



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2386629**

Board: V  
Other

**Lot 21 TRAIL ISLAND**

Sunshine Coast  
Sechelt District  
VON 3A0

Land  
**\$179,000** (LP)  
(SP)



Sold Date:	Original Price:	<b>\$179,000</b>
Frontage (feet):	Subdiv/Complex:	<b>Trail Island</b>
Meas. Type: <b>Feet</b>	P.I.D.:	<b>008-724-041</b>
Frontage (metres):	Taxes:	<b>\$478.16</b>
Depth:	For Tax Year:	<b>2018</b>
Price/SqFt:	Zoning:	<b>A-4</b>
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure: <b>Northeast</b>		
Permitted Use:		
Title to Land: <b>Freehold NonStrata</b>		
Tour:		
View - Specify		

Lot Area	
Acres:	<b>2.16</b>
Hect:	<b>0.87</b>
SqFt:	<b>94,089.60</b>
SqM:	<b>8,741.21</b>

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **None**  
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: **Water Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR:  
  
Information Pkg: **No**  
Sign on Property:  
Sketch Attached: **Yes**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **LOT 21, PLAN VAP13161, DISTRICT LOT 1388, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences:  
Restrictions: **None**

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

**This is your opportunity to own 2 acres of spectacular waterfront acreage, just 2 km from Sechelt on the Sunshine Coast. Hold for retirement or build you get-away today! Near the breakwater on the island's north side there is a landing access that leads to a jeep track linking 26 lots.**



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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:	<b>\$289,900</b>
Frontage (feet):	Subdiv/Complex:	
Meas. Type:	P.I.D.:	<b>024-090-441</b>
Frontage (metres):	Taxes:	<b>\$1,942.49</b>
Depth:	For Tax Year:	<b>2018</b>
Price/SqFt:	Zoning:	<b>RU1</b>
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure:	<b>Southeast</b>	
Permitted Use:		
Title to Land:	<b>Freehold NonStrata</b>	
Tour:		
View - Specify	<b>Ocean View</b>	

Lot Area	
Acres:	<b>1.08</b>
Hect:	<b>0.44</b>
SqFt:	<b>47,045.00</b>
SqM:	<b>4,370.62</b>

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:	<b>\$309,900</b>
Frontage (feet):	<b>170.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>024-090-433</b>
Frontage (metres):		Taxes:	<b>\$2,013.36</b>
Depth:	<b>IRR</b>	For Tax Year:	<b>2018</b>
Price/SqFt:		Zoning:	<b>RU1</b>
Sub-Type:		Rezoneable?	
Flood Plain:			
Exposure:	<b>Southeast</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify		<b>Water</b>	

Lot Area	
Acres:	<b>1.27</b>
Hect:	<b>0.51</b>
SqFt:	<b>55,190.00</b>
SqM:	<b>5,127.32</b>

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**  
**R2327802**

Board: V  
Other

**524 MARINE DRIVE**

Sunshine Coast  
Gibsons & Area  
V0N 1V1

Land  
**\$689,000** (LP)

(SP)



Sold Date: Original Price: **\$1,199,000**  
Frontage (feet): **100.00** Subdiv/Complex:  
Meas. Type: **Feet** P.I.D.: **011-984-830**  
Frontage (metres): Taxes: **\$4,781.50**  
Depth: For Tax Year: **2018**  
Price/SqFt: Zoning: **CDA-1**  
Sub-Type: Rezoneable? **Yes**  
Flood Plain:  
Exposure: **East**  
Permitted Use: **Mixed**  
Title to Land: **Freehold NonStrata**  
Tour:

Lot Area	
Acres:	<b>0.09</b>
Hect:	<b>0.04</b>
SqFt:	<b>3,925.00</b>
SqM:	<b>364.64</b>

View - Specify **Stunning Water &**

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:  
Perc Test Date:

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

Legal: **PL VAP3971 LT 9 DL 686 LD 36. BLOCK D H & J, GROUP 1.**

Site Influences: **Central Location, Cleared, Marina Nearby, Recreation Nearby, Waterfront Property**

Restrictions: **Other**

Listing Broker 1: **Royal LePage Sussex**

Listing Broker 2:

Listing Broker 3:

**Incredible development opportunity in the heart of a truly special location in Lower Gibsons. Stunning ocean & mountain views from every point on this lot. Just steps to all picturesque Gibsons has to offer. This unique opportunity has endless potential as a one of kind development property. Public parks, Armours Beach, Gibsons Landing & Wharf, fantastic restaurants, cafes, & marina are all a very short stroll away via the seawalk which is immediately out front of this incredible property. Impressively wide with 100' of road frontage. Neighbouring property (528 Marine Drive) is also for sale & offers the same 100' of frontage. Combine the 2 properties & redevelop into a Lower Gibsons masterpiece. Just 5 minutes to Langdale ferry terminal. Contact listing agent for information package.**

LND Full Public

The enclosed information, while deemed to be correct, is not guaranteed.  
PREC\* indicates 'Personal Real Estate Corporation'.

