



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

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

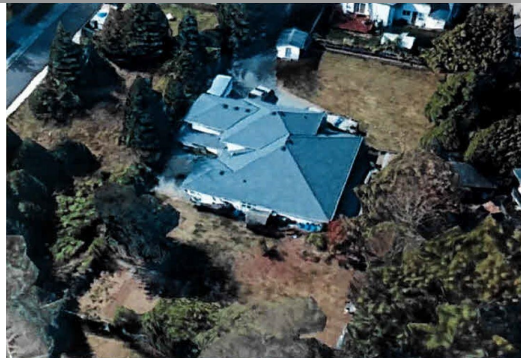


**Active**  
**R2988494**  
Board: F  
House/Single Family

**9010 156A STREET**

Surrey  
Fleetwood Tynehead  
V4N 2X2

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



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

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

Renovations:  
# of Fireplaces: **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' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Family Room	14' x 11'			x	Main 2
Finished Floor (Basement):	0	Main	Dining Room	9' x 13'5			x	Main 2
		Main	Living Room	13'5 x 17'8			x	Above 3
Finished Floor (Total):	3,218sq. ft.			x			x	
Unfinished Floor:	0	Above	Primary Bedroom	14' x 16'			x	
Grand Total:	3,218sq. ft.	Above	Bedroom	12' x 13'			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite: <b>Other</b>				x			x	
Basement: <b>None</b>				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**  
**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: <b>\$1,899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>8</b>	Approx. Year Built: <b>1983</b>
Frontage(feet): <b>65.00</b>	Bathrooms: <b>4</b>	Age: <b>42</b>
Frontage(metres): <b>19.81</b>	Full Baths: <b>4</b>	Zoning: <b>RF</b>
Depth / Size: <b>109.63</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,210.56</b>
Lot Area (sq.ft.): <b>7,126.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>002-628-945</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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):	4,037 sq. ft.	Main	Primary Bedroom	13' x 12'			x	Below 3
Unfinished Floor:	0	Main	Bedroom	11'3" x 11'			x	
Grand Total:	4,037 sq. ft.	Main	Bedroom	11' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13'6" x 12'6"			x	
Suite: <b>Unauthorized Suite</b>		Bsmt	Bedroom	13'2" x 11'6"			x	
Basement: <b>Fully Finished, Separate Entry</b>		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: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>12</b>	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**  
**R2989550**  
Board: F  
House/Single Family

**5901 141 STREET**

Surrey  
Sullivan Station  
V3X 2R9

Residential Detached

**\$1,999,888** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,999,888</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2022</b>
Frontage(feet): <b>74.50</b>	Bathrooms: <b>6</b>	Age: <b>3</b>
Frontage(metres): <b>22.71</b>	Full Baths: <b>5</b>	Zoning: <b>RF-12</b>
Depth / Size: <b>78</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,183.93</b>
Lot Area (sq.ft.): <b>5,815.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.13</b>	P.I.D.: <b>030-687-381</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt., 3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone, Vinyl**  
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)**  
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, 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: **Laminate, Tile**

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

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

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Oven - Built In, Range Top, Security - Roughed In, Vacuum - Roughed In**

Finished Floor (Main):	996	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,147	Main	Living Room	11' x 12'	Bsmt	Recreation Room	13' x 11'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 12'	Bsmt	Kitchen	10' x 5'	Main 2
Finished Floor (Below):	996	Main	Family Room	17' x 18'	Below	Living Room	8' x 16'	Above 3
Finished Floor (Basement):	0	Main	Nook	6' x 15'	Bsmt	Kitchen	5' x 16'	Above 3
Finished Floor (Total):	3,139sq. ft.	Main	Kitchen	13' x 17'	Bsmt	Bedroom	11'5 x 12'	Above 3
Unfinished Floor:	0	Main	Wok Kitchen	6' x 9'	Bsmt	Bedroom	10' x 12'	Bsmt 3
Grand Total:	3,139sq. ft.	Above	Flex Room	10' x 12'	Bsmt		x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13' x 15'			x	
		Above	Walk-In Closet	5' x 6'			x	
		Above	Bedroom	11' x 11'			x	
		Above	Bedroom	11' x 14'			x	
		Above	Bedroom	10' x 11'			x	
		Above	Laundry	5' x 6'			x	

