.	Main	Office	11'8 x 11'1			x		
Unfinished Floor:	0	Main	Laundry	14'4 x 11'11			x		
Grand Total:	3,693sq. ft.	Main	Foyer	7'11 x 8'5			x		
		Main	Patio	32'6 x 15'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	16'1 x 13'6			x		
		Above	Primary Bedroom	21'5 x 14'4			x		
Suite: None		Above	Bedroom	12'2 x 11'9			x		
Basement: None		Above	Bedroom	12'1 x 11'9			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Spacious 3700 sq.ft. 2 level Ocean Park executive home situated in the center of a cherry blossom tree lined quiet cul-de-sac. Central location with walking distance to Laronde French Immersion School, soccer field, and park. Near a Library, Safeway, Starbucks, Pub and much more. Dogwood Park is also close by and is off leash. Private 32' x 15' backyard patio that's surrounded by mature greenery. Add your personal touch to make this a great family home now and for the future.



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Active
R3040946
Board: F
House/Single Family

12420 80 AVENUE

Surrey
West Newton
V3W 3A5

Residential Detached

\$1,745,000 (LP)

(SP)



**NO IMAGE
AVAILABLE**

Sold Date:	If new, GST/HST inc?:	Original Price: \$1,745,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2018
Frontage(feet): 37.70	Bathrooms: 7	Age: 7
Frontage(metres): 11.49	Full Baths: 6	Zoning: RF-12
Depth / Size:	Half Baths: 1	Gross Taxes: \$8,139.88
Lot Area (sq.ft.): 4,476.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.10	P.I.D.: 030-266-688	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **7** Covered Parking: **2** Parking Access: **Rear**
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.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:"AS IS WHERE IS"**
Floor Finish:

Legal: **LOT 1, PLAN EPP70646, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,452	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,298	Main	Living Room	16' x 11'8	Above	Bedroom	13'4 x 10'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 11'	Bsmt	Living Room	11'2 x 10'	Main	2
Finished Floor (Below):	0	Main	Den	12' x 11'2	Bsmt	Kitchen	8' x 5'	Main	4
Finished Floor (Basement):	1,036	Main	Kitchen	14'6 x 10'4	Bsmt	Bedroom	11' x 10'6	Above	5
		Main	Family Room	18'8 x 14'	Bsmt	Bedroom	11' x 10'6	Above	4
Finished Floor (Total):	3,786sq. ft.	Main	Wok Kitchen	10' x 8'	Bsmt	Living Room	11' x 10'	Above	4
Unfinished Floor:	0	Main	Mud Room	10'4 x 5'	Bsmt	Kitchen	8' x 5'	Bsmt	4
Grand Total:	3,786sq. ft.	Main	Patio	13'6 x 9'	Bsmt	Bedroom	14'4 x 10'2	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'10 x 15'8			x		
		Above	Walk-In Closet	10' x 6'4			x		
		Above	Bedroom	13'4 x 10'			x		
Suite:		Above	Walk-In Closet	5' x 5'			x		
Basement:Fully Finished		Above	Bedroom	16'8 x 11'10			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 4	# of Rooms: 21	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

West Newton home includes an open concept plan radiant heat along with A/C. The main floor has a family room, den with ensuite which could be used as a bedroom, living & dining rooms, powder room, mudroom, dream kitchen with a spice kitchen and a covered patio area leading to the backyard. The floor above has 4 bedrooms plus 2 ensuites. The floor below has a 2 bedroom suite and a 1 bedroom suite with separate entrances from below the covered patio. Lane access leads to the double Garage. Court Ordered Sale.