09/02/2019 02:01 PM



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**Active**  
**R2327803**

Board: V  
 Other

**528 MARINE DRIVE**

Sunshine Coast  
 Gibsons & Area  
 VON 1V1

Land  
**\$689,000** (LP)



Sold Date:	Original Price:	<b>\$1,199,000</b>
Frontage (feet):	Subdiv/Complex:	
Meas. Type:	P.I.D.:	<b>011-984-864</b>
Frontage (metres):	Taxes:	<b>\$5,225.19</b>
Depth:	For Tax Year:	<b>2018</b>
Price/SqFt:	Zoning:	<b>CDA-1</b>
Sub-Type:	Rezoneable?	<b>Yes</b>
Flood Plain:		
Exposure:	<b>East</b>	
Permitted Use:		
Title to Land:	<b>Freehold NonStrata</b>	
Tour:		
View - Specify	<b>Stunning Ocean &amp;</b>	

Lot Area	
Acres:	<b>0.10</b>
Hect:	<b>0.04</b>
SqFt:	<b>4,522.00</b>
SqM:	<b>420.11</b>

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:  
 Perc Test Date:

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

Legal: **PL VAP3971 LT 10 DL 686 LD 36. BLOCK D H & J, GROUP 1.**

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

Restrictions: **Other**

Listing Broker 1: **Royal LePage Sussex**

Listing Broker 2:

Listing Broker 3:

**Incredible development opportunity in the heart of a truly special location in Lower Gibsons. Stunning ocean & mountain views from every point on this lot. Just steps to all picturesque Gibsons has to offer. This unique opportunity has endless potential as a one of kind development property. Public parks, Armours Beach, Gibsons Landing & wharf, fantastic restaurants, cafes, & marina are all a very short stroll away via the seawalk which is immediately out front of this incredible property. Impressively wide with 100' of road frontage. Neighbouring property (524 Marine Drive) is also for sale & offers the same 100' of frontage. Combine the 2 properties & redevelop into a Lower Gibsons masterpiece. Just 5 minutes to Langdale ferry terminal. Contact listing agent for information package.**

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**Active**  
**R2351246**

Board: V  
Other

**1835 CAPE DRIVE**

Bowen Island  
Bowen Island  
V7T 2X1

Land

**\$998,000** (LP)

(SP)



Sold Date:	Original Price: <b>\$1,080,000</b>
Frontage (feet):	Subdiv/Complex: <b>The Cape on Bowen Island</b>
Meas. Type: <b>Feet</b>	P.I.D.: <b>028-132-513</b>
Frontage (metres):	Taxes: <b>\$3,870.16</b>
Depth:	For Tax Year: <b>2018</b>
Price/SqFt:	Zoning: <b>RR-1</b>
Sub-Type:	Rezoneable? <b>Not Known</b>
Flood Plain:	

Exposure:	<b>Southwest</b>
Permitted Use:	<b>House/Single Family</b>
Title to Land:	<b>Freehold NonStrata</b>
Tour:	<b>Virtual Tour URL</b>

Lot Area	
Acres:	<b>9.90</b>
Hect:	<b>4.01</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

View - Specify **Peek-a-boo Water**

Sanitary Sewer: **At Lot Line**  
 Storm Sewer: **At Lot Line**  
 Water Supply: **Well - Drilled**  
 Electricity: **At Lot Line**  
 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:**No**  
 Information Pkg: **No**  
 Sign on Property:  
 Sketch Attached: **No**  
 Property Disclosure: **No**  
 Trees Logged: **No**

Legal: **LOT 48, PLAN BCP43265, DISTRICT LOT 1548, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Marina Nearby, Private Setting, Rural Setting, Treed**  
 Restrictions: **Mandatory Building Scheme**

