



Presented by:  
**Michele Cummins - PREC**  
 RE/MAX Little Oak Realty (Mission)  
 Phone: 778-885-4659  
 www.michelecummins.ca  
 mcummins@remax.net



**Active**  
**R2384638**

Board: N  
 Other

## DL 3370 MCCONACHIE ROAD

Fort Nelson (Zone 64)  
 Fort Nelson - Rural  
 VOC 1R0

Land  
**\$99,000** (LP)  
 (SP)



Sold Date:		Original Price:	<b>\$99,000</b>
Frontage (feet):	<b>0.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>024-609-706</b>
Frontage (metres):	<b>0.00</b>	Taxes:	<b>\$28.71</b>
Depth:	<b>0</b>	For Tax Year:	<b>2018</b>
Price/SqFt:		Zoning:	<b>A-1</b>
Sub-Type:		Rezoneable?	<b>No</b>
Flood Plain:	<b>No</b>		
Exposure:	<b>East</b>		
Permitted Use:	<b>Mixed</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify			

Lot Area	
Acres:	<b>289.97</b>
Hect:	<b>117.35</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
 Storm Sewer: **None**  
 Water Supply: **None**  
 Electricity: **Available**  
 Natural Gas: **Not Available**  
 Telephone Service: **Available Nearby**  
 Cable Service: **Not Available**  
 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: **Front**  
 Fencing: **Wire**  
 Property in ALR/FLR: **Yes - Agricultural Land Reserve**

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

Legal: **DISTRICT LOT 3370, PEACE RIVER DISTRICT**

Site Influences: **Gravel Road, Private Setting, Rural Setting**  
 Restrictions: **Timber Seal**

Listing Broker 1: **Northern Homes Real Estate**  
 Listing Broker 2:  
 Listing Broker 3:

**Rare opportunity to own a farm. Fenced pasture with dugouts and corrals to house livestock. Lots of land remaining to be cultivated. Power available.**



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**Active**  
**R2359743**

Board: H  
Other

**6969 MARBLE HILL ROAD**

Chilliwack  
Eastern Hillside  
V4Z 1J6

Land  
**\$279,900** (LP)  
(SP)



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: Rezonedable?  
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  
 V0N 1V0

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



Sold Date: Original Price: **\$289,900**  
 Frontage (feet): **170.00** Subdiv/Complex:  
 Meas. Type: **Feet** P.I.D.: **024-090-441**  
 Frontage (metres): Taxes: **\$1,942.49**  
 Depth: **300 IRR** For Tax Year: **2018**  
 Price/SqFt: Zoning: **R1**  
 Sub-Type: Rezoneable?  
 Flood Plain:  
 Exposure: **Southeast**  
 Permitted Use:  
 Title to Land: **Freehold NonStrata**  
 Tour:

Lot Area

Acres: **1.08**  
 Hect: **0.44**  
 SqFt: **47,045.00**  
 SqM: **4,370.62**

View - Specify **Ocean View**

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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<b>Active</b> <b>R2396798</b>	<b>Lot 1 MARINE DRIVE</b>	Land <b>\$309,900</b> (LP) (SP)																																																										
Board: V Other	Sunshine Coast Gibsons & Area VON 1V0																																																											
	<table border="0"> <tr> <td>Sold Date:</td> <td></td> <td>Original Price:</td> <td><b>\$309,900</b></td> </tr> <tr> <td>Frontage (feet):</td> <td><b>170.00</b></td> <td>Subdiv/Complex:</td> <td></td> </tr> <tr> <td>Meas. Type:</td> <td><b>Feet</b></td> <td>P.I.D.:</td> <td><b>024-090-433</b></td> </tr> <tr> <td>Frontage (metres):</td> <td></td> <td>Taxes:</td> <td><b>\$2,013.36</b></td> </tr> <tr> <td>Depth:</td> <td><b>IRR</b></td> <td>For Tax Year:</td> <td><b>2018</b></td> </tr> <tr> <td>Price/SqFt:</td> <td></td> <td>Zoning:</td> <td><b>R1</b></td> </tr> <tr> <td>Sub-Type:</td> <td></td> <td>Rezoneable?</td> <td></td> </tr> <tr> <td>Flood Plain:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exposure:</td> <td><b>Southeast</b></td> <td></td> <td></td> </tr> <tr> <td>Permitted Use:</td> <td><b>House/Single Family</b></td> <td></td> <td></td> </tr> <tr> <td>Title to Land:</td> <td><b>Freehold NonStrata</b></td> <td></td> <td></td> </tr> <tr> <td>Tour:</td> <td></td> <td></td> <td></td> </tr> </table>	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>R1</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:				<table border="0"> <tr> <td colspan="2">Lot Area</td> </tr> <tr> <td>Acres:</td> <td><b>1.27</b></td> </tr> <tr> <td>Hect:</td> <td><b>0.51</b></td> </tr> <tr> <td>SqFt:</td> <td><b>55,190.00</b></td> </tr> <tr> <td>SqM:</td> <td><b>5,127.32</b></td> </tr> </table>	Lot Area		Acres:	<b>1.27</b>	Hect:	<b>0.51</b>	SqFt:	<b>55,190.00</b>	SqM:	<b>5,127.32</b>
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SqM:	<b>5,127.32</b>																																																											
View - Specify	<b>Water</b>																																																											
Sanitary Sewer: <b>None</b> Storm Sewer: <b>None</b> Water Supply: <b>City/Municipal</b> Electricity: <b>Nearby</b> Natural Gas: <b>Nearby</b> Telephone Service: <b>Available Nearby</b> Cable Service: <b>Available Nearby</b> Prospectus: <b>Not Required</b> Develop Permit?: <b>No</b> Bldg Permit Apprv: <b>No</b> Building Plans: <b>Not Available</b> Perc Test Avail: Perc Test Date:	Property Access: <b>Road Access</b> Parking Access: Fencing: Property in ALR/FLR:  Information Pkg: <b>Yes</b> Sign on Property: Sketch Attached: <b>Yes</b> Property Disclosure: <b>No</b> Trees Logged: <b>No</b>																																																											
Legal: <b>LOT 1 BLOCK B DISTRICT LOT 694 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP37260</b>																																																												
Site Influences: Restrictions: <b>Restrictive Covenant</b>																																																												
Listing Broker 1: <b>RE/MAX Oceanview Realty</b> Listing Broker 2: Listing Broker 3:																																																												
<b>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.</b>																																																												





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**Active**  
**R2421548**

Board: H  
 Other

**46705 UPLANDS ROAD**

Sardis  
 Promontory  
 V2R 4W2

Land  
**\$359,900** (LP)  
 (SP)



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

Lot Area	
Acres:	<b>0.27</b>
Hect:	<b>0.11</b>
SqFt:	<b>11,934.00</b>
SqM:	<b>1,108.70</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: **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**  
**R2375264**

Board: N  
Other

**DL 5110 HOOVER BAY ROAD**

100 Mile House (Zone 10)  
Canim/Mahood Lake  
V0K 1J0

Land  
**\$457,000** (LP)  
(SP)



Sold Date:		Original Price:	<b>\$457,000</b>
Frontage (feet):	<b>1,350.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>013-420-038</b>
Frontage (metres):	<b>0.00</b>	Taxes:	<b>\$26.43</b>
Depth:	<b>1350</b>	For Tax Year:	<b>2018</b>
Price/SqFt:		Zoning:	<b>RR1</b>
Sub-Type:		Rezoneable?	
Flood Plain:	<b>Exempt</b>		
Exposure:	<b>South</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify	<b>SOUTH-FACING</b>		

Lot Area	
Acres:	<b>27.50</b>
Hect:	<b>11.13</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **None**  
Electricity: **Nearby**  
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: **No**  
Perc Test Date:

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

Legal: **DISTRICT LOT 5110 LILLOOET LAND DISTRICT HOOVER BAY**

Site Influences: **Private Setting, Rural Setting, Treed, Waterfront Property**  
Restrictions: **None**

Listing Broker 1: **NAI Commercial**  
Listing Broker 2: **NAI Commercial**  
Listing Broker 3:

**Court-ordered Sale. 27.5 acres of south-facing waterfront on Canim Lake. All offers are subject to court approval.**



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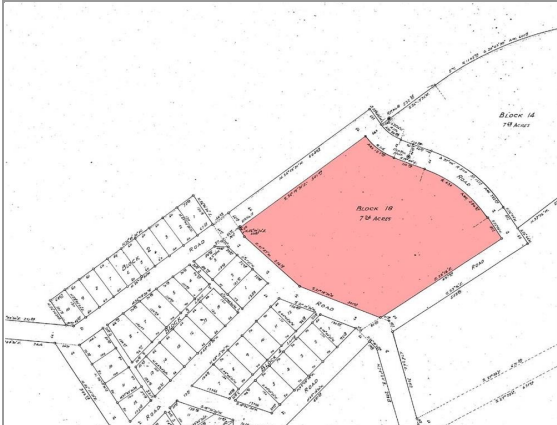
**Active**  
**R2356804**