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Active
R3011996
Board: F
House/Single Family

16055 8 AVENUE
South Surrey White Rock
King George Corridor
V4A 1A1

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



Sold Date: If new, GST/HST inc?: Original Price: **\$1,775,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1987**
Frontage(feet): **45.93** Bathrooms: **4** Age: **38**
Frontage(metres): **14.00** Full Baths: **4** Zoning: **R3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$7,299.75**
Lot Area (sq.ft.): **8,145.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.19** P.I.D.: **008-031-029** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: River**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **Community** Water Supply: **City/Municipal**

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

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

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

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

Legal: **LOT 3, PLAN NWP74943, PART SW1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,591	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,803	Main	Kitchen	14'0 x 12'3	Above	Bedroom	12'9 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'6 x 9'8	Above	Bedroom	11'3 x 12'6	Main	3
Finished Floor (Below):	173	Main	Living Room	16'2 x 14'10	Above	Bedroom	13'6 x 11'10	Above	4
Finished Floor (Basement):	0	Main	Storage	5'10 x 4'5			x	Above	4
		Main	Laundry	7'8 x 5'7			x	Above	3
Finished Floor (Total):	3,567sq. ft.	Main	Bedroom	16'4 x 7'7'8			x		
Unfinished Floor:	0	Main	Bedroom	10'7 x 9'10			x		
Grand Total:	3,567sq. ft.	Main	Bedroom	10'2 x 9'8			x		
		Above	Kitchen	13'8 x 9'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Dining Room	16'2 x 8'7			x		
		Above	Living Room	16'2 x 12'7			x		
Suite: Unauthorized Suite		Above	Laundry	11' x 4'11			x		
Basement: None		Above	Primary Bedroom	12'10 x 14'11			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Fully renovated large family home with beautiful views of Campbell River, partial ocean view. Just steps away from East Beach & restaurants and shops. This home offers a perfect blend of modern updates and convenience. And a huge bonus, the contains a potential in-law suite. OPEN HOUSE Sat September 6th, 12 to 2pm.



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Active
R3043265
Board: F
House/Single Family

15039 69 AVENUE

Surrey
East Newton
V3S 0X1

Residential Detached

\$1,799,899 (LP)

(SP)



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

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

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

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

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

Amenities: **In Suite Laundry, Storage**

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

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

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

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

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

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

Century 21 Coastal Realty Ltd.

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



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Active
R3036331
Board: F
House/Single Family

12711 104A AVENUE

North Surrey
Cedar Hills
V3V 6C1

Residential Detached

\$1,800,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,800,000
Meas. Type: Metres	Bedrooms: 7	Approx. Year Built: 2018
Frontage(feet): 45.34	Bathrooms: 6	Age: 7
Frontage(metres): 13.82	Full Baths: 6	Zoning: R4
Depth / Size: 28.12	Half Baths: 0	Gross Taxes: \$6,967.00
Lot Area (sq.ft.): 4,188.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.10	P.I.D.: 030-185-491	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Fibre Cement Board, Stone, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 Block		
	Title to Land: Freehold NonStrata		Dist. to School Bus:
Renovations:	Reno. Year:	Land Lease Expiry Year:	
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Electric, Natural Gas	Rain Screen:		
Fuel/Heating: Radiant	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: No		
	Floor Finish: Laminate, Tile		

Legal: **LOT 6, PLAN EPP69700, SECTION 20, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

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

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

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

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

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

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



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Active
R3039659
Board: F
House/Single Family

5901 141 STREET

Surrey
Sullivan Station
V3X 2R9

Residential Detached

\$1,835,000 (LP)

(SP)



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

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

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

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

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

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

Amenities:

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

Features:

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

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

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

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

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

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



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Active
R3039521
Board: F
House/Single Family

7171 151 STREET

Surrey
East Newton
V3S 7Y8

Residential Detached

\$1,890,000 (LP)

(SP)



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

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

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Garage; Double**
Driveway Finish: **Paving Stone**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

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

Amenities: **None**

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

Features:

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

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

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

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

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

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



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Active
R3008388
Board: F
House/Single Family

13137 62B AVENUE
Surrey
Bear Creek Green Timbers
V3X 1P4

Residential Detached
\$1,899,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1983
Frontage(feet): 65.00	Bathrooms: 4	Age: 42
Frontage(metres): 19.81	Full Baths: 4	Zoning: RF
Depth / Size: 109.63	Half Baths: 0	Gross Taxes: \$7,210.56
Lot Area (sq.ft.): 7,126.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-628-945	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **LOT 188, PLAN NWP60792, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

Site Influences: **Cul-de-Sac**

Features:

Finished Floor (Main):	2,139	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 10'6"			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10'9" x 10'			x	Above 3
Finished Floor (Basement):	1,898	Main	Eating Area	9' x 9'			x	Below 3
Finished Floor (Total):	4,037sq. ft.	Main	Primary Bedroom	13' x 12'			x	Below 3
Unfinished Floor:	0	Main	Bedroom	11'3' x 11'			x	
Grand Total:	4,037sq. ft.	Main	Bedroom	11' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13'6' x 12'6"			x	
Suite: Unauthorized Suite		Bsmt	Bedroom	13'2' x 11'6"			x	
Basement: Fully Finished, Separate Entry		Bsmt	Bedroom	11' x 12'			x	
		Bsmt	Bedroom	10' x 11'			x	
		Bsmt	Bedroom	12' x 11'			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Court ordered sale, subject to court approval. Please contact for additional details and offer presentations. Please include Schedule A with all offers. All measurements are approximate provided by the selling agent. Property contains 2 accommodations which is not authorized.



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Active
R2988494
Board: F
House/Single Family

9010 156A STREET

Surrey
Fleetwood Tynehead
V4N 2X2

Residential Detached

\$1,899,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,065,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1994
Frontage(feet): 25.00	Bathrooms: 4	Age: 31
Frontage(metres): 7.62	Full Baths: 2	Zoning: SF
Depth / Size:	Half Baths: 2	Gross Taxes: \$6,934.63
Lot Area (sq.ft.): 21,528.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.49	P.I.D.: 018-641-091	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **LOT 4, PLAN LMP14746, PART SE1/4, SECTION 35, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,068	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,150	Main	Bedroom	10' x10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x10'			x	Main 3
Finished Floor (Below):	0	Main	Family Room	14' x11'			x	Main 2
Finished Floor (Basement):	0	Main	Dining Room	9' x13'5			x	Main 2
Finished Floor (Total):	3,218sq. ft.	Main	Living Room	13'5 x17'8			x	Above 3
Unfinished Floor:	0	Above	Primary Bedroom	14' x16'			x	
Grand Total:	3,218sq. ft.	Above	Bedroom	12' x13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: Other				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Court order Sale, 2 level home, 4 baths, bedroom on main floor, huge panhandle lot. subdivision application 22-0294.00. Tenant occupied Seller is very motivated. Allow time for showings.



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Active
R3031767
Board: F
House/Single Family

14267 69 AVENUE

Surrey
East Newton
V3W 2H8

Residential Detached

\$1,900,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,900,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2012
Frontage(feet): 61.50	Bathrooms: 8	Age: 13
Frontage(metres): 18.75	Full Baths: 6	Zoning: RF
Depth / Size: 130.7	Half Baths: 2	Gross Taxes: \$8,245.23
Lot Area (sq.ft.): 8,082.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.19	P.I.D.: 010-199-691	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Storm Sewer	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :Court Ordered Sale**
Floor Finish: **Laminate, Mixed, Tile, Wall/Wall/Mixed**

Legal: **LOT 14 ,SECTION 16, TOWNSHIP 2 , PLAN 16476 NWD**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,728	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,399	Main	Living Room	11' x 11'	Bsmt	Kitchen	10' x 7'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 11'	Bsmt	Bedroom	9' x 9'	Main 4
Finished Floor (Below):	1,708	Main	Kitchen	10' x 10'	Bsmt	Bedroom	9' x 9'	Main 2
Finished Floor (Basement):	0	Main	Nook	9' x 9'	Bsmt	Living Room	10' x 9'	Above 5
Finished Floor (Total):	4,835sq. ft.	Main	Family Room	12' x 11'	Bsmt	Kitchen	6' x 6'	Above 4
Unfinished Floor:	0	Main	Hobby Room	13' x 12'	Bsmt	Bedroom	9' x 9'	Above 4
Grand Total:	4,835sq. ft.	Main	Bedroom	10' x 10'	Bsmt	Media Room	12' x 12'	Bsmt 4
		Main	Wok Kitchen	6' x 8'	Bsmt	Bar Room	6' x 6'	Bsmt 4
		Above	Primary Bedroom	13' x 13'	Bsmt	Laundry	4' x 4'	Bsmt 2
		Above	Bedroom	11' x 11'	Main	Laundry	5' x 5'	
		Above	Bedroom	11' x 11'			x	
		Above	Bedroom	10' x 10'			x	
		Bsmt	Living Room	10' x 10'			x	
Suite: Legal Suite, Unauthorized Suite		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Full, Fully Finished, Separate Entry		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 4	# of Rooms: 23							

