



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

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2397851**

Board: F  
House/Single Family

**12693 114B AVENUE**

North Surrey  
Bridgeview  
V3V 3P6

Residential Detached

**\$510,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size:  
Lot Area (sq.ft.): **5,012.00**  
Flood Plain:  
Rear Yard Exp:  
Council Apprv?:  
If new, GST/HST inc?:

Frontage (feet): **0.00**  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$510,000**  
Approx. Year Built: **1955**  
Age: **64**  
Zoning: **RES**  
Gross Taxes: **\$2,241.53**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **011-577-274**  
Tour:

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

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: Covered Parking: **0** Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **LOT 13, BLOCK L, PLAN NWP469, SECTION 5&8, RANGE 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 15'5			x			x
Main	Bedroom	10'5 x 8'5			x			x
Main	Bedroom	11'5 x 11'			x			x
Main	Kitchen	12' x 14'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>763</b>	# of Rooms:	<b>4</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3				Pool:
Finished Floor (Total):	<b>763 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5				Grg Dr Ht:
Grand Total:	<b>763 sq. ft.</b>	Basement: <b>Crawl</b>		6				
				7				
				8				

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

**Court order sale, house of little value. New roof required, furnace not working and source of heat is a wood burning stove. Open House Saturday August 31st 1-3PM**



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**Active**  
**R2389465**  
Board: F  
House/Single Family

**2448 127B STREET**

South Surrey White Rock  
Crescent Bch Ocean Pk.  
V4A 8H4

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$1,099,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1986</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>2</b>	Age: <b>33</b>
Lot Area (sq.ft.): <b>7,165.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,602.28</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>003-742-725</b>
			Tour:

View: **No :**  
Complex / Subdiv: **CEDAR LANE**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **Community**

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal, Community**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No : SOLD AS IS AT POSSESSION**  
Fixtures Rmvd: **No : SOLD AS IS AT POSSESSION**  
Floor Finish: **Laminate, Mixed**

Legal: **LOT 5 SECTION 19 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 71433**

Amenities:

Site Influences: **Cul-de-Sac, Lane Access, Private Setting, Private Yard, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 12'2			x			x
Main	Dining Room	11'0 x 9'2			x			x
Main	Kitchen	12'5 x 11'4			x			x
Main	Family Room	14'3 x 11'4			x			x
Main	Master Bedroom	15'0 x 12'0			x			x
Main	Bedroom	11'10 x 9'0			x			x
Main	Bedroom	12'0 x 8'10			x			x
Main	Laundry	5'0 x 3'0			x			x
Main	Media Room	16'3 x 11'0			x			x
		x			x			x

Finished Floor (Main):	<b>1,542</b>	# of Rooms:	<b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,542 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Grand Total:	<b>1,542 sq. ft.</b>	Basement: <b>Crawl</b>		6				
				7				
				8				

Listing Broker(s): **Royal LePage West R.E.S.**

**WOW!!! Prime Cedar Lane area one level rancher style home. Located on a great cul-de-sac level lot with a lane in the back. Layout offer the formal living and dining room with vaulted ceiling, high vaulted entry foyer, kitchen has raised oak cabinets with walk out slider to back sundeck and kid/pet friendly fenced rear yard, sunken family room with fireplace, master bedroom is huge and offers a stylish ensuite, vaulted/angle style ceilings, Dbl garage has one stall converted to a games or media room. Home is in good shape but is in need of your updating. Great Crescent Park area and all that it offers.**



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**KW ELITE REALTY**  
KELLERWILLIAMS

**Active**  
**R2390447**

Board: F  
House/Single Family

**12651 15 AVENUE**

South Surrey White Rock  
Crescent Bch Ocean Pk.  
V4A 1K2

Residential Detached

**\$1,049,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$1,098,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1972</b>
Depth / Size: <b>100</b>	Bathrooms:	<b>3</b>	Age: <b>47</b>
Lot Area (sq.ft.): <b>5,000.00</b>	Full Baths:	<b>2</b>	Zoning: <b>CD-SFD</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,024.00</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-798-285</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: PEEKABOO OCEAN**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Completely**  
# of Fireplaces: **1**  
Fireplace Fuel: **Electric**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Other**

