



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2426317

Board: F
Other

11338 RIVER ROAD

North Surrey
Royal Heights
V3V 2V6

Land
\$170,000 (LP)

(SP)



| | | | |
|--------------------|----------------------------|-----------------|----------------------|
| Sold Date: | | Original Price: | \$170,000 |
| Frontage (feet): | 42.00 | Subdiv/Complex: | ROYAL HEIGHTS |
| Meas. Type: | Feet | P.I.D.: | 029-222-320 |
| Frontage (metres): | 0.00 | Taxes: | \$2,567.84 |
| Depth: | 111 | For Tax Year: | 2019 |
| Price/SqFt: | | Zoning: | RF |
| Sub-Type: | | Rezoneable? | Yes |
| Flood Plain: | | | |
| Exposure: | Northwest | | |
| Permitted Use: | House/Single Family | | |
| Title to Land: | Undivided Interest | | |
| Tour: | | | |
| View - Specify | MOUNTAINS AND RIVER | | |

| | |
|----------|-----------------|
| Lot Area | |
| Acres: | 0.13 |
| Hect: | 0.05 |
| SqFt: | 5,474.00 |
| SqM: | 508.55 |

Sanitary Sewer: **Nearby**
Storm Sewer: **Nearby**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Nearby**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access: **Front**
Fencing: **None**
Property in ALR/FLR: **No**

Information Pkg: **No**
Sign on Property: **N**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 3, PLAN EPP31775, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Site Influences:
Restrictions: **Development**

Listing Broker 1: **RE/MAX Westcoast**
Listing Broker 2:
Listing Broker 3:

***SALE OF 1/3 INTEREST (OWNERSHIP) IN THIS PROPERTY* - vacant (land only) lot zoned RF overlooking the North Shore mountains and Fraser River. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11340 River Road (land only) and 11342 River Road (land only). All properties are being sold separately. Please CALL listing Realtor for ALL enquiries.**



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Active
R2426318

Board: F
Other

11340 RIVER ROAD

North Surrey
Royal Heights
V3V 2V6

Land
\$190,000 (LP)

(SP)



| | | | |
|--------------------|-----------------------------|-----------------|----------------------|
| Sold Date: | | Original Price: | \$190,000 |
| Frontage (feet): | 0.00 | Subdiv/Complex: | ROYAL HEIGHTS |
| Meas. Type: | Feet | P.I.D.: | 029-222-311 |
| Frontage (metres): | 0.00 | Taxes: | \$2,650.92 |
| Depth: | 0 | For Tax Year: | 2019 |
| Price/SqFt: | | Zoning: | RF |
| Sub-Type: | | Rezoneable? | Yes |
| Flood Plain: | | | |
| Exposure: | Northwest | | |
| Permitted Use: | House/Single Family | | |
| Title to Land: | Freehold NonStrata | | |
| Tour: | | | |
| View - Specify | MOUNTAINS AND FRASER | | |

| | |
|----------|-----------------|
| Lot Area | |
| Acres: | 0.14 |
| Hect: | 0.06 |
| SqFt: | 6,047.00 |
| SqM: | 561.78 |

Sanitary Sewer: **Nearby**
Storm Sewer: **Nearby**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Nearby**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail: **No**
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing: **None**
Property in ALR/FLR: **No**

Information Pkg: **No**
Sign on Property: **N**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 2, PLAN EPP31775, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Site Influences:
Restrictions: **Development**

Listing Broker 1: **RE/MAX Westcoast**
Listing Broker 2:
Listing Broker 3:

***SALE OF 1/3 INTEREST (OWNERSHIP) IN THIS PROPERTY* - vacant (land only) lot zoned RF overlooking the North Shore mountains and Fraser River. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11340 River Road (land only) and 11342 River Road (land only). All properties are being sold separately. Please CALL listing Realtor for ALL enquiries.**



Presented by:
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Active
R2426319

Board: F
Other

11342 RIVER ROAD

North Surrey
Royal Heights
V3V 2V6

Land
\$195,000 (LP)