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

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **4** # of Rooms: **19**

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

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

**Royal LePage Elite West**

**Luxurious Living with Room for Everyone – Over 3,100 SF of Elegance and Comfort. With Central A/C, Step into this stunning open-concept home that seamlessly blends space, style, and functionality. Boasting 7 bedrooms and 6 bathrooms, this residence offers high ceilings and premium finishes throughout, perfect for modern family living. The heart of the home is a gourmet kitchen featuring an oversized island – a dream for any home chef – paired with high-end stainless steel appliances and elegant LED lighting throughout. Enjoy the outdoors year-round with a covered patio, ideal for entertaining or relaxing evenings. Need mortgage helpers? This home includes a LEGAL 2-bedroom suite with its own laundry plus an additional 1-bedroom bachelor suite, providing excellent rental income potential.**



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**Active**  
**R3006154**  
Board: F  
House/Single Family

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

Residential Detached  
**\$1,999,999** (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:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Electric, Natural Gas, Radiant**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Tile - Composite**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
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
Finished Floor (Total):	3,223sq. ft.	Main	Kitchen	14'0 x 17'9			x	Above 4
Unfinished Floor:	0	Main	Living Room	14'0 x 12'0			x	Above 4
Grand Total:	3,223sq. ft.	Main	Kitchen	9'0 x 8'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'9 x 10'5			x	
Suite:		Main	Laundry	7'5 x 8'7			x	
Basement:None		Main	Pantry	7'4 x 4'11			x	
		Above	Primary Bedroom	17'9 x 14'0			x	
		Above	Bedroom	12'0 x 12'2			x	
		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)**





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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  
**\$2,100,000** (LP)  
(SP)



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

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 x 15'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'1 x 10'0			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	10'10 x 13'5			x	Above 2
Finished Floor (Basement):	0	Main	Eating Area	11'0 x 7'5			x	Above 5
Finished Floor (Total):	2,565sq. ft.	Main	Family Room	16'9 x 21'6			x	
Unfinished Floor:	0	Main	Bar Room	7'9 x 5'3			x	
Grand Total:	2,565sq. ft.	Main	Flex Room	7'11 x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'5 x 9'6			x	
Suite: <b>None</b>		Abv Main 2	Primary Bedroom	12'3 x 15'7			x	
Basement: <b>None</b>		Abv Main 2	Bedroom	10'9 x 12'6			x	
		Abv Main 2	Bedroom	10'8 x 10'0			x	
		Abv Main 2	Solarium	11'8 x 6'8			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): **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**  
**R3012223**  
Board: F  
House/Single Family

**6735 130A STREET**

Surrey  
West Newton  
V3W 8J2

Residential Detached

**\$2,200,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,200,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2019</b>
Frontage(feet): <b>58.00</b>	Bathrooms: <b>7</b>	Age: <b>6</b>
Frontage(metres): <b>17.68</b>	Full Baths: <b>7</b>	Zoning: <b>RF</b>
Depth / Size: <b>120</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,086.65</b>
Lot Area (sq.ft.): <b>7,115.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>003-220-974</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, Rancher/Bungalow**  
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: **Garage; Double**  
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 350, PLAN NWP63084, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

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

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

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

Finished Floor (Main):	2,013	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,718	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			x			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	16'8 x 14'10			x	Main 3
Finished Floor (Total):	3,731sq. ft.	Main	Bedroom	10'3 x 10'1			x	
Unfinished Floor:	0	Main	Bedroom	14'2 x 11'9			x	Above 3
Grand Total:	3,731sq. ft.	Main	Primary Bedroom	12'4 x 15'5			x	Above 3
		Above	Bedroom	10'2 x 10'3			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'3 x 10'2			x	
		Above	Kitchen	12'3 x 8'9			x	Above 3
		Above	Living Room	11'2 x 11'4			x	
		Above	Bedroom	10'3 x 11'2			x	
				x			x	
Suite: <b>Unauthorized Suite</b>		Manuf Type:	Registered in MHR?:		PAD Rental:			
Basement: <b>Fully Finished</b>		MHR#:	CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 11							