Reno. Year: **2016**  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**

Metered Water:

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Open**

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

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No : SOLD AS IS AT POSSESSION**  
Fixtures Rmvd: **: SOLD AS IS AT POSSESSION**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 16 BLOCK 14 SECTION 7 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2834**

Amenities:

Site Influences: **Private Setting, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 6'0	Bsmt	Office	12'8 x 10'9			x
Main	Living Room	14'0 x 13'5			x			x
Main	Dining Room	13'6 x 11'4			x			x
Main	Kitchen	13'9 x 13'6			x			x
Main	Laundry	8'8 x 5'9			x			x
Main	Master Bedroom	13'0 x 11'9			x			x
Main	Bedroom	10'0 x 10'0			x			x
Bsmt	Media Room	9'0 x 6'6			x			x
Bsmt	Recreation	18'6 x 13'0			x			x
Bsmt	Bedroom	12'10 x 11'9			x			x

Finished Floor (Main):	<b>1,307</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>725</b>	Suite: <b>None</b>	3	Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,032 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	5				Grg Dr Ht:
Grand Total:	<b>2,032 sq. ft.</b>	Basement: <b>None</b>	6				
		Beds not in Basement: <b>2</b>	7				
			8				

Listing Broker(s): **Royal LePage West R.E.S.**

**WOW!!! Ocean park. Fully remodeled home boasts lots of upgrades: polished stone and ceramics throughout, oak hardwoods, flat ceilings, recessed lighting plus so much more. Level fenced lot with patios and sundeck to enjoy the mature landscaping and sunny spot with tall trees all around. Bright and open home has unique angled ceilings. Living room with fireplace, large dining room with access to very sunny deck with peekaboo ocean view. Entertainers custom kitchen w/quartz counters, large working island, gas stove, Master suite with spa like 5pc. en-suite, laundry with extra storage and folding top. Basement offers, media area, perfect for the kids computer spot, office is easily a bedroom, large rec-room for movie night. This home offers so much and shows pride of ownership. Hurry.**



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**Active**  
**R2396253**  
Board: F  
House/Single Family

**1112 160 STREET**  
South Surrey White Rock  
King George Corridor  
V4A 4W7

Residential Detached

**\$1,050,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>54.00</b>	Original Price: <b>\$1,050,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1920</b>
Depth / Size: <b>190</b>	Bathrooms:	<b>2</b>	Age: <b>99</b>
Lot Area (sq.ft.): <b>10,285.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,861.99</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-736-972</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**  
Parking: **None**  
Dist. to Public Transit: **Nearby** Dist. to School Bus: **2 blocks**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PARCEL 2 OF B, PLAN NWP2817, PART SW1/4, SECTION 12, TOWNSHIP 1, LD 36, PCL 2 (REF 12339) PCL B (REF 4561)**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Bsmt	Bedroom	14' x 8'			x
Main	Kitchen	15'6" x 11'	Bsmt	Den	12' x 8'			x
Main	Den	10' x 8'			x			x
Main	Master Bedroom	12' x 8'			x			x
Main	Laundry	11' x 5'4"			x			x
Main	Other	14' x 7'			x			x
Above	Bedroom	10' x 8'			x			x
Above	Bedroom	10' x 10'			x			x
Bsmt	Living Room	18' x 9'			x			x
Bsmt	Kitchen	8' x 5'8"			x			x

Finished Floor (Main):	<b>1,217</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>427</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,069</b>	# of Levels: <b>3</b>	2	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>2,713 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>1</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>2,713 sq. ft.</b>		7				
			8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**Located along the King George Corridor in the community of South Surrey, on the east side of 160th Street, south of 12th Avenue**