Board: N  
Other

**BLK 18 ALDER AVENUE**

Prince Rupert (Zone 52)  
Port Edward  
V0V 1G0

Land  
**\$549,000** (LP)  
(SP)



Sold Date: Original Price: **\$549,000**  
Frontage (feet): **0.00** Subdiv/Complex:  
Meas. Type: **Feet** P.I.D.: **012-439-282**  
Frontage (metres): **0.00** Taxes: **\$5,642.70**  
Depth: **0** For Tax Year: **2018**  
Price/SqFt: Zoning: **RM3**  
Sub-Type: Rezzoneable?  
Flood Plain:  
Exposure: **Northwest**  
Permitted Use: **Other**  
Title to Land: **Freehold NonStrata**  
Tour:  
View - Specify

Lot Area	
Acres:	<b>7.24</b>
Hect:	<b>2.93</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **Available**  
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:  
Property in ALR/FLR: **No**  
  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **Yes**  
Property Disclosure: **Yes**  
Trees Logged: **No**

Legal: **BLOCK 18 DISTRICT LOT 446 RANGE 5 COAST DISTRICT PLAN 3005 KURPIL'S MANUFACTURED HOME PARK MHP ROLL # 25-564-00303.000**

Site Influences:

Restrictions: **Other**

Listing Broker 1: **Realty Executives Pr. Rupert**  
Listing Broker 2:  
Listing Broker 3:

**Amazing Opportunity! This 7.24-acre parcel of partially-cleared land could be a great development opportunity! Situated in the quiet community of Port Edward, you are just steps away from the marina, ocean and stunning natural surroundings. Currently zoned RM3 (Manufactured Home Park). More information available.**



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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:	<b>\$699,000</b>
Frontage (feet):	Subdiv/Complex:	<b>Heritage Hills Waterfront</b>
Meas. Type:	P.I.D.:	<b>011-984-864</b>
Frontage (metres):	Taxes:	<b>\$5,143.41</b>
Depth:	For Tax Year:	<b>2019</b>
Price/SqFt:	Zoning:	<b>CDA</b>
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure:	<b>East</b>	
Permitted Use:		
Title to Land:	<b>Freehold NonStrata</b>	
Tour:	<b>Virtual Tour URL</b>	
View - Specify	<b>waterfront</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: **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**  
**R2423539**

Board: V  
 Other

**524 MARINE DRIVE**

Sunshine Coast  
 Roberts Creek  
 V0N 1V1

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



Sold Date:	Original Price:	<b>\$699,000</b>
Frontage (feet):	Subdiv/Complex:	<b>Heritage Hills Waterfront</b>
Meas. Type:	P.I.D.:	<b>011-984-830</b>
Frontage (metres):	Taxes:	<b>\$4,723.15</b>
Depth:	For Tax Year:	<b>2019</b>
Price/SqFt:	Zoning:	<b>CDA</b>
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure:	<b>East</b>	
Permitted Use:		
Title to Land:	<b>Freehold NonStrata</b>	
Tour:	<b>Virtual Tour URL</b>	
View - Specify	<b>waterfront</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: **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**  
**R2422571**

Board: V  
Other

**2530 BLACKWATER ROAD**

Pemberton  
Devine  
V0N 2L0

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



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

Lot Area	
Acres:	<b>118.90</b>
Hect:	<b>48.12</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

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.**



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**Active**  
**R2375170**

Board: N  
Other

**DL 2067 HOOVER BAY ROAD**

100 Mile House (Zone 10)  
Canim/Mahood Lake  
V0K 1J0

Land  
**\$856,000** (LP)  
(SP)



Sold Date:		Original Price:	<b>\$856,000</b>
Frontage (feet):	<b>2,600.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>013-316-907</b>
Frontage (metres):		Taxes:	<b>\$50.48</b>
Depth:	<b>2500</b>	For Tax Year:	<b>2018</b>
Price/SqFt:		Zoning:	<b>RA-1</b>
Sub-Type:		Rezoneable?	
Flood Plain:	<b>Exempt</b>		
Exposure:	<b>South</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify	<b>SOUTH-FACING</b>		