(SP)



| | | | |
|--------------------|-----------------------------|-----------------|----------------------|
| Sold Date: | | Original Price: | \$195,000 |
| Frontage (feet): | 0.00 | Subdiv/Complex: | ROYAL HEIGHTS |
| Meas. Type: | Feet | P.I.D.: | 029-222-303 |
| Frontage (metres): | 0.00 | Taxes: | \$2,657.30 |
| Depth: | 0 | For Tax Year: | 2019 |
| Price/SqFt: | | Zoning: | RF |
| Sub-Type: | | Rezoneable? | Yes |
| Flood Plain: | | | |
| Exposure: | Northwest | | |
| Permitted Use: | House/Single Family | | |
| Title to Land: | Undivided Interest | | |
| Tour: | | | |
| View - Specify | MOUNTAINS AND FRASER | | |

| | |
|----------|-----------------|
| Lot Area | |
| Acres: | 0.14 |
| Hect: | 0.06 |
| SqFt: | 6,094.00 |
| SqM: | 566.15 |

Sanitary Sewer: **Nearby**
 Storm Sewer: **Nearby**
 Water Supply: **City/Municipal**
 Electricity: **Nearby**
 Natural Gas: **Nearby**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing: **None**
 Property in ALR/FLR: **No**
 Information Pkg: **No**
 Sign on Property: **N**
 Sketch Attached: **No**
 Property Disclosure: **No**
 Trees Logged: **No**

Legal: **LOT 1, PLAN EPP31775, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Site Influences:
 Restrictions: **Development**

Listing Broker 1: **RE/MAX Westcoast**
 Listing Broker 2:
 Listing Broker 3:

***SALE OF 1/3 INTEREST (OWNERSHIP) IN THIS PROPERTY* - vacant (land only) lot zoned RF overlooking the North Shore mountains and Fraser River. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11338 River Road (land only) and 11340 River Road (land only). All properties are being sold separately. Please CALL listing Realtor for ALL enquiries.**



Presented by:
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Active
R2421548

Board: H
Other

46705 UPLANDS ROAD

Sardis
Promontory
V2R 4W2

Land
\$279,000 (LP)
(SP)



| | | | |
|--------------------|---------------------------|-----------------|--------------------|
| Sold Date: | | Original Price: | \$359,900 |
| Frontage (feet): | 78.00 | Subdiv/Complex: | |
| Meas. Type: | Feet | P.I.D.: | 027-542-408 |
| Frontage (metres): | | Taxes: | \$956.11 |
| Depth: | 153 | For Tax Year: | 2019 |
| Price/SqFt: | | Zoning: | R1B |
| Sub-Type: | | Rezoneable? | Not Known |
| Flood Plain: | No | | |
| Exposure: | Southwest | | |
| Permitted Use: | Duplex | | |
| Title to Land: | Freehold NonStrata | | |
| Tour: | Virtual Tour URL | | |
| View - Specify | SPECTACULAR VALLEY | | |

| | |
|----------|------------------|
| Lot Area | |
| Acres: | 0.27 |
| Hect: | 0.11 |
| SqFt: | 11,934.00 |
| SqM: | 1,108.70 |

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:**No**

Information Pkg: **No**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 3, PLAN BCP36726, SECTION 8, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Site Influences:
Restrictions: **Engineered Foundation Req, Easement**

Listing Broker 1: **Select Real Estate**
Listing Broker 2:
Listing Broker 3:

Well priced View duplex lot. Spectacular valley views. Build your family home and add an income property on the other side. Sloping lot will be perfect for a walk out ranchers. Huge road frontage allows for great driveways and cool house plans. House plans are available for perusal. Seller wants action - bring your offers!