Listing Broker 1: **Sotheby's Int'l Realty Canada**  
 Listing Broker 2:  
 Listing Broker 3:

**Private lot of almost 10 acres located in the prestigious Cape on Bowen Development. An exclusive planned community of homes. Easy 20 minute ferry ride from Horseshoe Bay. Beautiful southwest exposure, with gorgeous sunset views and ocean views to Vancouver Island. Only a short stroll to Cape Roger Curtis Lighthouse and start of 1km Roger Curtis Sea Walk. Hidden protected mossy meadow with prime location for guest cottage. Call today for more information.**



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**Active**  
**R2303768**

Board: V  
Other

**LT 3921 LEE ROAD**

Sunshine Coast  
Pender Harbour Egmont  
V0N 1S1

Land

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

(SP)



Sold Date:	Original Price: <b>\$1,000,000</b>
Frontage (feet):	Subdiv/Complex: <b>Sakinaw Ridge</b>
Meas. Type: <b>Feet</b>	P.I.D.: <b>015-869-172</b>
Frontage (metres):	Taxes: <b>\$5,874.97</b>
Depth:	For Tax Year: <b>2018</b>
Price/SqFt:	Zoning: <b>RU-1</b>
Sub-Type:	Rezoneable?
Flood Plain:	
Exposure: <b>West</b>	
Permitted Use:	
Title to Land: <b>Freehold NonStrata</b>	
Tour:	
View - Specify	

Lot Area

Acres:	<b>85.97</b>
Hect:	<b>34.79</b>
SqFt:	<b>3,744,853.20</b>
SqM:	<b>347,908.25</b>

Sanitary Sewer: **Nearby**  
Storm Sewer: **None**  
Water Supply: **City/Municipal**  
Electricity: **Nearby**  
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:  
  
Information Pkg: **No**  
Sign on Property:  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged: **No**

Legal: **DL 3921 LD 36. GROUP 1, EXCEPT PLAN LOT A RP1507 / BCP23871.**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Rural Setting**

Restrictions: **None**

Listing Broker 1: **Royal LePage Sussex**  
Listing Broker 2: **Landquest Realty Corp (100M)**  
Listing Broker 3:

**"Invest in Paradise" Great development potential on this 85+ acre parcel in beautiful Sakinaw Ridge, a serviced subdivision on the Sunshine Coast. Paved road with nearby services available add value for future subdividing. Savvy investor can use as a holding/investment property or develop as the economy dictates. Pender Harbour offers a healthy, recreation based lifestyle. Loads of nearby amenities including dining, shopping & professional services.**



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**Active**  
**R2379566**

Board: V  
Other

**319 PRIOR STREET**

Vancouver East  
Strathcona  
V6A 2G2

Land  
**\$1,098,000** (LP)

(SP)



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

Lot Area	
Acres:	<b>0.08</b>
Hect:	<b>0.03</b>
SqFt:	<b>3,300.00</b>
SqM:	<b>306.58</b>

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.**





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**Active**  
**R2303769**

Board: V  
Other

**LT3922 13803 LEE ROAD**

Sunshine Coast  
Pender Harbour Egmont  
V0N 1S1

Land  
**\$1,100,000** (LP)  
(SP)



Sold Date:	Original Price: <b>\$1,100,000</b>
Frontage (feet):	Subdiv/Complex: <b>Sakinaw Ridge</b>
Meas. Type: <b>Feet</b>	P.I.D.: <b>015-869-199</b>
Frontage (metres):	Taxes: <b>\$6,233.46</b>
Depth:	For Tax Year: <b>2018</b>
Price/SqFt:	Zoning: <b>RU-1</b>
Sub-Type:	Rezoneable?
Flood Plain:	
Exposure: <b>West</b>	
Permitted Use:	
Title to Land: <b>Freehold NonStrata</b>	
Tour:	
View - Specify	

Lot Area	
Acres:	<b>94.38</b>
Hect:	<b>38.19</b>
SqFt:	<b>4,111,192.80</b>
SqM:	<b>381,942.31</b>

Sanitary Sewer: **Nearby**  
Storm Sewer: **None**  
Water Supply: **City/Municipal**  
Electricity: **Nearby**  
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:  
  
Information Pkg: **Yes**  
Sign on Property:  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged: **No**

Legal: **DL 3922 LD 36. GROUP 1, EXCEPT PLAN BCP23871.**

Site Influences: **Golf Course Nearby, Marina Nearby, Paved Road, Private Setting, Recreation Nearby**  
Restrictions: **None**

