



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2328123
Board: F
House/Single Family

5857 131A STREET

Surrey
Panorama Ridge
V3X 0E4

Residential Detached

\$499,000 (LP)

(SP)



Sold Date:	Frontage (feet):	29.53	Original Price: \$499,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2012
Depth / Size: 126.72	Bathrooms:	5	Age: 6
Lot Area (sq.ft.): 3,742.00	Full Baths:	4	Zoning: RF-9
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,012.14
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 028-577-388
			Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt., Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Garage; Single, Open**

Dist. to Public Transit: **2** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PL BCP47977 LT 13 LD 36 SEC 8 TWP 2.INTEREST OF LIYAKAT KHAN**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'0 x 13'0	Below	Kitchen	9'7 x 6'4			x
Main	Family Room	13'7 x 11'6	Below	Bedroom	10'0 x 9'1			x
Main	Dining Room	13'7 x 9'0	Below	Bedroom	10'2 x 9'7			x
Main	Living Room	9'1 x 9'1			x			x
Main	Foyer	6'5 x 6'1			x			x
Above	Bedroom	10'9 x 9'11			x			x
Above	Master Bedroom	11'1 x 11'5			x			x
Above	Bedroom	13'8 x 11'7			x			x
Above	Bedroom	10'5 x 10'4			x			x
Below	Living Room	14'0 x 13'4			x			

Finished Floor (Main): **819**
Finished Floor (Above): **753**
Finished Floor (Below): **808**
Finished Floor (Basement): **290**
Finished Floor (Total): **2,670 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,670 sq. ft.**

of Rooms: **13**
of Kitchens: **2**
of Levels: **3**
Suite: **Licensed Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Above	5	Yes
2	Main	4	Yes
3	Above	4	No
4	Main	2	No
5	Below	4	No
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

The price is for half share in the property only. Home comes with double garage at rear with lane access with additional parking at front & back. Granite counter tops and high quality finishing. Top floor has 4 bedrooms, basement is fully finished with separate entry. All sizes and ages are approx. only. The Buyer should not rely upon the listing information without the Buyer independently verifying the information.



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Active
R2301537
 Board: F
 House/Single Family

13773 92 AVENUE
 Surrey
 Bear Creek Green Timbers
 V3V 1J1

Residential Detached
\$739,000 (LP)
 (SP)



Sold Date: Frontage (feet): **59.90** Original Price: **\$759,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1956**
 Depth / Size: **119.95** Bathrooms: **1** Age: **63**
 Lot Area (sq.ft.): **7,167.00** Full Baths: **1** Zoning: **SF**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$2,977.11**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-254-986**
 Tour:
 View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carpport; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL NWP17255 LT 2 LD 36 SEC 33 TWP 2.**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 14'			x			x
Main	Dining Room	8' x 6'			x			x
Main	Kitchen	14' x 9'6"			x			x
Main	Master Bedroom	12'5" x 13'			x			x
Main	Bedroom	14' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,185	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	2								Barn:
Finished Floor (Below):	0	# of Levels:	1	3								Workshop/Shed:
Finished Floor (Basement):	0	Suite:		4								Pool:
Finished Floor (Total):	1,185 sq. ft.	Crawl/Bsmt. Height:		5								Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	6								Door Height:
Grand Total:	1,185 sq. ft.	Basement:	Crawl	7								
			Beds not in Basement:	8								

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

Court order Sale, 3 bedroom rancher, covered deck nice flat lot. Allow time for showings.



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Active
R2330947

Board: F
House/Single Family

17457 2B AVENUE

South Surrey White Rock
Pacific Douglas
V2S 6R9

Residential Detached

\$1,095,000 (LP)

(SP)



Sold Date:	Frontage (feet):	43.95	Original Price: \$1,095,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2014
Depth / Size: 13.40	Bathrooms:	6	Age: 5
Lot Area (sq.ft.): 3,984.00	Full Baths:	4	Zoning: SFR
Flood Plain:	Half Baths:	2	Gross Taxes: \$5,245.33
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 028-785-037
			Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