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

3 level home close to school and bus route. Main Floor, Formal Living and Dining area.Open Kitchen with eating area,Family room with high ceilings, Extra sitting area or office with Bedroom and full bath,Powder room,Wok Kitchen. Top Floor, Spacious Primary Bedroom with walk in closet and 5 pce ensuite ,2nd Primary bedroom with walk in closet and full Bathroom.,3rd and 4th Bedroom with shared full bathroom. Basement is fully finished.2 bedroom suite,1 Bedroom suite, Plus Media room with Bar and 2 pce bathroom. Lot is 8082 Sq ft.Double Garage with lots of parking.



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Active
R3032831
Board: F
House/Single Family

6735 130A STREET

Surrey
West Newton
V3W 8J2

Residential Detached
\$1,900,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,900,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2019
Frontage(feet): 58.00	Bathrooms: 7	Age: 6
Frontage(metres): 17.68	Full Baths: 7	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,086.65
Lot Area (sq.ft.): 7,115.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 003-220-974	Tax Inc. Utilities?: No
Flood Plain: No	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, Stucco**
Foundation: **Concrete Perimeter**

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

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

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

Legal: **LOT 350, PLAN NWP63084, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,013	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,718	Main	Living Room	14'5' x13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x13'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11' x15'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	10'3' x10'1'			x	Main 3
		Main	Media Room	13' x14'			x	Above 3
Finished Floor (Total):	3,731sq. ft.	Main	Family Room	11' x14'			x	Above 3
Unfinished Floor:	0	Main	Wok Kitchen	8'5' x7'			x	Above 3
Grand Total:	3,731sq. ft.	Above	Bedroom	11' x14'			x	Above 3
		Above	Bedroom	18' x17'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13' x11'5'			x	
		Above	Bedroom	11'10' x11'5'			x	
		Above	Bedroom	13' x11'5'			x	
Suite:				x			x	
Basement:None								
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): **RE/MAX City Realty**

Court order sale, Custom built home, 6 bedrooms, 7 baths, bedrooms with each having a bath, radiant heat, air conditioning, wok kitchen and studio space at rear .Well maintained. Located in a great area of new homes. OPEN HOUSE SATURDAY AUGUST 30 FROM 2 TO 4



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Active
R3006154
Board: F
House/Single Family

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

Residential Detached
\$1,928,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,125,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2001**
Frontage(feet): **63.00** Bathrooms: **5** Age: **24**
Frontage(metres): **19.20** Full Baths: **4** Zoning: **RS2**
Depth / Size: **117.00** Half Baths: **1** Gross Taxes: **\$9,411.59**
Lot Area (sq.ft.): **7,371.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **010-170-812** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Electric, Natural Gas, Radiant** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Sundeck(s)** Fixtures Leased: **No** :
Type of Roof: **Tile - Composite** Floor Finish:

Legal: **LOT 2, BLOCK 37 A, PLAN NWP16331, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,735	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,488	Main	Living Room	12'4 x 12'2	Above	Bedroom	12'3 x 11'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	15'0 x 13'5	Above	Bedroom	9'8 x 12'8	Main	2
Finished Floor (Below):	0	Main	Dining Room	13'3 x 12'2	Above	Walk-In Closet	9'1 x 5'5	Main	4
Finished Floor (Basement):	0	Main	Den	9'8 x 12'8			x	Above	4
		Main	Kitchen	14'0 x 17'9			x	Above	4
Finished Floor (Total):	3,223sq. ft.	Main	Living Room	14'0 x 12'0			x	Above	4
Unfinished Floor:	0	Main	Kitchen	9'0 x 8'0			x		
Grand Total:	3,223sq. ft.	Main	Bedroom	10'9 x 10'5			x		
		Main	Laundry	7'5 x 8'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Pantry	7'4 x 4'11			x		
		Above	Primary Bedroom	17'9 x 14'0			x		
Suite:		Above	Bedroom	12'0 x 12'2			x		
Basement:None		Above	Bedroom	12'4 x 12'2			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Nationwide Realty Corp.**

Nationwide Realty Corp.

