



Presented by:

# Brian Chen

Keller Williams Elite Realty

Phone: 778-858-0136

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**Active**  
**R2609011**

Board: F  
House/Single Family

## 17438 64 AVENUE

Cloverdale  
Cloverdale BC  
V3S 1Y9

Residential Detached

**\$1,279,999** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,279,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1976</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>2</b>	Age: <b>45</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>2</b>	Zoning: <b>RF</b>
Depth / Size: <b>120.5</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,959.54</b>
Lot Area (sq.ft.): <b>7,232.00</b>	Rear Yard Exp:	For Tax Year: <b>2020</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>003-956-903</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
Services Connected: <b>Community, Electricity, Sanitary Sewer, Storm Sewer</b>		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>6</b>	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood, Other</b>	Parking: <b>Open</b>		
Exterior: <b>Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 BLOCK</b>	Dist. to School Bus: <b>2 BLOCKS</b>	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>0</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>		
Fireplace Fuel:	Fixtures Leased: <b>No</b> :		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Rmvd: <b>No</b> :		
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>	Floor Finish: <b>Mixed</b>		
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 163 PLAN NWP50042 PART1 NE SECTION 7 TOWNSHIP 8 LAND DISTRICT 36 EXCEPT PLAN PART ROAD ON BCP11633**

Amenities:

Site Influences: **Lane Access**

Features:

Finished Floor (Main):	1,027	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'3 x 13'6	Below	Laundry	11'4 x 9'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8'8 x 9'10			x	Main 3
Finished Floor (Below):	1,010	Main	Kitchen	9'5 x 11'1			x	Below 3
Finished Floor (Basement):	0	Main	Bedroom	10'1 x 15'4			x	
Finished Floor (Total):	2,037 sq. ft.	Main	Bedroom	9'8 x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	8'2 x 9'5			x	
Grand Total:	2,037 sq. ft.	Below	Living Room	10'4 x 12'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	9'8 x 7'5			x	
Suite: <b>Unauthorized Suite</b>		Below	Bedroom	9'9 x 10'6			x	
Basement: <b>Fully Finished</b>		Below	Bedroom	7'9 x 10'6			x	
		Below	Bedroom	10'2 x 7'1			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>12</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Royal LePage - Wolstencroft**

**Welcome to this fantastic home in Cloverdale on a 7200(+/-) sq. ft. lot with back lane access and a large driveway! This home offers 3 bedrooms, full bathroom, kitchen on the main floor; 3 bedrooms, full bathroom & kitchen on ground level and a covered (shareable) laundry & detached shed. This home is located just steps away from transit, Save on foods, London Drugs, restaurants, Cloverdale Athletic Park, George Greenaway Elementary and so much more! Buy to live in or as a great investment property! Come take a look before its gone!**



Presented by:

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**Active**  
**R2610970**

Board: F  
House/Single Family

## 13137 62B AVENUE

Surrey  
Panorama Ridge  
V3X 1P4

Residential Detached

**\$1,499,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,499,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1983</b>
Frontage(feet): <b>65.00</b>	Bathrooms: <b>3</b>	Age: <b>38</b>
Frontage(metres): <b>19.81</b>	Full Baths: <b>3</b>	Zoning: <b>RF</b>
Depth / Size: <b>109.63</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,991.07</b>
Lot Area (sq.ft.): <b>7,126.00</b>	Rear Yard Exp:	For Tax Year: <b>2021</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: :		
Complex/Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Storm Sewer, Water</b>		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: <b>Basement Entry</b>	Total Parking: <b>8</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Brick, Wood</b>	Driveway Finish: <b>Concrete</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>2</b>	Property Disc.: <b>No</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No</b> :		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>No</b> :		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish:		
Outdoor Area: <b>Balcony(s), Balcny(s) Patio(s) Dck(s), Fenced Yard</b>			
Type of Roof: <b>Asphalt</b>			

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

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,340	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 4
Finished Floor (Below):	0	Main	Dining Room	10'9" x 10'			x	Main 3
Finished Floor (Basement):	1,333	Main	Eating Area	9' x 9'			x	Bsmt 4
Finished Floor (Total):	2,673sq. ft.	Main	Master Bedroom	13' x 12'			x	
Unfinished Floor:	0	Main	Bedroom	11'3" x 11'			x	
Grand Total:	2,673sq. ft.	Main	Bedroom	11' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	14'6" x 13'4"			x	
		Bsmt	Bedroom	13'6" x 12'6"			x	
		Bsmt	Bedroom	13'2" x 11'6"			x	
		Bsmt	Laundry	18'6" x 12'			x	
				x			x	
				x			x	

Suite: **Unauthorized Suite**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **11**

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

Listing Broker(s): **RE/MAX Dream Home Realty**

**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 accommodation which is not authorized.**



Presented by:

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**Active**  
**R2591514**

Board: F  
House/Single Family

## 10938 132A STREET

North Surrey  
Whalley  
V3T 3Y4

Residential Detached

**\$1,700,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,750,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1959</b>
Frontage(feet): <b>64.00</b>	Bathrooms: <b>2</b>	Age: <b>62</b>
Frontage(metres): <b>19.51</b>	Full Baths: <b>2</b>	Zoning: <b>SFR</b>
Depth / Size: <b>227</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,803.00</b>
Lot Area (sq.ft.): <b>14,528.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2020</b>
Lot Area (acres): <b>0.33</b>	P.I.D.: <b>000-636-592</b>	Tax Inc. Utilities?: <b>Yes</b>
Flood Plain: <b>No</b>	View: <b>:</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas</b>	

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: <b>1 Storey</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>
Exterior: <b>Mixed</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: <b>Other</b> Land Lease Expiry Year:
# of Fireplaces: <b>0</b> R.I. Fireplaces:	Property Disc.: <b>No</b>
Fireplace Fuel: <b>None</b>	Fixtures Leased: <b>No</b> :
Fuel/Heating: <b>Mixed</b>	Fixtures Rmvd: <b>:</b>
Outdoor Area: <b>None</b>	Floor Finish:
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 21, BLOCK 16&17, PLAN NWP19406, SECTION 15, RANGE 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences:  
Features:

Finished Floor (Main):	1,885	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Bedroom	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	10' x 10'			x	Main 3
Finished Floor (Below):	1,386	Main	Bedroom	10' x 10'			x	Bsmt 3
Finished Floor (Basement):	0	Main	Living Room	10' x 10'			x	
Finished Floor (Total):	3,271 sq. ft.	Main	Kitchen	10' x 10'			x	
Unfinished Floor:	0	Bsmt	Bedroom	10' x 10'			x	
Grand Total:	3,271 sq. ft.	Bsmt	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	12' x 12'			x	
		Bsmt	Kitchen	11' x 11'			x	
				x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Real Estate Services**

**Court Order Sale! Over 14,000sf lot. Land value only, property being sold on a "strictly as is, where is" basis, with no representations or warranties from the seller whatsoever. All Offers subject to Court Approval. Area designated as Multi family in the Official Community Plan (OCP). Currently zoned for 2.5FAR. Great holding property. 3 mins Walk distance to Sky train, Recreation center, library, City Hall, and Simon Fraser University, VCC, Kwantlen University, T&T supermarket, Wal-Mart supercenter.**



Presented by:

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**Active**  
**R2597925**

Board: F  
House with Acreage

## 18148 92 AVENUE

North Surrey  
Port Kells  
V4N 3Y6

Residential Detached

**\$6,500,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$6,695,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1984</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>37</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>A-1</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$30,194.04</b>
Lot Area (sq.ft.): <b>217,800.00</b>	Rear Yard Exp:	For Tax Year: <b>2020</b>
Lot Area (acres): <b>5.00</b>	P.I.D.: <b>011-149-442</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>	

Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Slab**

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

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

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

Legal: **LOT 6, PLAN NWP5514, PART E1/2, SECTION 32, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Indoor, Sauna/Steam Room**

Site Influences: **Paved Road, Private Setting**

Features:

Finished Floor (Main):	7,200	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19' x 18'	Main	Bedroom	14' x 11'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	14' x 12'	Main	Bar Room	8' x 6'	Main 6
Finished Floor (Below):	0	Main	Dining Room	13' x 13'	Main	Sauna	6' x 5'	Main 4
Finished Floor (Basement):	0	Main	Family Room	15' x 14'	Main	Laundry	11' x 7'	Main 4
Finished Floor (Total):	7,200sq. ft.	Main	Foyer	6' x 8'			x	
Unfinished Floor:	0	Main	Hobby Room	14' x 13'			x	
Grand Total:	7,200sq. ft.	Main	Office	19' x 18'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Recreation Room	33' x 18'			x	
Suite:		Main	Master Bedroom	17' x 17'			x	
Basement:None		Main	Bedroom	15' x 11'			x	
		Main	Bedroom	11' x 9'			x	
		Main	Bedroom	15' x 9'			x	
		Main	Storage	8' x 9'			x	

Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>17</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **RE/MAX Real Estate Services**

**Looking for your next Development Project? Here is a great opportunity for an Investor/Developer to acquire this 5 acre parcel situated in the Annedale - Tynehead Neighbourhood Community Plan. This property offers buyers the potential to apply for 10-15 units per acre. Interested parties are advised to contact the City of Surrey for further guidance. Currently the property is improved with a single family dwelling which has an indoor pool and sauna. Value is in the land.**