Listing Broker 1: **Royal LePage Sussex**  
Listing Broker 2: **Landquest Realty Corp (100M)**  
Listing Broker 3:

**"Exceptional Investment Opportunity" Lot 3922 is the largest remaining property at 94.38 acres, within the scenic Sakinaw Ridge subdivision located in Pender Harbour on the Sunshine Coast. Paved road and services easily installed to add value for future subdividing. Classic West Coast setting with nearby ocean, lakes, mountains and forested areas. Nearby Garden Bay community offers many amenities and the recreation opportunities in the area are wide ranging.**



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**Active**  
**R2382561**

Board: F  
Other

**12411 114 AVENUE**

North Surrey  
Bridgeview  
V6N 2W9

Land  
**\$1,199,000** (LP)

(SP)



Sold Date:		Original Price:	<b>\$1,399,000</b>
Frontage (feet):	<b>245.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>011-293-896</b>
Frontage (metres):	<b>0.00</b>	Taxes:	<b>\$4,098.20</b>
Depth:	<b>99</b>	For Tax Year:	<b>2019</b>
Price/SqFt:		Zoning:	<b>RF</b>
Sub-Type:		Rezoneable?	
Flood Plain:			
Exposure:	<b>South</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify			

Lot Area	
Acres:	<b>0.55</b>
Hect:	<b>0.22</b>
SqFt:	<b>24,000.00</b>
SqM:	<b>2,229.67</b>

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 Central**  
Listing Broker 2: **RE/MAX Central**  
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**  
**R2303767**

Board: V  
Other

**LT 31 SAKINAW RIDGE DRIVE**

Sunshine Coast  
Pender Harbour Egmont  
VON 1S1

Land  
**\$1,200,000** (LP)  
(SP)



Sold Date:	Original Price:	<b>\$1,200,000</b>
Frontage (feet):	Subdiv/Complex:	<b>Sakinaw Ridge</b>
Meas. Type: <b>Feet</b>	P.I.D.:	<b>026-674-831</b>
Frontage (metres):	Taxes:	<b>\$3,865.25</b>
Depth:	For Tax Year:	<b>2018</b>
Price/SqFt:	Zoning:	<b>RU-1</b>
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure: <b>South</b>		
Permitted Use:		
Title to Land: <b>Freehold NonStrata</b>		
Tour:		
View - Specify	<b>Great views in spots</b>	

Lot Area	
Acres:	<b>65.00</b>
Hect:	<b>26.30</b>
SqFt:	<b>2,831,400.00</b>
SqM:	<b>263,045.67</b>

Sanitary Sewer: **Nearby**  
Storm Sewer: **None**  
Water Supply: **City/Municipal**  
Electricity: **Nearby**  
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:  
  
Information Pkg: **Yes**  
Sign on Property:  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged: **No**

Legal: **PL BCP23871 LT 31 LD 36. DISTRICT LOT 3921/3922, GROUP 1.**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby**  
Restrictions: **None**

Listing Broker 1: **Royal LePage Sussex**  
Listing Broker 2: **Landquest Realty Corp (100M)**  
Listing Broker 3:

**"Spectacular Sakinaw Ridge" This 65 acre property, part of the scenic Sakinaw Ridge subdivision, holds excellent future development potential. Portions of this lot have beautiful panoramic views. Services are available at Lee Road and add tremendous value. Amenities close by and endless recreational opportunities.**



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**Active**  
**R2392487**

Board: V  
Other

**2825 E 43RD AVENUE**

Vancouver East  
Killarney VE  
V5R 2Z1

Land

**\$1,438,800** (LP)

(SP)



Sold Date:		Original Price:	<b>\$1,438,800</b>
Frontage (feet):	<b>50.00</b>	Subdiv/Complex:	<b>KILLARNEY</b>
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>013-916-955</b>
Frontage (metres):		Taxes:	<b>\$5,704.06</b>
Depth:	<b>114.9</b>	For Tax Year:	<b>2019</b>
Price/SqFt:		Zoning:	<b>RS1</b>
Sub-Type:		Rezoneable?	
Flood Plain:	<b>No</b>		
Exposure:	<b>South</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify		<b>SCENIC</b>	