Presented by:  
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**Active**  
**R2390985**  
Board: F  
House/Single Family

**17358 1A AVENUE**

South Surrey White Rock  
Pacific Douglas  
V3S 9P9

Residential Detached

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

(SP)



Sold Date: Frontage (feet): **45.00** Original Price: **\$1,098,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2011**  
Depth / Size: **60** Bathrooms: **4** Age: **8**  
Lot Area (sq.ft.): **3,487.00** Full Baths: **3** Zoning: **RF12**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,519.21**  
Rear Yard Exp: **South** For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-361-896**  
Tour: **Virtual Tour URL**

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

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

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus: **1 block**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 149 BLOCK 1N PLAN BCP33476 SECTION 32 RANGE 1E LAND DISTRICT 36**

Amenities: **Air Cond./Central, Garden, In Suite Laundry, Storage**

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Microwave, Sprinkler - Inground, Vacuum**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 10'	Below	Bedroom	11' x 10'			x
Main	Dining Room	10' x 10'	Below	Media Room	24'6 x 13'4			x
Main	Kitchen	14'6 x 12'	Below	Recreation	17'3 x 15'6			x
Main	Family Room	17'6 x 16'			x			x
Main	Eating Area	10'6 x 6'6			x			x
Above	Master Bedroom	16' x 15'6			x			x
Above	Walk-In Closet	8'6 x 5'3			x			x
Above	Bedroom	13'3 x 10'3			x			x
Above	Bedroom	11' x 8'6			x			x
Above	Office	10'3 x 8'			x			x

Finished Floor (Main): **1,017**  
Finished Floor (Above): **985**  
Finished Floor (Below): **1,426**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,428 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **3,428 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Fully Finished**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

**QUALITY built 4 bed/4 bath plus den ,family home in desirable Summerfield, South Surrey. Boasting over 3,400 sq.ft of living space, this open concept home features a GOURMET KITCHEN w/oversized entertainers island and S/S appls, large family room w/gas fireplace and dedicated dining and living rooms. Gorgeous Master bedroom w/vaulted ceilings, walk-in closet & SPA-LIKE ensuite with soaker tub, rain shower and heated floors. FINISHED BASEMENT with large rec/theatre room, bar and potential for 1 bedroom suite w/ separate entry. Double Garage and SOUTH facing backyard with patio and gas hookup for BBQ. Only 5 min to White Rock, US Border, shopping, restaurants & Hwy 99. Great Family home and neighborhood. Brand new school currently being built just few minutes walk away.**



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**Active**  
**R2396170**  
Board: F  
House/Single Family

**158 172 STREET**  
South Surrey White Rock  
Pacific Douglas  
V3Z 9R2

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>66.30</b>	Original Price: <b>\$1,100,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1958</b>
Depth / Size: <b>125.5</b>	Bathrooms:	<b>2</b>	Age: <b>61</b>
Lot Area (sq.ft.): <b>8,334.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RF</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,513.43</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>027-360-831</b>
			Tour:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 63, BLOCK 1N, PLAN BCP33476, SECTION 32, RANGE 1E, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 12'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Kitchen	13'8 x 9'			x			x
Above	Master Bedroom	12' x 12'			x			x
Above	Bedroom	8' x 9'			x			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	9'8 x 8'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,464</b>	# of Rooms:	<b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>954</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3				Pool:
Finished Floor (Total):	<b>2,418 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>		6				
Grand Total:	<b>2,418 sq. ft.</b>			7				
				8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**COURT-ORDERED SALE: A unique opportunity to own in the heart of the community of PACIFIC DOUGLAS, prominently situated on the southeast corner of 172nd Street and 2nd Avenue, minutes from the USA border. The properties are designated "Urban" in the Official Community Plan (OCP) and "Commercial/Residential" in the Douglas NCP, which is intended to support a small neighbourhood-oriented, commercial node providing street-oriented commercial services with apartment units above. HOLD OR DEVELOP in strategic Pacific Douglas. The neighbour property (172 172 Street) is also for sale - a great chance to purchase together and land assemble a rare opportunity!**



