

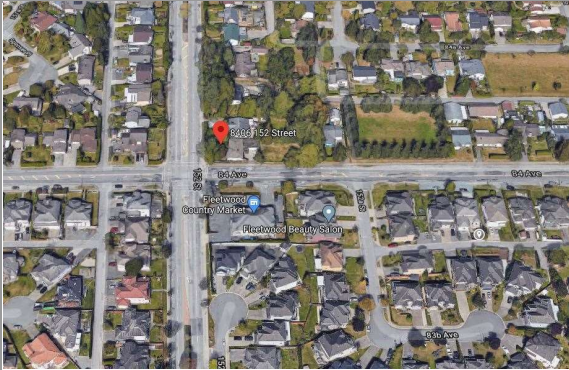


Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231



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Active **8406 152 STREET** Residential Detached
R2441414 Surrey **\$925,000** (LP)
 Board: F Fleetwood Tynehead V3S 3M8 (SP)



Sold Date: Frontage (feet): **62.76** Original Price: **\$925,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1958**
 Depth / Size: **230.84** Bathrooms: **1** Age: **62**
 Lot Area (sq.ft.): **14,188.00** Full Baths: **1** Zoning: **RF**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,519.50**
 Rear Yard Exp: **East** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-752-391**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **Community**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**
 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:
 Total Parking: **4** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: SOLD "AS IS"**
 Floor Finish: **Mixed**

Legal: **PARCEL "ONE" (EXPLANATORY PLAN 15419) OF LOT "A" EXCEPT: PARCEL "P" (BYLAW PLAN 62400); SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 9578**
 Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 13'			x			x
Main	Kitchen	11' x 11'			x			x
Main	Dining Room	14' x 10'8			x			x
Main	Bedroom	19' x 10'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Bedroom	11' x 10'6			x			x
Main	Laundry	7' x 8'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,404	# of Rooms:	7	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	2							No	Barn:
Finished Floor (Below):	0	# of Levels:	1	3							No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	4							No	Pool:
Finished Floor (Total):	1,404 sq. ft.	Crawl/Bsmt. Height:		5							No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	6							No	Grg Dr Ht:
Grand Total:	1,404 sq. ft.	Basement:	None	7							No	
				8							No	

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

Court Ordered Sale. 3 bedroom rancher on 14,188 sq. ft. fenced lot in prime Fleetwood location. Close to schools, transit, shopping, and recreation. Check with City for development potential.



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Active **R2480861** **12538 75 AVENUE** Residential Detached
 Board: F Surrey **\$999,000** (LP)
 House/Single Family West Newton V3W 0R5 (SP)



Sold Date: Frontage (feet): **129.00** Original Price: **\$999,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1991**
 Depth / Size: **63** Bathrooms: **4** Age: **29**
 Lot Area (sq.ft.): **8,127.00** Full Baths: **4** Zoning: **SF**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,119.31**
 Rear Yard Exp: **South** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **012-624-331**
 Tour:

View: :
 Complex / Subdiv: **Strawberry Hills**
 Services Connected: **Electricity, Natural Gas, Storm Sewer**
 Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Tile - Composite**

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

Legal: **LT.14, LD 36, SEC 19, TWP 2, PL 79676**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	16'6 x 14'	Bsmt	Bedroom	13'10 x 10'3			x
Main	Bedroom	13'7 x 11'	Bsmt	Bedroom	16' x 9'10			x
Main	Bedroom	12' x 11'	Bsmt	Bedroom	12'1 x 9'			x
Main	Family Room	17'6 x 13'6	Bsmt	Laundry	11' x 10'			x
Main	Nook	13'4 x 9'	Bsmt	Recreation	20' x 12'6			x
Main	Kitchen	13'4 x 10'			x			x
Main	Dining Room	12' x 11'7			x			x
Main	Living Room	18' x 12'			x			x
Bsmt	Living Room	18'4 x 14'6			x			x
Bsmt	Kitchen	13' x 12'			x			x