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Active
R2359743

Board: H
Other

6969 MARBLE HILL ROAD

Chilliwack
Eastern Hillside
V4Z 1J6

Land
\$279,900 (LP)



Sold Date: Original Price: **\$279,900**
Frontage (feet): **101.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **008-904-553**
Frontage (metres): **0.00** Taxes: **\$1,384.93**
Depth: **437** For Tax Year: **2018**
Price/SqFt: Zoning: **RH**
Sub-Type: Rezoneable?
Flood Plain: **Yes**
Exposure: **North**
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**
Tour:
View - Specify

| Lot Area | |
|----------|------------------|
| Acres: | 1.12 |
| Hect: | 0.45 |
| SqFt: | 48,787.00 |
| SqM: | 4,532.46 |

Sanitary Sewer: **Septic**
Storm Sewer: **None**
Water Supply: **None**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **On Property**
Cable Service: **On Property**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing: **None**
Property in ALR/FLR: **No**

Information Pkg: **No**
Sign on Property: **N**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 5, PLAN NWP27560, SECTION 16, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Cleared, Gravel Road, Private Setting, Rural Setting**

Restrictions: **None**

Listing Broker 1: **Royal LePage - Wolstencroft**

Listing Broker 2:

Listing Broker 3:

Seeking a Private Getaway? Not too far from town yet far enough away. This jewel is waiting for you and your dream home. Court Ordered Sale.



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Active
R2396800

Board: V
 Other

Lot 2 MARINE DRIVE

Sunshine Coast
 Gibsons & Area
 VON 1V0

Land
\$289,900 (LP)
 (SP)



| | | |
|--------------------|---------------------------|--------------------|
| Sold Date: | Original Price: | \$289,900 |
| Frontage (feet): | Subdiv/Complex: | |
| Meas. Type: | P.I.D.: | 024-090-441 |
| Frontage (metres): | Taxes: | \$1,942.49 |
| Depth: | For Tax Year: | 2018 |
| Price/SqFt: | Zoning: | R1 |
| Sub-Type: | Rezoneable? | |
| Flood Plain: | | |
| Exposure: | Southeast | |
| Permitted Use: | | |
| Title to Land: | Freehold NonStrata | |
| Tour: | | |
| View - Specify | Ocean View | |

| | |
|----------|------------------|
| Lot Area | |
| Acres: | 1.08 |
| Hect: | 0.44 |
| SqFt: | 47,045.00 |
| SqM: | 4,370.62 |

Sanitary Sewer: **None**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 Electricity: **Nearby**
 Natural Gas: **Nearby**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR/FLR:
 Information Pkg: **Yes**
 Sign on Property: **y**
 Sketch Attached: **Yes**
 Property Disclosure: **No**
 Trees Logged: **No**

Legal: **LOT 2 BLOCK B DISTRICT LOT 694 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP37260**

Site Influences:
 Restrictions: **Restrictive Covenant**

Listing Broker 1: **RE/MAX Oceanview Realty**
 Listing Broker 2:
 Listing Broker 3:

1.08 Acre Lot, with views of the North Shore mountains. An ideal location for commuters to build your dream home, just minutes to the Langdale Ferry, the town of Gibsons, parks and beaches. Great property for those who love to walk along the Grantham's Landing beaches or enjoy watersports like kayaking or stand-up paddle boarding during the summer months. Lot 1 is also available next door at 1.27 acres.



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Active
R2396798

Board: V
Other

Lot 1 MARINE DRIVE

Sunshine Coast
Gibsons & Area
V0N 1V0

Land
\$309,900 (LP)
(SP)



| | | | |
|--------------------|----------------------------|-----------------|--------------------|
| Sold Date: | | Original Price: | \$309,900 |
| Frontage (feet): | 170.00 | Subdiv/Complex: | |
| Meas. Type: | Feet | P.I.D.: | 024-090-433 |
| Frontage (metres): | | Taxes: | \$2,013.36 |
| Depth: | IRR | For Tax Year: | 2018 |
| Price/SqFt: | | Zoning: | R1 |
| Sub-Type: | | Rezoneable? | |
| Flood Plain: | | | |
| Exposure: | Southeast | | |
| Permitted Use: | House/Single Family | | |
| Title to Land: | Freehold NonStrata | | |
| Tour: | | | |
| View - Specify | | Water | |

| | |
|----------|------------------|
| Lot Area | |
| Acres: | 1.27 |
| Hect: | 0.51 |
| SqFt: | 55,190.00 |
| SqM: | 5,127.32 |

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Nearby**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:

Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **Yes**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 1 BLOCK B DISTRICT LOT 694 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP37260**

Site Influences:
Restrictions: **Restrictive Covenant**

Listing Broker 1: **RE/MAX Oceanview Realty**
Listing Broker 2:
Listing Broker 3:

Large 1.27 Acre building site. Ideal location for commuters to build your dream home, just minutes to the Langdale Ferry, the town of Gibsons, parks and beaches. Great property for those who love to walk along the Granthams Landing beaches or enjoy watersports like kayaking or stand-up paddle boarding during the summer months. Lot 2 is also available next door at 1.08 acres.