Price reduced! This 24-year-old home is located on a 7,731.00 SF corner lot, spacious floor plan of 3,223 SF, with 5 bedrooms on upper level. Lots of room for a growing family. Radiant heat on main floor. Utility shed in backyard for your gardening tools. Recent upgrade Navien tankless water heater (2023). House also has a 1-bedroom suite with kitchen and a separate entrance. Area schools include Peace Arch K-grade 7 (7-minute walk) and Earl Marriot grades 8-12 (10-minute walk)



Presented by:
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Active
R3036256
Board: F
House/Single Family

14039 91 AVENUE

Surrey
Bear Creek Green Timbers
V3V 1E6

Residential Detached

\$1,930,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,930,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2009**
Frontage(feet): **64.40** Bathrooms: **5** Age: **16**
Frontage(metres): **19.63** Full Baths: **5** Zoning: **R3**
Depth / Size: **122.85** Half Baths: **0** Gross Taxes: **\$7,740.18**
Lot Area (sq.ft.): **7,543.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **000-481-114** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
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**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

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

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

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

Legal: **LOT 7, PLAN NWP19839, PART SE1/4, SECTION 33, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	2,330	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,455	Main	Foyer	0'0 x0'0	Main	Bedroom	0'0 x 0'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	0'0 x0'0			x	Main	3
Finished Floor (Below):	0	Main	Kitchen	0'0 x0'0			x	Main	3
Finished Floor (Basement):	0	Main	Eating Area	0'0 x0'0			x	Above	4
		Main	Dining Room	0'0 x0'0			x	Above	4
Finished Floor (Total):	3,785sq. ft.	Main	Office	0'0 x0'0			x	Above	4
Unfinished Floor:	0	Above	Primary Bedroom	0'0 x0'0			x		
Grand Total:	3,785sq. ft.	Above	Bedroom	0'0 x0'0			x		
		Above	Bedroom	0'0 x0'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	0'0 x0'0			x		
		Bsmt	Laundry	0'0 x0'0			x		
Suite: Unauthorized Suite		Main	Living Room	0'0 x0'0			x		
Basement: Part		Main	Kitchen	0'0 x0'0			x		
		Manuf Type:			Registered in MHR?:		PAD Rental:		
Crawl/Bsmt. Height: # of Levels: 2		MHR#:			CSA/BCE:		Maint. Fee:		
# of Kitchens: 2 # of Rooms: 14		ByLaw Restrictions:							

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

Generous space, a smart layout, and a park just steps away—this 5-bed, 5-bath Bear Creek home deserves a spot at the top of your list. The main floor greets you with a grand foyer, formal living and dining rooms, a spacious family room, and two kitchens. Upstairs offers 4 spacious bedrooms and a bright sundeck overlooking the fully fenced rear yard. Bonus: a 1-bed mortgage helper on the main with separate entry for income or in-laws. Parking is a breeze with a double garage, wide driveway, and lane access spots. Great layout, great location—book your viewing before it's gone!



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Active
R2979331
Board: F
House with Acreage

2650 141 STREET
South Surrey White Rock
Sunnyside Park Surrey
V4P 2G5

Residential Detached
\$1,945,250 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,490,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 48.00	Bathrooms: 3	Age: 46
Frontage(metres): 14.63	Full Baths: 1	Zoning: R1
Depth / Size:	Half Baths: 2	Gross Taxes: \$8,711.08
Lot Area (sq.ft.): 33,846.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.78	P.I.D.: 005-416-701	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: Community	

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

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

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

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
Parking: **Carport & Garage**
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 46, PLAN NWP55870, SECTION 21, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting, Private Yard, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,544	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,021	Main	Living Room	20'5 x15'4			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'1 x10'0			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	10'10 x13'5			x	Above	2
Finished Floor (Basement):	0	Main	Eating Area	11'0 x7'5			x	Above	5
		Main	Family Room	16'9 x21'6			x		
Finished Floor (Total):	2,565sq. ft.	Main	Bar Room	7'9 x5'3			x		
Unfinished Floor:	0	Main	Flex Room	7'11 x10'7			x		
Grand Total:	2,565sq. ft.	Main	Laundry	7'5 x9'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Abv Main 2	Primary Bedroom	12'3 x15'7			x		
		Abv Main 2	Bedroom	10'9 x12'6			x		
		Abv Main 2	Bedroom	10'8 x10'0			x		
Suite: None		Abv Main 2	Solarium	11'8 x6'8			x		
Basement: None				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 12	MHR#:			CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:									