Lot Area	
Acres:	<b>160.00</b>
Hect:	<b>64.75</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **None**  
Electricity: **Nearby**  
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: **No**  
Perc Test Date:

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

Legal: **DISTRICT LOT 2067, LILLOOET DISTRICT**

Site Influences: **Private Setting, Rural Setting, Treed, Waterfront Property**  
Restrictions: **None**

Listing Broker 1: **NAI Commercial**  
Listing Broker 2: **NAI Commercial**  
Listing Broker 3:

**Court ordered sale. 160 acres of south-facing waterfront on Canim Lake. All offers are subject to Court approval.**



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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:	<b>\$1,098,000</b>
Frontage (feet):	Subdiv/Complex:	
Meas. Type:	P.I.D.:	<b>015-555-411</b>
Frontage (metres):	Taxes:	<b>\$4,442.43</b>
Depth:	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

**New St. Paul's Hosp. Site**

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**  
**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: **No**  
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 International 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**  
**R2409999**

Board: H  
 Other

**43740-43768 ALAMEDA DRIVE**

Chilliwack  
 Chilliwack Mountain  
 V2R 0J9

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



Sold Date:		Original Price:	<b>\$999,000</b>
Frontage (feet):	<b>150.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>026-867-826</b>
Frontage (metres):		Taxes:	<b>\$2,339.47</b>
Depth:		For Tax Year:	<b>2018</b>
Price/SqFt:		Zoning:	<b>R1C</b>
Sub-Type:		Rezoneable?	<b>No</b>
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>FRASER RIVER</b>		

Lot Area	
Acres:	<b>0.46</b>
Hect:	<b>0.18</b>
SqFt:	<b>19,820.00</b>
SqM:	<b>1,841.34</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: **Available Through L.B.**  
 Develop Permit?: **Yes**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Available**  
 Perc Test Avail: **No**  
 Perc Test Date:

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

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

Legal: **PIDS: 026-867-800, 026-867-818 LOT 3, 4, 5, PLAN BCP26831, SECTION 27, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Cul-de-Sac**

Restrictions: **Engineered Foundation Req, Subj. to Final Approval**

Listing Broker 1: **Royal LePage - Brookside Realty**

Listing Broker 2: **Royal LePage - Brookside Realty**

Listing Broker 3:

**AMAZING UNOBSTRUCTED views of the Fraser River from this lot!! Contact listing agent for more info.**





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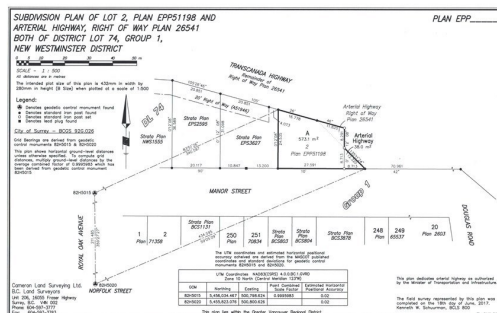
**Active**  
**R2405038**

Board: V  
Other

**5499 MANOR STREET**

Burnaby North  
Central BN  
V5G 1B6

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



Sold Date:  
Frontage (feet): **120.00**  
Meas. Type: **Feet**  
Frontage (metres):  
Depth: **80.51**  
Price/SqFt:  
Sub-Type:  
Flood Plain:  
Exposure: **South**  
Permitted Use:  
Title to Land: **Freehold NonStrata**  
Tour:  
View - Specify

Original Price: **\$999,900**  
Subdiv/Complex:  
P.I.D.: **029-680-841**  
Taxes: **\$3,717.23**  
For Tax Year: **2019**  
Zoning: **R5**  
Rezoneable?

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**  
**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:	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**  
**R2423046**

Board: F  
Other

### 12411 114 AVENUE

North Surrey  
Bridgeview  
V6N 2W9

Land  
**\$1,099,000** (LP)  
(SP)



Sold Date:		Original Price:	<b>\$1,099,000</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:	<b>Virtual Tour URL</b>		
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 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.**



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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:	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.**