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Active
R2423539

Board: V
Other

524 MARINE DRIVE

Sunshine Coast
Gibsons & Area
V0N 1V1

Land
\$699,000 (LP)



| | |
|--|--|
| Sold Date: | Original Price: \$699,000 |
| Frontage (feet): 100.00 | Subdiv/Complex: Heritage Hills Waterfront |
| Meas. Type: Feet | P.I.D.: 011-984-830 |
| Frontage (metres): | Taxes: \$4,723.15 |
| Depth: 45 | For Tax Year: 2019 |
| Price/SqFt: | Zoning: CDA |
| Sub-Type: | Rezoneable? |
| Flood Plain: | |
| Exposure: East | |
| Permitted Use: | |
| Title to Land: Freehold NonStrata | |
| Tour: Virtual Tour URL | |
| View - Specify waterfront | |

| | |
|----------|-----------------|
| Lot Area | |
| Acres: | 0.10 |
| Hect: | 0.04 |
| SqFt: | 4,522.00 |
| SqM: | 420.11 |

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **At Lot Line**
Cable Service: **At Lot Line**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail: **No**
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:

Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 9, BLOCK D H & J, PLAN VAP3971, DISTRICT LOT 686, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**

Restrictions: **None**

Listing Broker 1: **RE/MAX City Realty**

Listing Broker 2:

Listing Broker 3:

INVESTOR ALERT!! This waterfront lot is steps from Gibsons Lower village and all the shopping, dining and recreation options it has to offer. Listed for \$260,000.00 below tax assessment at a time when the collective consciousness of Vancouver is just becoming aware of the Sunshine Coast. We are 40 minutes away and not an island! Don't miss out on this one and call for an info pack today!



Presented by:
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Active
R2423534

Board: V
Other

528 MARINE DRIVE

Sunshine Coast
Gibsons & Area
V0N 1V1

Land

\$699,000 (LP)

(SP)



| | | |
|--------------------|---------------------------|----------------------------------|
| Sold Date: | Original Price: | \$699,000 |
| Frontage (feet): | Subdiv/Complex: | Heritage Hills Waterfront |
| Meas. Type: | P.I.D.: | 011-984-864 |
| Frontage (metres): | Taxes: | \$5,143.41 |
| Depth: | For Tax Year: | 2019 |
| Price/SqFt: | Zoning: | CDA |
| Sub-Type: | Rezoneable? | |
| Flood Plain: | | |
| Exposure: | East | |
| Permitted Use: | | |
| Title to Land: | Freehold NonStrata | |
| Tour: | Virtual Tour URL | |
| View - Specify | waterfront | |

Lot Area

| | |
|--------|-----------------|
| Acres: | 0.10 |
| Hect: | 0.04 |
| SqFt: | 4,522.00 |
| SqM: | 420.11 |

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **At Lot Line**
Cable Service: **At Lot Line**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail: **No**
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:

Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 10, BLOCK D H & J, PLAN VAP3971, DISTRICT LOT 686, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**

Restrictions: **None**

Listing Broker 1: **RE/MAX City Realty**

Listing Broker 2:

Listing Broker 3:

INVESTOR ALERT!! This waterfront lot is steps from Gibsons Lower village and all the shopping, dining and recreation options it has to offer. Listed for \$350,000.00 below tax assessment at a time when the collective consciousness of Vancouver is just becoming aware of the Sunshine Coast. We are 40 minutes away and not an island! Don't miss out on this one and call for an info pack today!