Lot Area

Acres:	<b>0.13</b>
Hect:	<b>0.05</b>
SqFt:	<b>5,745.00</b>
SqM:	<b>533.73</b>

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: **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: **Lane**  
Fencing: **Rail**  
Property in ALR/FLR: **No**  
  
Information Pkg: **No**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **LOT A, BLOCK 8, PLAN VAP2305, PART S1/2, DISTRICT LOT 50, NEW WESTMINSTER LAND DISTRICT, (EXPLANATORY PL 9009)**

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

Restrictions: **None**

Listing Broker 1: **RE/MAX Sabre Realty Group**

Listing Broker 2: **RE/MAX Sabre Realty Group**

Listing Broker 3:

**BUILD your future on this quiet, tree lined street in East Van's popular Killarney neighborhood. This prime 5,745 sqft (50x114.9) lot has potential for a 4,000+sqft detached home with secondary suite and a laneway home OR build a 4000 sqft duplex with a secondary suite (or lock off) on each side. Lane access for detached garages. See #2828 across the street for a detached home example with 3 legal residences. Close to schools, parks and bus. Subject to court approval. Sold "As is, where is". Building regulations to be confirmed with city hall. Buyer responsible for any applicable GST.**



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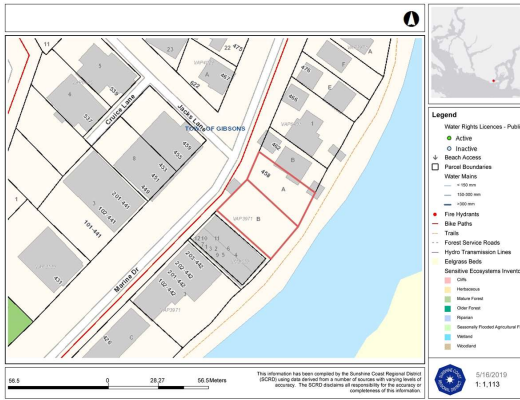
**Active**  
**R2371243**

Board: V  
Other

**458 & Lot B MARINE DRIVE**

Sunshine Coast  
Gibsons & Area  
V0N 1V0

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



Sold Date: Original Price: **\$1,499,000**  
 Frontage (feet): **85.00** Subdiv/Complex:  
 Meas. Type: **Feet** P.I.D.: **010-897-283**  
 Frontage (metres): Taxes: **\$17,967.54**  
 Depth: **85** For Tax Year: **2018**  
 Price/SqFt: Sub-Type: Zoning: **C8**  
 Sub-Type: Rezoneable?  
 Flood Plain:  
 Exposure: **Southeast**  
 Permitted Use:  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify **Ocean - Keats Island**

Lot Area	
Acres:	<b>0.16</b>
Hect:	<b>0.06</b>
SqFt:	<b>6,975.00</b>
SqM:	<b>648.00</b>

Sanitary Sewer: **Nearby**  
 Storm Sewer: **Nearby**  
 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:  
 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: **ADDITIONAL PID 009-446-958. LOT A BLOCKS D, H AND J DISTRICT LOT 686 PLAN 6401. LOT B (EXPLANATORY PLAN 6248) OF LOT 4 BLOCKS D,H AND J DISTRICT LOT 686 PLAN 3971**  
 Site Influences: **Central Location, Marina Nearby, Paved Road, Shopping Nearby, Waterfront Property**  
 Restrictions: **Right of Way, Restrictive Covenant**

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

**Prime Waterfront Commercial/Residential Property in the Heart of Lower Gibsons. Two legal esplanade waterfront lots being sold together, zoned C-8 for mixed commercial/residential use.**



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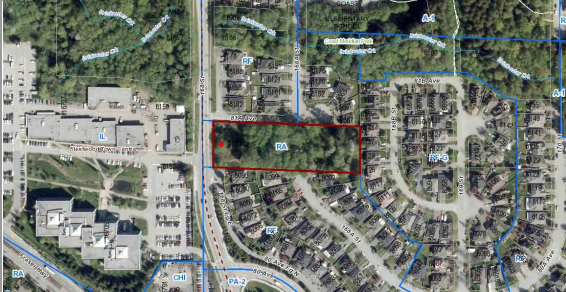
**Active**  
**R2373242**

Board: F  
Other

**8120 168 STREET**

Surrey  
Fleetwood Tynehead  
V4N 3G4

Land  
**\$4,999,000** (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:	<b>1.97</b>
Hect:	<b>0.80</b>
SqFt:	<b>85,882.50</b>
SqM:	<b>7,978.75</b>