Listing Broker(s): **Jovi Realty Inc.**

Nestled in the prestigious Elgin neighbourhood, this exceptional 0.777-acre lot offers the perfect canvas to build your dream home. Tucked away on a peaceful cul-de-sac, the property is accessed by a long driveway alongside a lush greenbelt with a serene creek, creating an idyllic and private setting. This expansive lot provides ample space for a custom estate, surrounded by nature yet just minutes from top-rated schools, parks, and essential amenities. A rare opportunity to secure a prime piece of real estate in one of South Surrey's most sought-after communities.



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Active
R3040271
Board: F
House/Single Family

8481 171 STREET

Surrey
Fleetwood Tynehead
V4N 0B1

Residential Detached

\$2,199,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,199,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2008**
Frontage(feet): **113.28** Bathrooms: **6** Age: **17**
Frontage(metres): **34.53** Full Baths: **6** Zoning: **CD**
Depth / Size: **110.13** Half Baths: **0** Gross Taxes: **\$7,974.06**
Lot Area (sq.ft.): **12,486.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.29** P.I.D.: **026-336-685** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

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

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Natural Gas, Radiant**

Outdoor Area: **Balcony(s), Fenced Yard**

Type of Roof: **Tile - Concrete**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **8** Covered Parking: **3** Parking Access: **Front**

Parking: **Garage; Triple**

Driveway Finish:

Dist. to Public Transit: **Near**

Dist. to School Bus: **Near**

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Mixed**

Legal: **LOT 41, PLAN BCP18055, SECTION 30, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Vacuum - Built In**

Finished Floor (Main):	1,880	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,396	Main	Family Room	10' x 15'	Above	Bedroom	11' x 10'	Floor	#Pcs
Finished Floor (AbvMain2):	1,885	Main	Kitchen	10' x 13'6"	Above	Bedroom	11' x 10'	Main	3
Finished Floor (Below):	0	Main	Wok Kitchen	5' x 7'	Above	Bedroom	12' x 11'	Above	5
Finished Floor (Basement):	0	Main	Living Room	11' x 13'8"			x	Above	3
		Main	Dining Room	10' x 12'			x	Above	3
Finished Floor (Total):	5,161sq. ft.	Main	Office	8' x 10'	Bsmt	Media Room	14' x 12'	Bsmt	3
Unfinished Floor:	0	Main	Laundry	14' x 12'	Bsmt	Bedroom	10' x 11'	Bsmt	3
Grand Total:	5,161sq. ft.	Main	Bedroom	11' x 10'	Bsmt	Bedroom	10' x 12'		
				x	Bsmt	Bedroom	11' x 10'		
				x	Bsmt	Bar Room	100' x 12'		
				x	Bsmt	Recreation Room	16' x 12'		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17' x 12'			x		
Suite: None									
Basement: None									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 18	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Homelife Benchmark Titus Realty**

This custom-built, 5161 sqft home offers luxurious living with its spacious design, featuring 8 bedrooms and 6 bathrooms, perfect for a large family or hosting guests. The main floor includes a bedroom with a full bathroom, complemented by a large kitchen and a practical spice kitchen. Upstairs, you'll find four bedrooms and three bathrooms. The basement is designed for entertainment, complete with a theatre room, bar, and rec room, plus three additional bedrooms and two bathrooms, offering the potential for two suites. A triple car garage adds convenience, and custom features throughout the home provide a unique, personalized touch.