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Active
R2422571

Board: V
Other

2530 BLACKWATER ROAD

Pemberton
Devine
VON 2LO

Land
\$699,000 (LP)
(SP)



| | |
|---|----------------------------------|
| Sold Date: | Original Price: \$699,000 |
| Frontage (feet): | Subdiv/Complex: |
| Meas. Type: Feet | P.I.D.: 013-608-240 |
| Frontage (metres): | Taxes: \$1,467.56 |
| Depth: | For Tax Year: 2019 |
| Price/SqFt: | Zoning: AGR1 |
| Sub-Type: | Rezoneable? Not Known |
| Flood Plain: | |
| Exposure: South | |
| Permitted Use: | |
| Title to Land: Freehold NonStrata | |
| Tour: | |
| View - Specify Mountains and Meadows | |

| Lot Area | |
|----------|---------------|
| Acres: | 118.90 |
| Hect: | 48.12 |
| SqFt: | 0.00 |
| SqM: | 0.00 |

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **Other-Licensed**
Electricity: **None Available**
Natural Gas: **Not Available**
Telephone Service: **Not Available**
Cable Service: **Not Available**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR: **Yes - Agricultural Land Reserve**

Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **BLOCK A OF DISTRICT LOT 2683 LILLOOET DISTRICT 27**
Site Influences: **Cleared, Gravel Road, Recreation Nearby, Rural Setting, Treed**
Restrictions: **Subj. to Final Approval**

Listing Broker 1: **Engel & Volkers Whistler**
Listing Broker 2:
Listing Broker 3:

Your terrestrial paradise awaits with this magnificent property. This 118.9 acre parcel of land is a combination of a hillside, treed area, with multiple cleared sites covering 14.6 acres and a 104.3 acre agricultural field. Enjoy spectacular views of meadows and mountains, complete with two lakes close by to enjoy. Phelix Creek, a licensed water source also meanders through a portion of the land. This unique parcel is zoned Agriculture 1, which allows for agriculture, agri-tourism activities and accommodations, a cannabis production facility, detached dwelling/farm residence, farm stand, gathering for events, riding academy, bed and breakfast or adventure tourism.



Presented by:
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Active
R2379566

Board: V
Other

319 PRIOR STREET

Vancouver East
Strathcona
V6A 2G2

Land
\$997,000 (LP)

(SP)



| | | | |
|--------------------|---------------------------|----------------------------------|--------------------|
| Sold Date: | | Original Price: | \$1,098,000 |
| Frontage (feet): | 25.00 | Subdiv/Complex: | |
| Meas. Type: | Feet | P.I.D.: | 015-555-411 |
| Frontage (metres): | | Taxes: | \$4,442.43 |
| Depth: | 132.00 | For Tax Year: | 2018 |
| Price/SqFt: | | Zoning: | RT-3 |
| Sub-Type: | | Rezoneable? | No |
| Flood Plain: | | | |
| Exposure: | South | | |
| Permitted Use: | Duplex | | |
| Title to Land: | Freehold NonStrata | | |
| Tour: | | | |
| View - Specify | | New St. Paul's Hosp. Site | |

| | |
|----------|-----------------|
| Lot Area | |
| Acres: | 0.08 |
| Hect: | 0.03 |
| SqFt: | 3,300.00 |
| SqM: | 306.58 |

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Available Through**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Lane Access**
Parking Access:
Fencing: **Wire**
Property in ALR/FLR: **No**

Information Pkg: **No**
Sign on Property: **y**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 16 BLOCK 104 DISTRICT LOT 196 PLAN 196**

Site Influences: **Central Location, Cleared, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
Restrictions: **None**

Listing Broker 1: **Royalty Group Realty Inc.**
Listing Broker 2:
Listing Broker 3:

Court Ordered Sale: Location Location Location This a residential lot, zoned RT-3. Best case scenario is an FSR of .95 giving you approximately 3150 Sq/Ft to build on. RT-3 allows a Duplex, and this area of the city allows Laneway homes. Of course all this has to be confirmed by the City, as the government changes policy every now and then. China Town and Downtown within walking distance. Listed below assessed value. Future development in the area is already underway. Watch the transformation from your front porch as False Creek Flats becomes the New Site for St. Paul's Hospital / Health Center.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
 Phone: 604-767-5913

nickyhmtu@gmail.com



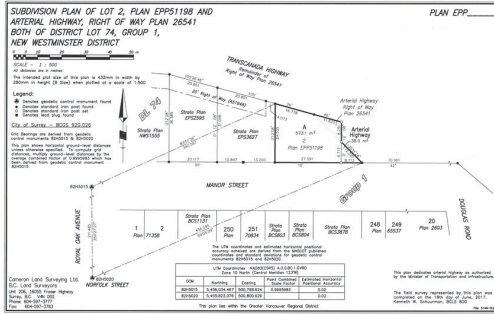
Active
R2405038

Board: V
 Other

5499 MANOR STREET

Burnaby North
 Central BN
 V5G 1B6

Land
\$999,900 (LP)
 (SP)



Sold Date: _____ Original Price: **\$999,900**
 Frontage (feet): **120.00** Subdiv/Complex:
 Meas. Type: **Feet** P.I.D.: **029-680-841**
 Frontage (metres): _____ Taxes: **\$3,717.23**
 Depth: **80.51** For Tax Year: **2019**
 Price/SqFt: _____ Zoning: **R5**
 Sub-Type: _____ Rezoneable?
 Flood Plain: _____
 Exposure: **South**
 Permitted Use: _____
 Title to Land: **Freehold NonStrata**
 Tour: _____
 View - Specify _____

| Lot Area | |
|----------|-----------------|
| Acres: | 0.14 |
| Hect: | 0.06 |
| SqFt: | 6,068.00 |
| SqM: | 563.74 |

Sanitary Sewer: **At Lot Line**
 Storm Sewer: **At Lot Line**
 Water Supply: **City/Municipal**
 Electricity: **At Lot Line**
 Natural Gas: **At Lot Line**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail: _____
 Perc Test Date: _____

Property Access: **Allowed Access**
 Parking Access: _____
 Fencing: _____
 Property in ALR/FLR: **No**
 Information Pkg: **No**
 Sign on Property: **Y**
 Sketch Attached: **No**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **LOT 2, PLAN EPP51198, DISTRICT LOT 74, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Restrictions: **Building, Development**

Listing Broker 1: **RE/MAX Real Estate Services**
 Listing Broker 2: _____
 Listing Broker 3: _____

ROYAL OAK BURNABY. COURT ORDERED SALE. 6068 sq ft BUILDING LOT> Zoning R5 for single family, Central Location close to Shopping, Transit, Schools, and more. Quick Access to Canada Way, Willingdon Ave, access to HWY 1 Eat/West.



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Active
R2423046

Board: F
Other

12411 114 AVENUE

North Surrey
Bridgeview
V6N 2W9

Land
\$1,099,000 (LP)

(SP)



| | | | |
|--------------------|----------------------------|-----------------|--------------------|
| Sold Date: | | Original Price: | \$1,099,000 |
| Frontage (feet): | 245.00 | Subdiv/Complex: | |
| Meas. Type: | Feet | P.I.D.: | 011-293-896 |
| Frontage (metres): | 0.00 | Taxes: | \$4,098.20 |
| Depth: | 99 | For Tax Year: | 2019 |
| Price/SqFt: | | Zoning: | RF |
| Sub-Type: | | Rezoneable? | |
| Flood Plain: | | | |
| Exposure: | South | | |
| Permitted Use: | House/Single Family | | |
| Title to Land: | Freehold NonStrata | | |
| Tour: | Virtual Tour URL | | |
| View - Specify | | | |

| | |
|----------|------------------|
| Lot Area | |
| Acres: | 0.55 |
| Hect: | 0.22 |
| SqFt: | 24,000.00 |
| SqM: | 2,229.67 |

Sanitary Sewer: **At Lot Line**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 Electricity: **Nearby**
 Natural Gas: **Nearby**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Other (See Remarks)**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail: **No**
 Perc Test Date:

Property Access: **Allowed Access**
 Parking Access: **Front**
 Fencing: **None**
 Property in ALR/FLR: **No**
 Information Pkg: **No**
 Sign on Property: **Y**
 Sketch Attached: **No**
 Property Disclosure: **No**
 Trees Logged: **No**

Legal: **LOT 1, BLOCK 5N, PLAN NWP8145, SECTION 8, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location**
 Restrictions: **Subj. to Final Approval**

Listing Broker 1: **RE/MAX Crest Realty**
 Listing Broker 2: **RE/MAX Crest Realty**
 Listing Broker 3:

COURT ORDER SALE. 4 Lot Subdivision Potential, Corner of 114 Ave and 124th Street. Vacant Land, Listed below recent appraised value. Level Corner Lot, at road grade level. Application has been submitted to the City of Surrey, for a subdivision into 4 smaller RF zone lots. The subdivision application is consistent with the City of Surrey official Community Plan. Approx 24,000 sq ft regular shape corner lot. Transit out front. 1 Block to Bridgeview Park. Walking distance to Bridgeview Elementary School, Close to Kwantlen Park Secondary, Scott Road Skytrain, Guilford Town Centre Shopping and Very Easy Access to New West, Burnaby and Vancouver. Call your developers today.



Presented by:
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Active
R2431781

Board: V
Other

7647 WILLARD STREET

Burnaby South
Big Bend
V3N 2W2

Land
\$1,320,000 (LP)
(SP)



| | | | |
|--------------------|----------------------------|-----------------|--------------------|
| Sold Date: | | Original Price: | \$1,320,000 |
| Frontage (feet): | 239.53 | Subdiv/Complex: | |
| Meas. Type: | Feet | P.I.D.: | 009-000-461 |
| Frontage (metres): | | Taxes: | \$3,244.54 |
| Depth: | 211 | For Tax Year: | 2019 |
| Price/SqFt: | | Zoning: | A2 |
| Sub-Type: | | Rezoneable? | |
| Flood Plain: | No | | |
| Exposure: | Northeast | | |
| Permitted Use: | House/Single Family | | |
| Title to Land: | Freehold NonStrata | | |
| Tour: | | | |
| View - Specify | | | |

| | |
|----------|------------------|
| Lot Area | |
| Acres: | 1.03 |
| Hect: | 0.42 |
| SqFt: | 44,976.00 |
| SqM: | 4,178.41 |

Sanitary Sewer: **Septic**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Available**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR: **Yes - Agricultural Land Reserve**

Information Pkg: **No**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 41, PLAN NWP28537, DISTRICT LOT 155A, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Cleared**
Restrictions: **None**

Listing Broker 1: **Park Georgia Realty Ltd.**
Listing Broker 2:
Listing Broker 3:

Court Order Sale, great building lot for single family plus non residential building. Located near shopping and transit yet with a feel of country living.



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Active
R2418209

Board: F
Other

14500 59 AVENUE

Surrey
Sullivan Station
V3S 7B5

Land
\$1,999,000 (LP)
(SP)



| | | |
|--|-----------------|--------------------|
| Sold Date: | Original Price: | \$1,999,000 |
| Frontage (feet): | Subdiv/Complex: | |
| Meas. Type: Feet | P.I.D.: | 029-039-240 |
| Frontage (metres): | Taxes: | \$3,465.61 |
| Depth: | For Tax Year: | 2019 |
| Price/SqFt: | Zoning: | RF12 |
| Sub-Type: | Rezoneable? | No |
| Flood Plain: No | | |
| Exposure: West | | |
| Permitted Use: | | |
| Title to Land: Freehold NonStrata | | |
| Tour: | | |
| View - Specify | | |

| | |
|----------|------------------|
| Lot Area | |
| Acres: | 0.30 |
| Hect: | 0.12 |
| SqFt: | 13,240.00 |
| SqM: | 1,230.04 |

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail: **No**
Perc Test Date:

Property Access: **Allowed Access**
Parking Access:
Fencing:
Property in ALR/FLR: **No**

Information Pkg: **No**
Sign on Property:
Sketch Attached: **Yes**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 2, PLAN EPP27795, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location**
Restrictions: **None**