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

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**Active**  
**R2396246**

Board: F  
House/Single Family

**172 172 STREET**

South Surrey White Rock  
Pacific Douglas  
V3Z 9R2

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>66.30</b>	Original Price: <b>\$1,100,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1953</b>
Depth / Size: <b>125.8</b>	Bathrooms:	<b>2</b>	Age: <b>66</b>
Lot Area (sq.ft.): <b>8,346.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RF</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,458.16</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>027-961-346</b>
			Tour:

View: :

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stone, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 1, PLAN BCP41475, SECTION 32, RANGE 1E, LD 36**

Amenities:

Site Influences: **Golf Course Nearby, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 12'			x			x
Main	Dining Room	12' x 8'			x			x
Main	Kitchen	11' x 12'			x			x
Main	Family Room	15' x 10'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	11' x 13'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,164</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>1,164 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,164 sq. ft.</b>		7				
			8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**COURT-ORDERED SALE: A unique opportunity to own in the heart of the community of PACIFIC DOUGLAS, prominently situated on the southeast corner of 172nd Street and 2nd Avenue, minutes from the USA border. The properties are designated "Urban" in the Official Community Plan (OCP) and "Commercial/Residential" in the Douglas NCP, which is intended to support a small neighbourhood-oriented, commercial node providing street-oriented commercial services with apartment units above. HOLD OR DEVELOP in strategic Pacific Douglas. The neighbour property (158 172 Street) is also for sale - a great chance to purchase together and land assemble a rare opportunity!**





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**KW ELITE REALTY**  
KELLERWILLIAMS

**Active**  
**R2396262**

Board: F  
House/Single Family

**16025 16 AVENUE**

South Surrey White Rock  
King George Corridor  
V4A 1S3

Residential Detached

**\$1,300,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>90.49</b>	Original Price: <b>\$1,300,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1950</b>
Depth / Size: <b>92.25</b>	Bathrooms:	<b>3</b>	Age: <b>69</b>
Lot Area (sq.ft.): <b>8,604.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SF</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,634.22</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-559-919</b>
			Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **Community**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s), Rooftop Deck**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **0** Covered Parking: **0** Parking Access: **Front, Side**  
Parking: **DetachedGrge/Carport, Open**

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

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

Legal: **LOT E1/2 23, PLAN NWP9660, SECTION 13, TOWNSHIP 1, LD 36, EXCEPT PLAN B/L 57593**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 24'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Kitchen	20' x 6'			x			x
Main	Eating Area	7' x 4'			x			x
Main	Foyer	10' x 6'			x			x
Main	Storage	4' x 3'			x			x
Above	Master Bedroom	15' x 12'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Den	9' x 8'			x			x

Finished Floor (Main):	<b>764</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>764</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Above</b>	<b>2</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>1,528 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,528 sq. ft.</b>		7				
			8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**COURT-ORDERED SALE: A unique opportunity to OWN, HOLD or BUILD along the King George Corridor in the community of Sunnyside, prominently located on the north side of 16th Avenue, east of 160th Street. The City of Surrey Official Community Plan designates the General Land use for the property as Low Density Multi-Residential (10 U.P.A.) within the King George Highway Corridor Development Concept Plan. The properties are designated "Urban" in the Official Community Plan (OCP) and "Townhouse" in the King George Highway Corridor NCP, which is intended to support a small neighbourhood-oriented, street-oriented residential dwellings. The current "Townhouse" designations permits up to 15 units per acre. Call for more details.**





Presented by:  
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**Active**  
**R2383091**  
Board: F  
House/Single Family

**11018 161A STREET**

North Surrey  
Fraser Heights  
V4N 4Y1

Residential Detached

**\$1,359,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>37.02</b>	Original Price: <b>\$1,359,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2007</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>5</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>5,978.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RF</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$5,585.06</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>026-068-940</b>
			Tour: <b>Virtual Tour URL</b>