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Active
R3041057
Board: F
House/Single Family

13449 68 AVENUE

Surrey
West Newton
V3W 2G1

Residential Detached

\$2,199,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,199,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2020**
Frontage(feet): **67.00** Bathrooms: **5** Age: **5**
Frontage(metres): **20.42** Full Baths: **4** Zoning: **SF**
Depth / Size: **128** Half Baths: **1** Gross Taxes: **\$8,402.79**
Lot Area (sq.ft.): **8,621.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.20** P.I.D.: **009-914-315** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **Community**

Style of Home: **2 Storey w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Brick, Mixed**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Electric, Natural Gas**

Fuel/Heating: **Forced Air**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**

Parking: **Add. Parking Avail., Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **Yes :COURT ORDERED SALE**

Floor Finish:

Legal: **LOT 4, BLOCK 1, PLAN NWP14252, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	2,293	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,762	Main	Family Room	14' x 24'	Main	Living Room	1' x 1'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'	Main	Bedroom	1' x 1'	Main	2
Finished Floor (Below):	0	Main	Kitchen	12'6' x 6'	Main	Bedroom	1' x 1'	Main	4
Finished Floor (Basement):	0	Main	Living Room	12' x 13'	Main	Laundry	1' x 1'	Above	5
Finished Floor (Total):	4,055sq. ft.	Main	Dining Room	11' x 13'			x	Above	4
Unfinished Floor:	0	Main	Bedroom	12'6' x 13'11			x	Above	5
Grand Total:	4,055sq. ft.	Above	Primary Bedroom	14' x 19'6			x		
		Above	Bedroom	12' x 13'			x		
		Above	Bedroom	11' x 13'			x		
		Above	Bedroom	11' x 13'			x		
		Above	Bedroom	12' x 11'			x		
				x			x		
Suite: Legal Suite							x		
Basement: Fully Finished, Separate Entry		Main	Kitchen	1' x 1'			x		
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3 # of Rooms: 16		MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Custom built in 2020, this 7-bedroom, 4-bath home sits on an 8,621 sq. ft. lot in the heart of West Newton. Features a bright, spacious layout with a 2 bedroom legal suite for rental income, double garage, and close proximity to schools, parks, shopping, and all amenities.



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Active
R3043896
Board: F
House/Single Family

13840 100 AVENUE

North Surrey
Whalley
V3T 1J5

Residential Detached

\$2,250,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,250,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 9999
Frontage(feet): 51.00	Bathrooms: 1	Age: 999
Frontage(metres): 15.54	Full Baths: 1	Zoning: R3
Depth / Size: 132	Half Baths: 0	Gross Taxes: \$6,890.61
Lot Area (sq.ft.): 6,844.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-637-588	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
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: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

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

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 1, BLOCK 5N, PLAN NWP10377, SECTION 35, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP76100**

Amenities:

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

Features:

Finished Floor (Main):	1,187	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	12' x19'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x14'			x	Main	3
Finished Floor (Below):	0	Main	Bedroom	10' x12'			x		
Finished Floor (Basement):	0	Main	Bedroom	9' x10'			x		
Finished Floor (Total):	1,187sq. ft.	Main	Bedroom	9' x9'			x		
Unfinished Floor:	0			x			x		
Grand Total:	1,187sq. ft.			x			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				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: 5	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Royal LePage Sterling Realty**

COURT ORDERED SALE! This is a prime holding property for future development in Surrey Centre. This parcel offers high-rise density potential and is currently located in the Transit Oriented Area. Property is close to King George Skytrain, Holland Park, Surrey Centre Mall, SFU, Restaurants and more. Do not miss this prime investment opportunity!



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Active
R3039511
Board: F
House/Single Family

6430 130 STREET

Surrey
West Newton
V3W 4J1

Residential Detached

\$2,299,000 (LP)

(SP)



PHOTOS COMING SOON

Sold Date:	If new, GST/HST inc?:	Original Price: \$2,299,000
Meas. Type: Feet	Bedrooms: 9	Approx. Year Built: 2018
Frontage(feet): 62.00	Bathrooms: 9	Age: 7
Frontage(metres): 18.90	Full Baths: 8	Zoning: R3
Depth / Size: 113	Half Baths: 1	Gross Taxes: \$9,029.57
Lot Area (sq.ft.): 7,010.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 300-022-918	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
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: **3 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 233, PLAN NWP60557, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences:
Features:

Finished Floor (Main):	1,958	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,748	Main	Foyer	8'6 x 17'11	Above	Bedroom	11'0 x 10'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'0 x 13'7	Above	Bedroom	12'6 x 10'11	Main	3
Finished Floor (Below):	1,482	Main	Dining Room	12'0 x 9'11	Above	Bedroom	9'0 x 8'11	Main	2
Finished Floor (Basement):	0	Main	Family Room	18'3 x 13'2	Above	Bedroom	12'4 x 8'9	Above	5
Finished Floor (Total):	5,188sq. ft.	Main	Kitchen	14'10 x 13'2	Bsmt	Recreation Room	11'9 x 25'11	Above	3
Unfinished Floor:	0	Main	Wok Kitchen	14'8 x 7'5	Bsmt	Bar Room	10'10 x 4'11	Above	3
Grand Total:	5,188sq. ft.	Main	Nook	11'2 x 6'10	Bsmt	Den	11'4 x 12'9	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'5 x 9'4	Bsmt	Living Room	16'6 x 12'11	Above	3
		Main	Family Room	12'4 x 12'8	Bsmt	Kitchen	6'3 x 7'6	Bsmt	3
		Main	Kitchen	12'4 x 8'2	Bsmt	Bedroom	10'4 x 8'8	Bsmt	3
		Above	Laundry	5'7 x 5'1	Bsmt	Bedroom	9'11 x 10'2		
Suite: Legal Suite, Unauthorized Suite		Above	Primary Bedroom	14'0 x 16'0			x		
Basement: Fully Finished		Above	Bedroom	14'7 x 12'10			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 4	# of Rooms: 24	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

West Newton Custom Build Home with 10 Bedrooms + 9 Bathrooms PLUS two mortgage helper suites (2+2). Main floor features a spacious formal living/dining room, perfect family room for entertaining, chefs kitchen + spice kitchen and a bonus bedroom. Upper level features 5 bedrooms all with their own private ensuites plus Laundry. The lower level is great for entertainment with a Media Room, Bar, Den, 2 bedrooms and more. Great Central Location close to schools, transportation. Please call to book for your private showings.



Presented by:
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Active
R2950084
Board: F
House/Single Family

8473 171 STREET

Surrey
Fleetwood Tynehead
V4N 0B1

Residential Detached

\$2,300,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,300,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2013
Frontage(feet): 113.32	Bathrooms: 7	Age: 12
Frontage(metres): 34.54	Full Baths: 7	Zoning: CD
Depth / Size: 110.13	Half Baths: 0	Gross Taxes: \$9,413.85
Lot Area (sq.ft.): 12,486.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.29	P.I.D.: 026-336-677	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
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: **3** 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: **Other**

Legal: **LOT 40, PLAN BCP18055, SECTION 30, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Sauna/Steam Room**

Site Influences:
Features:

Finished Floor (Main):	1,965	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,278	Main	Office	10' x 10'4	Bsmt	Gym	14'4 x 14'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 13'	Bsmt	Playroom	15' x 31'6	Main	3
Finished Floor (Below):	0	Main	Living Room	14' x 14'4	Bsmt	Recreation Room	15' x 20'	Above	3
Finished Floor (Basement):	1,965	Main	Bedroom	11'4 x 11'10	Bsmt	Bedroom	13' x 8'9	Above	3
		Main	Wok Kitchen	9'4 x 9'6			x	Above	4
Finished Floor (Total):	5,208sq. ft.	Main	Kitchen	26'6' x 15'			x	Above	3
Unfinished Floor:	0	Main	Nook	13' x 4'			x	Bsmt	3
Grand Total:	5,208sq. ft.	Bsmt	Family Room	15' x 16'			x	Bsmt	3
		Above	Primary Bedroom	13'6 x 17'2			x		
		Above	Bedroom	13'6 x 12'			x		
		Above	Bedroom	13'6 x 12'			x		
				x			x		
		Bsmt	Media Room	14' x 14'4			x		
Suite: Other									
Basement: Full									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Custom built home in Fleetwood Tynehead, 6 bedrooms, 7 baths, wok kitchen, family room with fireplace, radiant heat. Basement features, Theater, billiard room, guest bedroom, gym, basement suite. Air conditioning, Triple garage and ample parking. Easy to show Open House April 26 from 1 to 3