Listing Broker 1: **Sutton Group-Alliance R.E.S.**
Listing Broker 2:
Listing Broker 3:

Court order sale "As Is Where Is"



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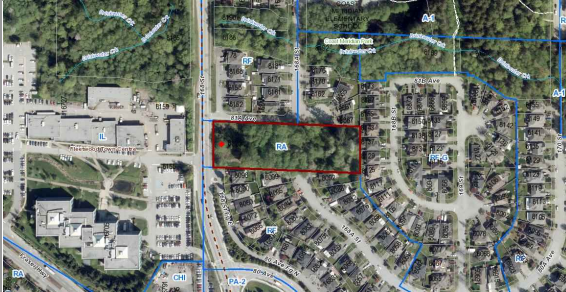
Active
R2373242

Board: F
Other

8120 168 STREET

Surrey
Fleetwood Tynehead
V4N 3G4

Land
\$4,100,000 (LP)



Sold Date: Original Price: **\$5,900,000**
Frontage (feet): **165.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **007-729-979**
Frontage (metres): **165.00** Taxes: **\$12,630.87**
Depth: **520.50** For Tax Year: **2018**
Price/SqFt: Zoning: **RA**
Sub-Type: Rezoneable? **Yes**
Flood Plain: **No**
Exposure: **East**
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**
Tour:
View - Specify

| Lot Area | |
|----------|------------------|
| Acres: | 1.97 |
| Hect: | 0.80 |
| SqFt: | 85,882.50 |
| SqM: | 7,978.75 |

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **Nearby**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Other (See Remarks)**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail: **No**
Perc Test Date:

Property Access: **Road Access**
Parking Access: **Front**
Fencing: **Other**
Property in ALR/FLR: **No**

Information Pkg: **No**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **LOT 18, PLAN NWP26642, PART SW1/4, SECTION 30, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Restrictions: **None**

Listing Broker 1: **Sutton Premier Realty**
Listing Broker 2: **Sutton Group-Alliance R.E.S.**
Listing Broker 3:

Once in a life time Rare Opportunity! On approximately 2 Acres of land in the middle of residential properties; fantastic development potential land in central location, close to all amenities, Schools, shopping, Highway, Future Expo Line Extension. This is a true gem, and unparalleled to any other property in Fleetwood. Call For more information.



Presented by:
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nickyhmtu@gmail.com



Active
R2423983

Board: F
Other

7765 LEFEUVRE ROAD

Abbotsford
Bradner
V4X 2H3

Land
\$7,500,000 (LP)

(SP)



Sold Date: Original Price: **\$7,500,000**
Frontage (feet): **2,618.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **013-331-230**
Frontage (metres): Taxes: **\$1,984.00**
Depth: **(155.95AC)** For Tax Year: **2019**
Price/SqFt: Zoning: **A2**
Sub-Type: Rezoneable?
Flood Plain: **Yes**
Exposure: **East**
Permitted Use: **Other**
Title to Land: **Freehold NonStrata**
Tour:
View - Specify **Mountains**

| Lot Area | |
|----------|---------------|
| Acres: | 155.95 |
| Hect: | 63.11 |
| SqFt: | 0.00 |
| SqM: | 0.00 |

Sanitary Sewer: **Septic**
Storm Sewer: **None**
Water Supply: **Well - Drilled**
Electricity: **Available**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR: **Yes - Agricultural Land Reserve**

Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **PART NE1/4, SECTION 20, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP15625, DBL EXP #C8029559**

Site Influences:
Restrictions: **None**

Listing Broker 1: **RE/MAX Nyda Realty Inc.**
Listing Broker 2:
Listing Broker 3:

Large 155.95 ACRE Cranberry Farm with approximately 120 acres planted in three varieties of cranberries; Pilgim, Stevens & Bergman. This is the perfect spot to build your dream home, as it is beautiful surrounded mountains and valleys views. It has a full irrigation system, a large shop/barn which is 150' x 100' and double road frontage off Lefeuvre Road and Marsh Mccormich Road. Great location with easy access to Highway #1. COURT ORDERED SALE - SOLD "AS IS, WEHRE IS" Call today for an info package!