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Brick, Frame - Wood**  
Exterior: **Mixed, Stone, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**  
Type of Roof: **Tile - Concrete**

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

Metered Water:

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Garage; Double**

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

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 20, BLOCK 5N, PLAN BCP13373, SECTION 14, RANGE 1W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Pantry, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'6	Bsmt	Family Room	17' x 14'6			x
Main	Kitchen	9' x 15'	Bsmt	Bedroom	11' x 10'6			x
Main	Family Room	17'8 x 13'4	Bsmt	Bedroom	10' x 9'6			x
Main	Den	9' x 9'	Bsmt	Recreation	12' x 15'			x
Main	Dining Room	12' x 10'			x			x
Above	Master Bedroom	15' x 14'8			x			x
Above	Bedroom	11' x 12'8			x			x
Above	Bedroom	11' x 12'			x			x
Above	Bedroom	13' x 11'			x			x
Bsmt	Kitchen	9' x 13'4			x			x

Finished Floor (Main):	<b>1,330</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,181</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,330</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,841 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>4</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>2</b> Beds not in Basement: <b>4</b>	5	<b>Below</b>	<b>4</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Separate Entry</b>	6				
Grand Total:	<b>3,841 sq. ft.</b>		7				
			8				

Listing Broker(s): **Multiple Realty Ltd.**

**Well maintained quality customer built home by European builder at prime location in Fraser Heights. 4 Bedrooms and 3 Bathrooms upstairs and 2 Bedrooms plus Rec Room in walk-out basement with separate entrance and own laundry room. 9' ceiling on main floor. Air conditioning, multi-room surround sound system, internet wired for the whole house. Close to schools, transit and shopping. Do not miss this great deal!**



Presented by:  
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**Active**  
**R2383082**

Board: F  
House/Single Family

**13970 MALABAR AVENUE**

South Surrey White Rock  
White Rock  
V4B 2Y2

Residential Detached

**\$1,498,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>75.11</b>	Original Price: <b>\$1,589,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1967</b>
Depth / Size: <b>150</b>	Bathrooms:	<b>3</b>	Age: <b>52</b>
Lot Area (sq.ft.): <b>11,265.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$6,432.36</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>011-275-987</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Community**

Sewer Type: **Community**

Style of Home: **2 Storey**  
Construction: **Other**  
Exterior: **Brick**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Other**

Reno. Year: **9999**  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit: **3 B** Dist. to School Bus: **6 B**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 3, PLAN NWP7944, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'	Bsmt	Bedroom	13' x 11'			x
Main	Dining Room	10' x 11'	Bsmt	Bedroom	12' x 11'			x
Main	Kitchen	21' x 11'	Bsmt	Utility	15' x 9'			x
Main	Nook	10' x 9'			x			x
Main	Other	7' x 10'			x			x
Above	Bedroom	21' x 13'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Bedroom	11' x 11'			x			x
Bsmt	Recreation	17' x 14'			x			x
Bsmt	Games Room	21' x 20'			x			x

Finished Floor (Main):	<b>1,665</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,620</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Bsmt</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,285 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	5				Grg Dr Ht:
Grand Total:	<b>3,285 sq. ft.</b>	Basement: <b>Full</b>	6				
		Beds not in Basement: <b>3</b>	7				
			8				

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

**Attention to Builders and Investors!!! Great opportunity to reside in sunny White Rock with walking distance to beautiful White Rock beach. Property has a solid basement entry home with 5 bedrooms and 3 baths on a large level 11265 sq. ft. lot with 75 feet frontage , private southern exposed back yard and possible ocean view when rebuild. Live in, rent out, or to build your dream on one of the most sought after streets on west side of White Rock. Blocks away from Bayridge Elementary, Semiahmoo Secondary. Current rental income is \$3272/m.**