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

**Woodhouse Realty**

**Spacious and well-maintained, this 6-bedroom, 7-bathroom home is perfect for large families, multi-generational living, or investors seeking strong rental potential. The functional two-level layout offers bright, comfortable living areas and the flexibility to create separate suites for added income. Each bedroom is paired with its own bathroom, ensuring privacy and convenience. Sitting on a generous 7000+ sq.ft. corner lot, the property provides ample outdoor space for relaxation or future development. Whether you're looking to move in, rent out, or invest in long-term growth, this versatile home offers endless possibilities, including potential for rezoning or redevelopment. A rare opportunity to own a property that combines comfort, space, and excellent value.**



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



**Active**  
**R2999451**  
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: <b>\$2,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>9999</b>
Frontage(feet): <b>51.00</b>	Bathrooms: <b>1</b>	Age: <b>999</b>
Frontage(metres): <b>15.54</b>	Full Baths: <b>1</b>	Zoning: <b>R3</b>
Depth / Size: <b>132</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,890.61</b>
Lot Area (sq.ft.): <b>6,844.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>002-637-588</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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' x 19'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 14'			x	Main	3
Finished Floor (Below):	0	Main	Bedroom	10' x 12'			x		
Finished Floor (Basement):	0	Main	Bedroom	9' x 10'			x		
Finished Floor (Total):	1,187sq. ft.	Main	Bedroom	9' x 9'			x		
Unfinished Floor:	0			x			x		
Grand Total:	1,187sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: <b>None</b>				x			x		
Basement: <b>None</b>				x			x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	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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Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**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
Finished Floor (Total):	5,208sq. ft.	Main	Wok Kitchen	9'4 x 9'6			x	Above	4
Unfinished Floor:	0	Main	Kitchen	26'6' x 15'			x	Above	3
Grand Total:	5,208sq. ft.	Main	Nook	13' x 4'			x	Bsmt	3
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Family Room	15' x 16'			x	Bsmt	3
Suite: Other		Above	Primary Bedroom	13'6 x 17'2			x		
Basement: Full		Above	Bedroom	13'6 x 12'			x		
		Above	Bedroom	13'6 x 12'			x		
				x			x		
		Bsmt	Media Room	14' x 14'4			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): **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**





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



**Active**  
**R3012661**  
Board: F  
House/Single Family

**14022 20A AVENUE**

South Surrey White Rock  
Sunnyside Park Surrey  
V4A 9S3

Residential Detached

**\$2,550,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,550,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2023</b>
Frontage(feet): <b>67.59</b>	Bathrooms: <b>7</b>	Age: <b>2</b>
Frontage(metres): <b>20.60</b>	Full Baths: <b>6</b>	Zoning: <b>R3</b>
Depth / Size: <b>123.61</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$10,080.37</b>
Lot Area (sq.ft.): <b>8,438.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.19</b>	P.I.D.: <b>029-976-090</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stone, Stucco**  
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), Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail.**  
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: **Hardwood, Laminate, Tile**

Legal: **LOT 2, PLAN EPP57574, SECTION 16, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	2,356	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,742	Main	Living Room	13' x 14'	Above	Bedroom	13'10 x 12'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'	Above	Bedroom	13'2 x 11'4	Main 2
Finished Floor (Below):	0	Main	Family Room	19' x 13'	Above	Bedroom	15'6 x 12'2	Main 3
Finished Floor (Basement):	0	Main	Kitchen	20'4 x 14'8	Above	Walk-In Closet	10' x 8'8	Main 4
Finished Floor (Total):	4,098sq. ft.	Main	Wok Kitchen	11'6 x 5'10	Above	Walk-In Closet	5' x 5'	Above 4
Unfinished Floor:	0	Main	Eating Area	12' x 7'4	Above	Walk-In Closet	5' x 5'	Above 3
Grand Total:	4,098sq. ft.	Main	Media Room	14' x 11'2	Above	Laundry	10'6 x 5'6	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	11'1 x 7'6	Above	Den	12'4 x 9'10	Above 3
		Main	Foyer	9'6 x 7'			x	
		Main	Kitchen	15'10 x 13'3			x	
		Main	Bedroom	11'8 x 10'6			x	
		Main	Bedroom	12' x 9'4			x	
		Above	Primary Bedroom	19'10 x 13'8			x	

Suite: **Legal Suite**  
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **3** # of Rooms: **21**