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 Premier Realty**  
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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**Active**  
**R2386920**

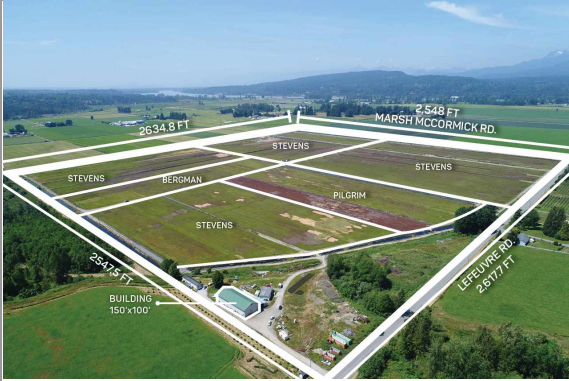
Board: F  
Other

**7765 LEFEUVRE ROAD**

Abbotsford  
Bradner  
V4X 2H3

Land  
**\$9,375,000** (LP)

(SP)



Sold Date: Original Price: **\$9,375,000**  
Frontage (feet): **2,611.00** Subdiv/Complex:  
Meas. Type: **Feet** P.I.D.: **013-331-230**  
Frontage (metres): Taxes: **\$2,019.46**  
Depth: **2695(155)** For Tax Year: **2018**  
Price/SqFt: Zoning: **A2**  
Sub-Type: Rezoneable?  
Flood Plain: **Yes**  
Exposure: **East**  
Permitted Use:  
Title to Land: **Freehold NonStrata**  
Tour:

Lot Area	
Acres:	<b>155.95</b>
Hect:	<b>63.11</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

View - Specify

**Mountain and Valley**

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, MANUFACTURED HOME REG.# 31790 DBL EXP #C8026637**

Site Influences:  
Restrictions: **None**

Listing Broker 1: **eXp Realty (Branch)**  
Listing Broker 2:  
Listing Broker 3:

**COURT ORDERED SALE - SOLD "AS IS, WHERE IS" 155.95 Acre Cranberry Farm with approx.120 acres planted in three varieties of cranberries; Pilgrim, Stevens & Bergman. Perfect location to build your dream with beautiful surrounding mountains and valleys views. The subject property has a full irrigation system, a large Farm Building (150' x 100') and two road frontage off Lefeuvre Road (2,611 ft) and Marsh McCormick Road (2,695 ft). Great location with easy access to Highway#1.**



Presented by:  
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**Active**  
**R2314368**

Board: F  
Other

**9564 ERICKSON STREET**

Mission  
Hatzic  
V2V 7C8

Land  
**\$16,800,000** (LP)



Sold Date: Original Price: **\$18,800,000**  
Frontage (feet): Subdiv/Complex:  
Meas. Type: **Feet** P.I.D.: **009-701-508**  
Frontage (metres): Taxes: **\$20,951.85**  
Depth: For Tax Year: **2017**  
Price/SqFt: Zoning: **RU16**  
Sub-Type: Rezoneable?  
Flood Plain:  
Exposure: **South**  
Permitted Use: **Mixed**  
Title to Land: **Freehold NonStrata**  
Tour:  
View - Specify **SW over Mission,**

Lot Area	
Acres:	<b>64.00</b>
Hect:	<b>25.90</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **City/Municipal**  
Electricity: **At Lot Line**  
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: **Allowed Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR:**No**  
  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure:  
Trees Logged: **No**

Legal: **PL NWP12372 LT 2 LD 36 SEC 35 TWP 17. EXCEPT PLAN 27083. LT 1,2,3 PL EPP36282 LD36 SEC35 TP17, PARCEL "B" REF PL3321 E1/2 OF N/W 1/4 SEC 35 TP 17 NWD, LT B SEC35 TP 17 NWD PL BCP49826. 029-242-037, 029-242-053, 013-381-377, 029-242-045,**

Site Influences:  
Restrictions: **None**

Listing Broker 1: **Colliers International**  
Listing Broker 2: **Colliers International**  
Listing Broker 3:

**64 acre development opportunity currently zoned RU16, a rural designation with a minimum lot size of 4 acres. Residential subdivision to RR7 zoning permitted under current OCP, minimum 1.73 acre lots. Potential for rezoning to higher density with OCP amendment. For more information contact brokers. Sale subject to Court Approval**