Presented by:  
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**Active**  
**R2383078**

Board: F  
House/Single Family

**15411 COLUMBIA AVENUE**

South Surrey White Rock  
White Rock  
V4B 1K1

Residential Detached

**\$1,615,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$1,690,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>117</b>	Bathrooms:	<b>3</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>5,850.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$8,416.37</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-186-516</b>
			Tour:

View: **Yes: Panoramic Ocean View**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **Community**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Open**

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

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

Legal: **LOT 11, BLOCK 21, PLAN NWP2525, SECTION 11, TOWNSHIP 1, LD 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>22' x 21'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>14' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>14' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>14' x 11'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Recreation</b>	<b>25' x 17'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>11' x 9'5</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Laundry</b>	<b>11' x 6'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>1,160</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>884</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,044 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>2</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6				
Grand Total:	<b>2,044 sq. ft.</b>		7				
			8				

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

**Gorgeous Ocean Views! A rare opportunity that allows you to build an amazing dream home, renovate existing home to enjoy ocean view or utilize as an investment property which is currently receiving a monthly rent of \$2650. The house is well maintained with a spacious living room, dining room and one bedroom with a full bath on the main. Downstairs contains a huge rec room, bedroom and 3 pcs baths. School catchment: White Rock Elementary and Semiahmoo Secondary.**



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

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2398310**

Board: F  
House with Acreage

**9471 182 STREET**

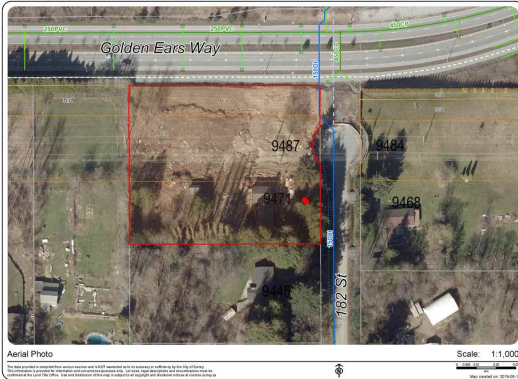
North Surrey  
Port Kells  
V3N 3V8

Residential Detached

**\$1,650,000** (LP)

(SP)

City of Surrey Mapping Online System



Sold Date:	Frontage (feet):	<b>262.00</b>	Original Price: <b>\$1,650,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1969</b>
Depth / Size: <b>314</b>	Bathrooms:	<b>2</b>	Age: <b>50</b>
Lot Area (sq.ft.): <b>83,266.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RA</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$10,714.00</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-746-431</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type: **Septic**

Style of Home: **2 Storey, Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Metered Water:

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

Legal: **LT 6 EXCEPT: FIRSTLY; PART SUBDIVIDED BY PLAN 32898, SECONDLY PARCEL A (SRW PL BCP27282), SEC 32, TWP 8, NWD PL 1720**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	1' x 1'			x			x
Main	Living Room	1' x 1'			x			x
Main	Eating Area	1' x 1'			x			x
Main	Master Bedroom	1' x 1'			x			x
Main	Bedroom	1' x 1'			x			x
Above	Dining Room	1' x 1'			x			x
Above	Family Room	1' x 1'			x			x
Above	Kitchen	1' x 1'			x			x
Below	Utility	1' x 1'			x			x
		x			x			x

Finished Floor (Main):	<b>1,450</b>	# of Rooms:	<b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>800</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>700</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Other</b>	3				Pool:
Finished Floor (Total):	<b>2,950 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Part</b>		6				
Grand Total:	<b>2,950 sq. ft.</b>			7				
				8				

Listing Broker(s): **Coldwell Banker Vantage Realty**

**1.91 acre Future Development Property in Port Kells. Designated for medium to high density use in the Anniedale - Tynehead Neighborhood Concept Plan. Great investment holding property in growing neighborhood with multiple rezoning applications in progress. Easy access to HWY 1 and HWY 15 and only 12 mins to Guildford Town Center. No creeks or watercourses and on city water, house currently boarded up. Checkout the City of Surrey website and Cosmos GIS for detailed information. Call for showings/access and additional info. Subject To Court Approval.**