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

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

**Luxury Residence in Sunnyside Park. Surrounded with beautifully landscaped at front and backyard. This approx. 8400 sf big lot, comes with 6 bedrooms (4 upstairs, 2 downstairs), 6 full bath and 1 half bath. High ceiling living room gets lots of natural light. Open concept Kitchen, Beautiful backyard with indoor/outdoor living with privacy. The main floor also includes a guest bedroom with an ensuite and a legal 2 bedroom suite for additional income or extended family. Upstairs, huge 4 bedrooms with ensuite. Situated on a sun-drenched south-facing lot, the property is fully landscaped and fenced. Minutes walk to Bayridge and Semiahmoo Secondary school \*\*\*\*OPEN HOUSE JUNE 28,2025 3:00PM TO 5:00 PM\*\*\*\***



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



**Active**  
**R2973849**  
Board: F  
House/Single Family

**13698 113 AVENUE**

North Surrey  
Bolivar Heights  
V3R 2J1

Residential Detached

**\$2,798,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,998,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2021**  
Frontage(feet): **1.00** Bathrooms: **6** Age: **4**  
Frontage(metres): **0.30** Full Baths: **6** Zoning: **CD**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$10,109.76**  
Lot Area (sq.ft.): **22,219.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.51** P.I.D.: **011-631-040** Tax Inc. Utilities?: **No**  
Flood Plain: 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, Wood**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
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: **Mixed**

Legal: **PARCEL A, LOT 2, BLOCK 5N, PLAN NWP494, SECTION 11, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 16942) OF THE W 247.5' EXC: FIRSTLY: PT SUBDIVIDED BY PL 38650; SECONDLY: PT SUBDIVIDED BY PL 45187; THIRDLY: PT SUBDIVIDED BY PL 55644**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,657	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,325	Main	Kitchen	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	1,402	Main	Dining Room	16' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Family Room	16' x 13'			x	Main 3
Finished Floor (Basement):	0	Main	Den	10' x 12'			x	Above 4
				x			x	Above 3
Finished Floor (Total):	4,384sq. ft.	Above	Primary Bedroom	18' x 14'			x	Above 3
Unfinished Floor:	0	Above	Bedroom	12' x 11'			x	Above 3
Grand Total:	4,384sq. ft.	Above	Bedroom	14' x 13'			x	Above 3
		Above	Hobby Room	10' x 16'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	8' x 8'			x	
		Main	Kitchen	10' x 10'			x	
Suite: <b>Legal Suite</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

**Court order sale, 2 level home, Great layout, centre island in kitchen, Wok kitchen formal dining room, 3 bedrooms up plus games room above garage. 1 bedroom suite. Radiant heat and air conditioning. Subdividable lot at rear of house. Easy to show.**



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



**Active**  
**R2973501**  
Board: F  
House/Single Family

**5479 124B STREET**

Surrey  
Panorama Ridge  
V3X 3T1

Residential Detached

**\$2,999,999** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$2,999,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2006</b>
Frontage(feet): <b>47.01</b>	Bathrooms: <b>7</b>	Age: <b>19</b>
Frontage(metres): <b>14.33</b>	Full Baths: <b>6</b>	Zoning: <b>RH</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$10,576.60</b>
Lot Area (sq.ft.): <b>20,037.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.46</b>	P.I.D.: <b>025-747-134</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b>	
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Concrete Frame, Frame - Wood**  
Exterior: **Stone, Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Renovations:  
# of Fireplaces: **4** R.I. Fireplaces:  
Fireplace Fuel: **Electric, Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas, Radiant**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**  
Type of Roof: **Metal, Tile - Concrete**

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

Total Parking: **9** Covered Parking: **3** Parking Access: **Front, Side**  
Parking: **Garage; Triple**  
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 9, PLAN BCP7388, SECTION 6, TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

Amenities: **Air Cond./Central, Garden, Storage**

Site Influences:  
Features:

Finished Floor (Main):	2,792	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,768	Main	Living Room	18' x 14'	Bsmt	Bedroom	18' x 14'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	19' x 16'6	Bsmt	Bedroom	13' x 15'	Main	4
Finished Floor (Below):	0	Main	Dining Room	18' x 13'	Bsmt	Kitchen	16'6 x 9'4	Above	4
Finished Floor (Basement):	2,792	Main	Kitchen	20' x 16'6	Bsmt	Living Room	16'6 x 9'6	Bsmt	4
Finished Floor (Total):	7,352sq. ft.	Main	Wok Kitchen	11' x 19'			x	Main	2
Unfinished Floor:	0	Main	Primary Bedroom	20' x 22'4			x	Above	4
Grand Total:	7,352sq. ft.	Main	Office	14' x 11'8			x	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Nook	11' x 20'			x	Above	4
Suite: <b>Legal Suite, Unauthorized Suite</b>		Above	Primary Bedroom	20' x 22'4			x		
Basement: <b>Separate Entry</b>		Above	Bedroom	13' x 15'4			x		
		Above	Bedroom	13' x 16'			x		
		Bsmt	Recreation Room	37' x 26'			x		
		Bsmt	Bedroom	16'10 x 20'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 3	# of Rooms: 17	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

**Amazing Custom-Built Home in Panorama Ridge! Sitting on a huge 20,037 sqft lot, this beautiful property has over 7,300 sqft of living space, with 7 bedrooms, 7 bathrooms, and a big office with its own private entrance. The main floor features high ceilings, a spacious living/dining area, a top-notch kitchen, and a huge 450 sqft master bedroom with a luxurious ensuite. Upstairs, there are 3 large bedrooms, each with walk-in closets and their own ensuite bathrooms. The basement is perfect for entertaining, with a recreation room, bar, movie theatre, plus 3 more bedrooms, 2 bathrooms, and a separate entrance. Surrounded by nature, this home also has gorgeous landscaping, a triple garage, and 9 parking spots. Definitely a must-see!**





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

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



**Active**  
**R3006974**  
Board: F  
House/Single Family

**14092 CRESCENT ROAD**

South Surrey White Rock  
Elgin Chantrell  
V4P 1L4

Residential Detached

**\$3,090,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,290,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1972</b>
Frontage(feet): <b>233.00</b>	Bathrooms: <b>3</b>	Age: <b>53</b>
Frontage(metres): <b>71.02</b>	Full Baths: <b>3</b>	Zoning: <b>RES-RA</b>
Depth / Size: <b>215</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,104.52</b>
Lot Area (sq.ft.): <b>47,567.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>1.09</b>	P.I.D.: <b>009-526-013</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community, Natural Gas, Sanitary Sewer</b>		
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

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

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

Reno. Year: **2025**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

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

Legal: **LOT 13, PLAN NWP20765, DISTRICT LOT 166, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Paved Road, Private Yard, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Oven - Built In, Range Top, Security System, Smoke Alarm**

Finished Floor (Main):	1,497	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'6 x18'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'8 x10'4			x	Main 3
Finished Floor (Below):	1,305	Main	Kitchen	14'6 x13'8			x	Main 5
Finished Floor (Basement):	0	Main	Bedroom	11'2 x14'3			x	Below 3
		Main	Primary Bedroom	13'0 x11'0			x	
Finished Floor (Total):	2,802sq. ft.	Below	Foyer	9'2 x13'11			x	
Unfinished Floor:	0	Below	Den	9'9 x13'11			x	
Grand Total:	2,802sq. ft.	Below	Bedroom	9'8 x13'10			x	
		Below	Bedroom	15'9 x19'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	18'7 x16'0			x	
		Below	Laundry	8'1 x11'0			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

**RE/MAX Crest Realty**

**Discover this prestigious Elgin neighborhood of South Surrey/WhiteRock. This executive gated 5-bedroom, 3 bath home nestled on 1.09 acre well-maintained land. It was fully renovated in 2016 and updated inside out in 2025. The modern design show case its unique in so many ways! Wide and long drive way 6+ car parking opens to private and peaceful retreat. Custom kitchen with brand-new stainless steel appliances, eye-caching fireplaces, wood floors, open-floorplan with three bedrooms seamlessly flow into each other and outside a 500sqft deck- for a truly indoor - outdoor experience. Downstairs you'll find an office, two bedrooms, a recreation room,( and a huge wooden patio. ) Close to crescent beach, top-rated schools , golf, and parks. A rare gem that blends lifestyle and smart investment.**





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



**Active**  
**R2929416**  
Board: F  
House/Single Family

**13851 115 AVENUE**

North Surrey  
Bolivar Heights  
V3R 5Y3

Residential Detached

**\$3,999,999** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,999,999**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1984**  
Frontage(feet): **253.25** Bathrooms: **4** Age: **41**  
Frontage(metres): **77.19** Full Baths: **3** Zoning: **RF**  
Depth / Size: **1.86** Half Baths: **1** Gross Taxes: **\$15,235.94**  
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **1.86** P.I.D.: **002-328-691** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **Yes: Water, Mountain**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **9** 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: **:**  
Floor Finish:

Legal: **LOT 145, PLAN NWP67522, SECTION 11, RANGE 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,719	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	700	Main	Living Room	20'5 x 13'4	Bsmt	Living Room	15' x 11'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'5	Bsmt	Kitchen	5' x 6'	Main	2
Finished Floor (Below):	0	Main	Family Room	20' x 13'4	Bsmt	Bedroom	19'6 x 13'	Above	4
Finished Floor (Basement):	800	Main	Kitchen	13'4 x 11'	Bsmt	Laundry	15'4 x 14'	Above	3
		Main	Eating Area	13'4 x 9'			x	Bsmt	3
Finished Floor (Total):	3,219sq. ft.	Main	Den	13'6 x 8'8			x		
Unfinished Floor:	0	Main	Games Room	13'3 x 12'2			x		
Grand Total:	3,219sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14'5 x 12'3			x		
		Above	Walk-In Closet	7'6 x 6'1			x		
Suite: <b>Unauthorized Suite</b>		Above	Bedroom	14'5 x 9'4			x		
Basement: <b>Fully Finished</b>		Above	Bedroom	10'8 x 9'4			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Sutton Premier Realty**

**Court-Ordered Sale! Exciting opportunity for developers: six approved view lots totaling 1.86 acres, with services already at the lot line. Lots range from 6,027 to 18,567 square feet, making this a prime location for building. All preliminary work is complete, and we're ready for the fourth reading. Enjoy convenient access to all of Metro Vancouver, just minutes from Surrey City Centre, and within walking distance to both elementary and secondary schools. Don't miss out on this exceptional investment!**



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



**Active**  
**R3011602**  
Board: F  
House with Acreage

**12364 53 AVENUE**

Surrey  
Panorama Ridge  
V3X 3B7

Residential Detached

**\$5,799,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$5,799,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**  
Frontage(feet): **200.00** Bathrooms: **2** Age: **999**  
Frontage(metres): **60.96** Full Baths: **2** Zoning: **HALFAC**  
Depth / Size: **640** Half Baths: **0** Gross Taxes: **\$36,418.31**  
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **South** For Tax Year: **2024**  
Lot Area (acres): **2.92** P.I.D.: **009-755-276** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **Yes: WATER & VALLEY VIEWS**  
Complex/Subdiv: **PANORAMA RIDGE**  
First Nation Reserve:  
Services Connected: **Electricity, Septic, Water**  
Sewer Type: **Septic** Water Supply: **City/Municipal**

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

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

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

Fireplace Fuel: **Wood**

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:

Parking: **Open**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish:

Covered Parking:

Parking Access:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **PARCEL B, PLAN NWP12941, DISTRICT LOT 51A, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	1,267	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	22'0 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 12'0			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	14'0 x 9'0			x	Bsmt 3
Finished Floor (Basement):	1,267	Main	Bedroom	10'0 x 9'8			x	
Finished Floor (Total):	2,534sq. ft.	Main	Bedroom	11'0 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	12'0 x 11'9			x	
Grand Total:	2,534sq. ft.	Bsmt	Recreation Room	30'0 x 12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Games Room	23'0 x 12'0			x	
		Bsmt	Utility	2'6 x 12'0			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>Full</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Century 21 Coastal Realty Ltd.**

**This Property North Facing** is located in the prestigious **Panorama Ridge** neighbourhood with development potential. **2.92 Acres of LAND!** Property is free of creeks, right of ways and easements. Rectangular parcel. Please call for additional information.