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

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

Total Parking: **3** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL BCP50128 LT 9 BLK 1N LD 36 SEC 32 RNG 1E.**

Amenities: **In Suite Laundry, Playground**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 13'	Bsmt	Bedroom	11' x 10'			x
Main	Kitchen	16' x 14'	Bsmt	Bedroom	12' x 10'			x
Main	Dining Room	16' x 15'	Bsmt	Family Room	13' x 15'			x
Main	Den	10' x 10'						x
Main	Kitchen	6' x 12'						x
Above	Master Bedroom	14' x 12'						x
Above	Bedroom	11' x 10'						x
Above	Bedroom	12' x 10'						x
Above	Loft	9' x 10'						x
Bsmt	Recreation	14' x 10'						x

Finished Floor (Main):	1,164	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,153	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,217	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,534 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5	Bsmt	4	Yes	Door Height:
Grand Total:	3,534 sq. ft.	Beds not in Basement: 3	6	Bsmt	2	No	
		Basement: Fully Finished	7				
			8				

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

An elegantly and modern built home! Featuring 5 bedrooms, 6 bathrooms and a bright and open main floor layout with vaulted ceilings and an amazing designer kitchen with quality quartz counters and a large 13 ft. island. A lovely family room for quality time, a master bedroom with a spa like ensuite and a recreation room in the basement, you could say this home has it all! Call today for more information!



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Active
R2328080
 Board: F
 House/Single Family

15922 105 AVENUE

North Surrey
 Fraser Heights
 V4N 3J4

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date: Frontage (feet): **44.00** Original Price: **\$1,249,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2016**
 Depth / Size: Bathrooms: **6** Age: **3**
 Lot Area (sq.ft.): **4,161.00** Full Baths: **5** Zoning: **RF-12**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,387.45**
 Rear Yard Exp: **South** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **Yes** P.I.D.: **029-324-017**
 Tour:

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Mixed, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing: **No**
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 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: **Laminate, Mixed, Tile**

Legal: **PL EPP35633 LT 15 BLK 5N LD 36 SEC 22 RNG 1W.**

Amenities: **Air Cond./Central**

Site Influences: **Central Location**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security - RI, Smoke Alarm, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 12'8	Bsmt	Recreation	15'7 x 15'			x
Main	Family Room	15'11 x 14'	Bsmt	Kitchen	15'7 x 12'5			x
Main	Dining Room	12'11 x 11'4	Bsmt	Bedroom	9'3 x 8'5			x
Main	Kitchen	15'11 x 11'10	Bsmt	Bedroom	8'7 x 8'7			x
Main	Eating Area	15'11 x 9'			x			x
Above	Master Bedroom	16'4 x 12'4			x			x
Above	Bedroom	12'8 x 11'			x			x
Above	Bedroom	11'10 x 10'			x			x
Above	Bedroom	10'4 x 10'2			x			x
Bsmt	Living Room	15'7 x 15'			x			x

Finished Floor (Main):	1,278	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,138	# of Kitchens:	2	1	Above	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	1,267	Suite:	Licensed Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,683 sq. ft.	Crawl/Bsmt. Height:		4	Main	2	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	2	5	Bsmt	4	No	Door Height:
Grand Total:	3,683 sq. ft.	Beds not in Basement:	4	6	Bsmt	4	No	
		Basement:	Fully Finished	7				
				8				

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

COURT ORDER SALE!! Don't miss your chance to buy THIS BEAUTIFUL 3 level home in Fraser Heights. ONLY 2 year old CUSTOM BUILT with 2 bedroom "Legal Suite". Beautiful white 32"x32" tiles throughout main with engineered hardwood upstairs. High efficiency heat pump, solid wood doors, pine shaker cabinets in kitchen w/ Moroccan glass tile back splash plus Brazilian granite waterfall island, Quick access to Highway 1 and Highway 17. Close to Banks, Starbucks, Tim Horton's, Nester Market, Clinic, Sushi, Yoga and many more! Fraser Heights Secondary School Catchment. 5 mins driving to Pacific Academy. Let this GEM in Fraser Heights welcome YOU. Consideration will be given to all reasonable offers.