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

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nickyhmtu@gmail.com

**KW ELITE REALTY**  
KELLERWILLIAMS

**Active**  
**R2383888**  
Board: F  
House with Acreage

**2909 176 STREET**  
South Surrey White Rock  
Hazelmere  
V3Z 9V4

Residential Detached

**\$7,995,000** (LP)

(SP)



Sold Date: Frontage (feet): **198.00** Original Price: **\$8,499,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2005**  
Depth / Size: **656** Bathrooms: **8** Age: **14**  
Lot Area (sq.ft.): **194,452.00** Full Baths: **7** Zoning: **RES**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$8,116.36**  
Rear Yard Exp: For Tax Year: **2017**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **013-242-890**  
Tour:

View: **Yes: Northshore Mountain Views**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Septic, Water**  
Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations: Reno. Year: **2016**  
# of Fireplaces: **3** R.I. Plumbing:  
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
Water Supply: **City/Municipal** Metered Water:  
Fuel/Heating: **Electric, Hot Water, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

Total Parking: **20** Covered Parking: **3** Parking Access:  
Parking: **Garage; Triple, Open, RV Parking Avail.**

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

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PARCEL A, LEGAL SUBDIVISION 9, SECTION 19, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN FIRSTLY: PCL ONE (683836E), SECONDLY: PT ON STAT/RW PL 84545, (PL WITH FEE DEPOSITED 54266F)**

Amenities: **Elevator, Garden, Guest Suite, In Suite Laundry, Independent living, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Oven - Built In, Pantry, Security System, Storage Shed, Vaulted Ceiling,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	24'11 x 15'11	Main	Den	13'11 x 11'1	Below	Media Room	19'x 13'10
Main	Living Room	28'5 x 20'	Main	Walk-In Closet	9' x 4'	Below	Storage	27'11x 6'11
Main	Dining Room	19'10 x 14'11	Above	Master Bedroom	14'10 x 14'7	Below	Kitchen	19'5x 12'2
Main	Office	28' x 15'	Above	Walk-In Closet	9' x 5'	Below	Bedroom	12'1x 9'9
Main	Pantry	8' x 6'	Above	Bedroom	15' x 12'11	Below	Bedroom	16'5x 9'2
Main	Kitchen	15'5 x 12'7	Above	Walk-In Closet	8'8 x 3'11	Below	Walk-In Closet	5'1x 4'7
Main	Eating Area	20'5 x 13'1	Above	Bedroom	15' x 11'11			x
Main	Family Room	15'7 x 15'6	Above	Laundry	8'11 x 8'1			x
Main	Wok Kitchen	16'11 x 8'5	Below	Games Room	25'5 x 26'8			x
Main	Bedroom	16'1 x 15'3	Below	Family Room	10'7 x 14'10			x

Finished Floor (Main): **4,067**  
Finished Floor (Above): **2,894**  
Finished Floor (Below): **2,994**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **9,955 sq. ft.**

Unfinished Floor: **324**  
Grand Total: **10,279 sq. ft.**

# of Rooms: **26**  
# of Kitchens: **3**  
# of Levels: **3**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **Full**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

**Don't miss this one of a kind property! This gorgeous estate home w/mountain view is located in the fast growing North Grandview area and situated upon 4.45 acres of land--a rare find with future redevelopment potential. The custom built 3 level home offers 7 generous sized bedrooms, 5 deluxe ensuite! The property features a gourmet Island Kitchen with high end SS appliances, an oversized 4 car garage, radiant heat on all floors, elevator, theatre room, along with extensive use of granite throughout the home. Within close distance to Grandview Corner Shops, Aquatic Centre and Pacific Heights Elementary, this property is a great opportunity for you to live now and to hold for the future potential!!!**