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

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



**Active**  
**R3009429**

Board: F  
House with Acreage

**13283 56 AVENUE**

Surrey  
Panorama Ridge  
V3X 2Z5

Residential Detached

**\$7,200,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$7,200,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>11</b>	Approx. Year Built: <b>2015</b>
Frontage(feet): <b>180.00</b>	Bathrooms: <b>12</b>	Age: <b>10</b>
Frontage(metres): <b>54.86</b>	Full Baths: <b>9</b>	Zoning: <b>RH</b>
Depth / Size: <b>424</b>	Half Baths: <b>3</b>	Gross Taxes: <b>\$41,589.29</b>
Lot Area (sq.ft.): <b>76,320.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>1.75</b>	P.I.D.: <b>000-548-952</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: Ocean</b>		
Complex/Subdiv: <b>Panorama Ridge</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Storm Sewer</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **4** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Other**

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

Total Parking: **12** Covered Parking: **6** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**  
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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 16, PLAN NWP16781, PART SE1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Private Setting, Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Oven - Built In, Security System, Swimming Pool Equip., Vacuum - Built In**

Finished Floor (Main):	5,695	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	4,186	Main	Kitchen	13'6" x 22'7"	Above	Bedroom	23'11" x 30'00"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Wok Kitchen	15'1" x 5'5"	Above	Bedroom	21'8" x 18'4"	Main 2
Finished Floor (Below):	6,517	Main	Eating Area	12'11" x 12'6"	Above	Walk-In Closet	5'7" x 6'11"	Main 2
Finished Floor (Basement):	0	Main	Living Room	17'10" x 21'5"	Above	Bedroom	21'8" x 18'2"	Main 5
Finished Floor (Total):	16,398sq. ft.	Main	Dining Room	17'11" x 18'0"	Above	Walk-In Closet	9'10" x 5'3"	Main 3
Unfinished Floor:	0	Main	Office	15'6" x 16'1"	Above	Bedroom	16'4" x 14'1"	Above 3
Grand Total:	16,398sq. ft.	Main	Primary Bedroom	20'8" x 24'11"	Below	Recreation Room	18'4" x 20'10"	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	18'5" x 15'11"	Below	Games Room	12'1" x 30'1"	Above 5
		Main	Bedroom	13'10" x 15'11"	Below	Gym	21'3" x 18'8"	Above 2
		Main	Laundry	10'11" x 11'11"	Below	Media Room	22'3" x 29'4"	Above 3
		Above	Primary Bedroom	20'0" x 22'3"	Below	Flex Room	14'10" x 17'8"	Below 3
		Above	Walk-In Closet	14'1" x 15'2"	Below	Wine Room	11'1" x 6'10"	Below 4
		Above	Den	12'11" x 13'0"	Below	Bedroom	28'2" x 15'4"	Below 3

Suite: **None**  
Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **28**

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

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

**\*\*\* COURT ORDERED SALE \*\*\*** Located in the most prestigious Panorama Ridge enclave, this Grand-Scale Luxury Estate Residence sits majestically on a private 1.74 park-like estate with gated driveway, manicured gardens & wonderful ocean views. Exceptional quality and design, impressive stonework & hand crafted mill work create a luxurious 11 bedroom, 10 & 5 half bathroom family estate residence like no other with formal Grande Foyer & large entertainment size principal rooms providing direct walk-out access to a private poolside terraces with a covered summer outdoor dining area with fireside outdoor lounge. Additional features include a private Guest Suite, World Class Home Theatre, Massage & Spa room, Professional Gym, Wine room, Media Sports Centre with Baccarat & Wet Bar.



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[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R3004661**  
Board: F  
House with Acreage

**8415 184 STREET**

North Surrey  
Port Kells  
V4N 6G4

Residential Detached

**\$7,777,888** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$7,777,888</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>13</b>	Approx. Year Built: <b>2010</b>
Frontage(feet): <b>663.48</b>	Bathrooms: <b>11</b>	Age: <b>15</b>
Frontage(metres): <b>202.23</b>	Full Baths: <b>10</b>	Zoning: <b>A-1</b>
Depth / Size: <b>1909 feet</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,180.84</b>
Lot Area (sq.ft.): <b>1,259,681.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>28.92</b>	P.I.D.: <b>015-022-668</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Water</b>	
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

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

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., DetachedGrge/Carport**  
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 4 EXCEPT: PART SUBDIVIDED BY PLAN 52270, SECTION 29 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 38258**

Amenities:

Site Influences:

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

Finished Floor (Main):	3,124	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,157	Main	Foyer	12'7 x 12'6	Above	Flex Room	20'8 x 13'3	Floor	#Pcs
Finished Floor (AbvMain2):	1,801	Main	Living Room	13'7 x 19'5	Main	Living Room	15'3 x 10'4	Main	2
Finished Floor (Below):	2,575	Main	Bedroom	10'4 x 11'5	Main	Dining Room	12'10 x 9'2	Main	3
Finished Floor (Basement):	0	Main	Kitchen	13'10 x 11'4	Main	Kitchen	7'8 x 11'2	Above	4
Finished Floor (Total):	9,657sq. ft.	Main	Nook	11'0 x 11'0	Main	Bedroom	12'10 x 14'7	Above	4
Unfinished Floor:	0	Main	Wok Kitchen	6'11 x 4'11			x	Above	4
Grand Total:	9,657sq. ft.	Main	Den	9'4 x 9'2	Main	Living Room	18'9 x 13'0	Main	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'0 x 14'7	Main	Kitchen	18'3 x 16'5		
		Above	Primary Bedroom	15'6 x 16'11	Main	Family Room	12'8 x 14'11	Main	4
		Above	Den	10'10 x 11'0	Main	Dining Room	12'8 x 11'7	Main	4
		Above	Bedroom	13'10 x 11'9	Main	Den	9'11 x 8'2	Below	4
		Above	Bedroom	10'2 x 11'7	Main	Primary Bedroom	10'11 x 13'5	Below	4
		Above	Bedroom	13'10 x 10'10	Main	Bedroom	10'7 x 9'11	Below	4
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 5	# of Rooms: 35	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

**Unlock the potential of this extraordinary 29-acre estate in the sought-after Port Kells area! Featuring two luxurious homes with multiple living spaces, this property is perfect for multi-generational living or a savvy investor looking for income-generating opportunities. The modern 2010 residence boasts exceptional craftsmanship, while the beautifully renovated 1974 home offers endless possibilities. Plus, enjoy the bounty of over 20 acres of thriving blueberry plants, including prized Duke, Bluecrop, and Reka varieties. Don't miss this rare chance to own a piece of paradise - schedule your viewing today**





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

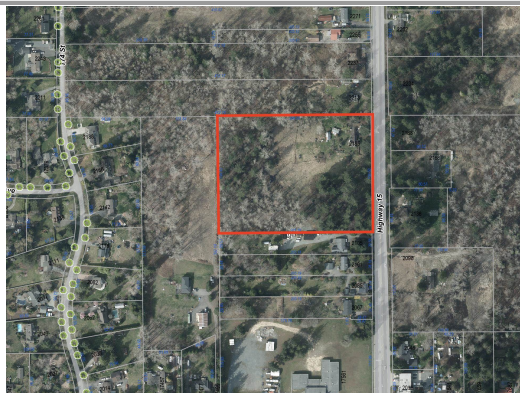
eXp Realty  
Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R2980965**  
Board: F  
House with Acreage

**2185 176 STREET**  
South Surrey White Rock  
Pacific Douglas  
V3Z 9W4

Residential Detached  
**\$21,900,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$21,900,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>9999</b>
Frontage(feet): <b>513.00</b>	Bathrooms: <b>1</b>	Age: <b>999</b>
Frontage(metres): <b>156.36</b>	Full Baths: <b>1</b>	Zoning: <b>RA</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$75,038.00</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>7.94</b>	P.I.D.: <b>011-040-441</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>1 Storey, Rancher/Bungalow</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
	Title to Land: <b>Freehold NonStrata</b>		
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Other</b>	Fixtures Rmvd: <b>No :</b>		
Fuel/Heating: <b>Other</b>	Floor Finish:		
Outdoor Area: <b>Patio(s)</b>			
Type of Roof: <b>Wood</b>			

Legal: **LOT 5, PLAN NWP3933, SECTION 18, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXC, PT ON SRW PL 84544**

Amenities: **None**

Site Influences: **Golf Course Nearby**

Features:

Finished Floor (Main):	1,127	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Great Room	8'1 x8'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	6'1 x6'1			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	8'1 x8'1			x	
Finished Floor (Basement):	0	Main	Laundry	6'1 x4'1			x	
Finished Floor (Total):	1,127sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,127sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 4	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

**Century 21 Coastal Realty Ltd.**

**Court-Ordered Sale. Spanning about 8 acres, this promising parcel is designated for future redevelopment under the Grandview OCP (Area #5). Grandview Heights General Land Use Plan Designates this property as Urban Residential (4 to 15 UPA). Perched at one of the area's highest elevations, it offers the potential for stunning views from forthcoming developments. An exceptional investment opportunity in a sought-after location primed for growth.**