Presented by:  
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<b>Active</b> <b>R2303767</b> Board: V Other	<b>LT 31 SAKINAW RIDGE DRIVE</b> Sunshine Coast Pender Harbour Egmont V0N 1S1		Land <b>\$1,200,000</b> (LP) (SP)										
	Sold Date: Frontage (feet): Meas. Type: <b>Feet</b> Frontage (metres): Depth: Price/SqFt: Sub-Type: Flood Plain: Exposure: <b>South</b> Permitted Use: Title to Land: <b>Freehold NonStrata</b> Tour:	Original Price: <b>\$1,200,000</b> Subdiv/Complex: <b>Sakinaw Ridge</b> P.I.D.: <b>026-674-831</b> Taxes: <b>\$3,865.25</b> For Tax Year: <b>2018</b> Zoning: <b>RU-1</b> Rezoneable?	<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td><b>65.00</b></td> </tr> <tr> <td>Hect:</td> <td><b>26.30</b></td> </tr> <tr> <td>SqFt:</td> <td><b>2,831,400.00</b></td> </tr> <tr> <td>SqM:</td> <td><b>263,045.67</b></td> </tr> </tbody> </table>	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>
	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>												
View - Specify <b>Great views in spots</b>													
Sanitary Sewer: <b>Nearby</b> Storm Sewer: <b>None</b> Water Supply: <b>City/Municipal</b> Electricity: <b>Nearby</b> Natural Gas: <b>Not Available</b> Telephone Service: <b>Available Nearby</b> Cable Service: <b>Available Nearby</b> Prospectus: <b>Not Required</b> Develop Permit?: <b>No</b> Bldg Permit Apprv: <b>No</b> Building Plans: <b>Not Available</b> Perc Test Avail: Perc Test Date:	Property Access: <b>Road Access</b> Parking Access: Fencing: Property in ALR/FLR:  Information Pkg: <b>Yes</b> Sign on Property: Sketch Attached: <b>No</b> Property Disclosure: <b>Yes</b> Trees Logged: <b>No</b>												
Legal: <b>PL BCP23871 LT 31 LD 36. DISTRICT LOT 3921/3922, GROUP 1.</b> Site Influences: <b>Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby</b> Restrictions: <b>None</b>													
Listing Broker 1: <b>Royal LePage Sussex</b> Listing Broker 2: <b>Landquest Realty Corp (100M)</b> Listing Broker 3:													
<b>"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.</b>													





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**Active**  
**R2411340**  
Board: V  
Other

**2825 E 43RD AVENUE**

Vancouver East  
Killarney VE  
V5R 2Z1

Land  
**\$1,399,900** (LP)  
(SP)



Sold Date:		Original Price:	<b>\$1,399,900</b>
Frontage (feet):	<b>5,745.00</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:

**Opportunity knocking on this diamond in the rough! Welcome to the Heart of Killarney! This large 5700 PLUS sq.ft. lot has Laneway House potential! Close to everything you need, schools, parks and public transportation. 50 foot frontage by 114.9 depth on this prime quiet street with lane access. Subject to Court Approval. Sold As Is Where Is.**



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<b>Active</b> <b>R2418209</b> Board: F Other	<b>14500 59 AVENUE</b> Surrey Sullivan Station V3S 7B5	Land <b>\$1,999,000</b> (LP) (SP)
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**NO IMAGE  
AVAILABLE**

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)  
(SP)



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 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.**



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**Active**  
**R2422812**

Board: V  
 Other

**12871 STEVESTON HIGHWAY**

Richmond  
 East Richmond  
 V6W 1A5

Land  
**\$6,900,000** (LP)  
 (SP)



Sold Date:  
 Frontage (feet): **1,368.00**  
 Meas. Type: **Feet**  
 Frontage (metres):  
 Depth: **1255**  
 Price/SqFt:  
 Sub-Type:  
 Flood Plain: **Yes**  
 Exposure: **South**  
 Permitted Use: **Other**  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 Original Price: **\$6,900,000**  
 Subdiv/Complex:  
 P.I.D.: **013-069-241**  
 Taxes: **\$37,870.64**  
 For Tax Year: **2019**  
 Zoning: **AG-1**  
 Rezoneable?