Finished Floor (Main):	1,880	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,580	Suite:	Other	3	Bsmt	4	No	Pool:
Finished Floor (Total):	3,460 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	3	5			No	Grg Dr Ht:
Grand Total:	3,460 sq. ft.	Beds not in Basement:	3	6			No	
		Basement:	Fully Finished	7			No	
				8			No	

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

Strawberry Hill Home on large southern exposure lot. Room for the whole family plus more. Close to shopping, amenities, BMX park, schools, and public transit. Covered sundeck with fully fenced yard. Showings Wed. 9 and 11 Sept. Offers will ONLY be accepted Sept 11.



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Active **12292 63A AVENUE** Residential Detached
R2430248 Surrey **\$999,000** (LP)
 Board: F Panorama Ridge V3X 3H4 (SP)



Sold Date: Frontage (feet): **51.40** Original Price: **\$1,050,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1991**
 Depth / Size: **irregular** Bathrooms: **3** Age: **29**
 Lot Area (sq.ft.): **7,759.00** Full Baths: **3** Zoning: **RF**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,468.08**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **016-316-967**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Mixed, Stucco** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: Property Disc.: **No**
 Renovations: R.I. Plumbing: PAD Rental:
 # of Fireplaces: **2** R.I. Fireplaces: Fixtures Leased: **No** :
 Fireplace Fuel: **Other** Metered Water: Fixtures Rmvd: :
 Water Supply: **City/Municipal** Floor Finish:
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Wood**

Legal: **LOT 15, PLAN NWP86306, PART NW1/4, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'	Above	Bedroom	11' x 9'5			x
Main	Dining Room	13' x 13'			x			x
Main	Kitchen	15' x 8'			x			x
Main	Eating Area	8'7 x 7'7			x			x
Main	Family Room	15' x 15'			x			x
Main	Den	11' x 9'0			x			x
Main	Laundry	15' x 8'			x			x
Above	Master Bedroom	16' x 14'			x			x
Above	Bedroom	11' x 9'7			x			x
Above	Bedroom	11' x 9'6			x			x

Finished Floor (Main):	1,489	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,145	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,634 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	2,634 sq. ft.	Basement:	None	6				
				7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

4 bedroom home, vaulted ceilings, kitchen with center island, family room with fireplace. Formal dining, living room with fireplace. Located in desirable Boundary Park, close to shops and amenities. Next Showings at open house September 12 from 2 to 4 COVID 19 PROTOCOL IN EFFECT



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Active
R2495908
Board: F
House/Single Family

16649 84 AVENUE

Surrey
Fleetwood Tynehead
V4N 4W1

Residential Detached

\$1,148,888 (LP)
(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,148,888**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1995**
 Depth / Size: **120** Bathrooms: **5** Age: **25**
 Lot Area (sq.ft.): **6,049.00** Full Baths: **4** Zoning: **SFD**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,800.35**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-852-599**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2019**
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 6, PLAN LMP17894, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 15'4	Above	Wok Kitchen	7'1 x 11'7			x
Main	Dining Room	7'6 x 14'7	Bsmt	Recreation	11'10 x 30'			x
Main	Kitchen	12'3 x 13'8	Bsmt	Living Room	14' x 20'			x
Main	Family Room	12'9 x 15'4	Bsmt	Bedroom	11'7 x 13'2			x
Main	Nook	8'4 x 9'8	Bsmt	Kitchen	7'7 x 13'10			x
Main	Laundry	7'2 x 8'			x			x
Main	Bedroom	10'8 x 14'7			x			x
Above	Master Bedroom	15'7 x 18'5			x			x
Above	Bedroom	9'10 x 12'6			x			x
Above	Bedroom	10'4 x 16'			x			x