Lot Area	
Acres:	<b>35.39</b>
Hect:	<b>14.32</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

View - Specify

**NORTH SHORE**

Sanitary Sewer: **Available**  
 Storm Sewer: **Available**  
 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: **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: **Yes**  
 Trees Logged: **No**

Legal: **BLOCK 4N, PART SE1/4, SECTION 31, RANGE 5W, NEW WESTMINSTER LAND DISTRICT, EXC B/L 66269, SRW 21305, 0.08 AC HWY & SRW 60799 \*\*DBLE EXP; ALSO LISTED ON MLS AS AGRI-BUS C8028008\***  
 Site Influences: **Central Location, Cleared, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**  
 Restrictions: **Right of Way**

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

**This property is well priced & has a prime location! 35+ acres of farm lan din the heart of Richmond on the corner of Hwy 99 and Steveston Hwy. This property would thrive with an unlimited amount of cash crop opportunities. Ask for an info package today!**



Presented by:

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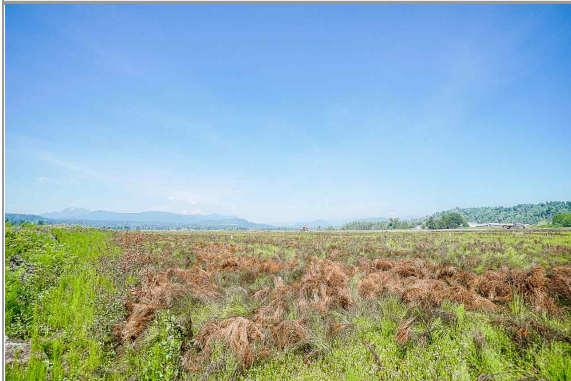
**Active**  
**R2386920**

Board: F  
Other

### 7765 LEFEUVRE ROAD

Abbotsford  
Bradner  
V4X 2H3

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



Sold Date:		Original Price:	<b>\$9,375,000</b>
Frontage (feet):	<b>2,611.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>013-331-230</b>
Frontage (metres):		Taxes:	<b>\$2,019.46</b>
Depth:	<b>2695(155.</b>	For Tax Year:	<b>2018</b>
Price/SqFt:		Zoning:	<b>A2</b>
Sub-Type:		Rezoneable?	
Flood Plain:	<b>Yes</b>		
Exposure:	<b>East</b>		
Permitted Use:			
Title to Land:	<b>Freehold NonStrata</b>		
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: **Not Available**  
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 Lefevre Road (2,611 ft) and Marsh McCormick Road (2,695 ft). Great location with easy access to Highway#1.**





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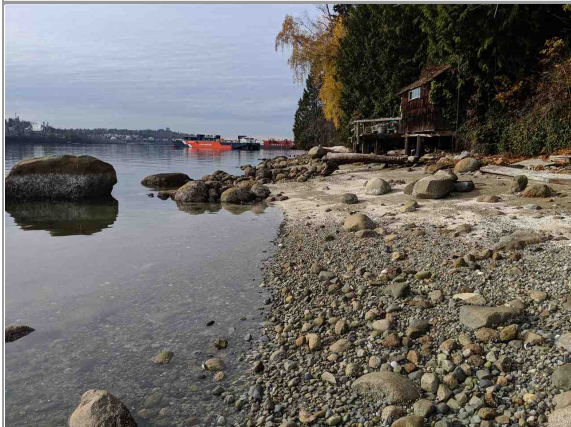
**Active**  
**R2416955**

Board: V  
 Other

**3715 DOLLARTON HIGHWAY**

North Vancouver  
 Roche Point  
 V7G 1A1

Land  
**\$9,800,000** (LP)  
 (SP)



Sold Date: Original Price: **\$9,800,000**  
 Frontage (feet): **185.50** Subdiv/Complex:  
 Meas. Type: **Feet** P.I.D.: **029-357-853**  
 Frontage (metres): Taxes: **\$20,822.87**  
 Depth: **228.7** For Tax Year: **2019**  
 Price/SqFt: Zoning: **RS3**  
 Sub-Type: Rezoneable?  
 Flood Plain:  
 Exposure: **South**  
 Permitted Use: **House/Single Family**  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify **Waterfront property**

Lot Area  
 Acres: **1.32**  
 Hect: **0.53**  
 SqFt: **57,529.00**  
 SqM: **5,344.62**

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

Legal: **LOT B, PLAN EPP34570, DISTRICT LOT 230, GROUP 1, NEW WESTMINSTER LAND DISTRICT**  
 Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**  
 Restrictions: **Right of Way, Easement, Restrictive Covenant**

Listing Broker 1: **Macdonald Realty**  
 Listing Broker 2:  
 Listing Broker 3:

**Opportunity to develop this lovely 1.32 Acre waterfront property on Dollarton Hwy. The property was previously approved for a 6 lot bare land strata subdivision. Great potential to hold for future rezoning or develop now into a single family lot subdivision. Luxury waterfront homes nearby as well as Cates Landing (Polygon multifamily development).**