Finished Floor (Main):	1,231	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,146	# of Kitchens:	3	1	Main	2	No	Barn:
Finished Floor (Below):	1,231	# of Levels:	3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	5	No	Pool:
Finished Floor (Total):	3,608 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	1	5	Bsmt	3	No	Grg Dr Ht:
Grand Total:	3,608 sq. ft.	Beds not in Basement:	4	6				
		Basement:		7				
				8				

Listing Broker(s): **Planet Group Realty Inc.**

Cedar Grove, Quality built home!!!! Excellent 3 level floor plan, renovated in 2019, roof about 5 years old, furnace about 9 years old, kitchen, paint, floors done Last year. 3 huge bedrooms and 2 bath up, den/bedroom on main, huge recroom/bar with full bath for owner use. This house is built on 6000 sq. ft. lot, great neighborhood to raise your family! It has has5 security cameras, basketball hoop. Close to everything with three floors of approximately 3600+ sq. ft., double garage. SHOWS GREAT WON'T LAST LONG!! Open house Saturday September 12 and Sunday September 13 from 2:00-4:00.



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Active
R2475041
 Board: F
 House/Single Family

9078 139 STREET
 Surrey
 Bear Creek Green Timbers
 V3V 6Z9

Residential Detached
\$1,525,000 (LP)
 (SP)



Sold Date: Frontage (feet): **54.00** Original Price: **\$1,525,000**
 Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2019**
 Depth / Size: **110** Bathrooms: **6** Age: **1**
 Lot Area (sq.ft.): **6,043.00** Full Baths: **5** Zoning: **SFR**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,107.05**
 Rear Yard Exp: **Southeast** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **005-050-511**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Frame - Metal, Frame - Wood**
 Exterior: **Mixed, Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double**
 Dist. to Public Transit: **3** Dist. to School Bus: **4**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **Yes: Security Fittings may be leased**
 Fixtures Rmvd: **No**
 Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **LOT 295, PLAN NWP52561, SECTION SW33, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'7 x 15'8	Above	Master Bedroom	18'3 x 16'2			x
Main	Wok Kitchen	10'0 x 6'3	Above	Bedroom	15'4 x 14'11			x
Main	Living Room	18'3 x 17'2	Above	Bedroom	15'4 x 13'6			x
Main	Dining Room	15'4 x 13'0	Above	Bedroom	13'10 x 13'0			x
Main	Master Bedroom	15'4 x 13'0	Above	Laundry	8'0 x 6'0			x
Main	Foyer	10'2 x 8'4	Below	Bedroom	10'11 x 10'2			x
Main	Family Room	18'5 x 18'3	Below	Living Room	18'7 x 12'11			x
		x	Below	Bedroom	11'9 x 9'6			x
		x	Bsmt	Bedroom	14'9 x 9'6			x
		x	Below	Playroom	16'0 x 12'11			x

Finished Floor (Main):	1,878	# of Rooms:	17	Bath	1	Above	3	Ensuite?	Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	1,855	# of Kitchens:	2	2	Above	4	Yes			
Finished Floor (Below):	1,427	# of Levels:	3	3	Above	3	Yes			
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	4	Main	3	Yes			
Finished Floor (Total):	5,160 sq. ft.	Crawl/Bsmt. Height:		5	Bsmt	4	No			
Unfinished Floor:	0	Beds in Basement:	1	6	Bsmt	2	No			
Grand Total:	5,160 sq. ft.	Basement:	Full	7		0	No			
		Beds not in Basement:	7	8		0	No			

Listing Broker(s): **Royal LePage - Wolstencroft**

Royal LePage - Wolstencroft

This beautiful 8 bedroom, 6 bathroom custom built home is situated on a 6000+ Sq. ft. corner lot. Located in the highly desirable area of Bear Creek Green Timbers within walking distance to Creekside Elementary School and a short drive from Queen Elizabeth High School . With enough room for the entire family, a home theatre, home office, and modern layout this is THE ideal spot. SHOWINGS By appointment ONLY Sunday August 2nd @2-3PM