

Active
R2389465
 Board: F, Detached
 House/Single Family

2448 127B STREET

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

\$879,000 (LP)
 (SP)



Days on Market: **182** List Date: **7/11/2019** Expiry Date: **1/30/2020**
 Previous Price: **\$979,000** Original Price: **\$1,099,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1986**
 Depth / Size: **0** Frontage (metres): **0.00** Age: **34**
 Lot Area (sq.ft.): **7,165.00** Bedrooms: **3** Zoning: **SFD**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$4,602.28**
 Council Apprv?: Full Baths: **2** For Tax Year: **2019**
 Rear Yard Exp: **West** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-742-725**
 View: **No** Tour:
 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** CSA/BCE:
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing: **No**
 # of Fireplaces: **1** R.I. Fireplaces: **0**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal, Community** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

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**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No : SOLD AS IS WHERE IS**
 PAD Rental:
 Fixtures Leased: **No : SOLD AS IS AT POSSESSION**
 Fixtures Rmvd: **No : SOLD AS IS AT POSSESSION**
 Registered:
 Floor Finish: **Laminate, Mixed**

Legal: **LOT 5 SECTION 19 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 71433** Municipal Charges
 Amenities: Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 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):	1,542	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,542 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Door Ht:
Grand Total:	1,542 sq. ft.	Beds not in Basement: 3	6				
		Basement: Crawl	7				
			8				

List Broker 1: **Royal LePage West Real Estate Services - Office: 604-939-6666** List Broker 2:
 List Desig Agt 1: **Antony Filippelli - Phone: 604-939-6666** **tony_filippelli@telus.net** Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **TONY**
 Sell Broker 1: Phone: **604-788-7701**
 Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** HOME EQUITY MORTGAGE CORPORATION C/O GOWLINGS WLG CANADA LLP**
 Commission: **2.9062% 1ST \$100,000 AND .81375% ON BALANCE**
 Occupancy: **Vacant**

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. TOUCHBASE ALL SHOWINGS. Sellers schedule A required for all offers. Measures and info taken from BC Assessment and buyer needs to verify. Showings 10:00am-8:00pm. Court date January 20th 9:30am Vancouver Supreme Court on Smithe st. Please contact LB if attending to compete**


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.

Active
R2426230
 Board: F, Detached
 House/Single Family

12758 16 AVENUE
 South Surrey White Rock
 Crescent Bch Ocean Pk.
 V4A 1N3

\$989,800 (LP)
 (SP)





NO IMAGE AVAILABLE

Days on Market: **10** List Date: **12/30/2019** Expiry Date: **6/30/2020**

Previous Price: **\$0** Original Price: **\$989,800** Sold Date:

Meas. Type: **Feet** Frontage (feet): **50.00** Approx. Year Built: **2001**

Depth / Size: **100** Frontage (metres): **15.24** Age: **19**

Lot Area (sq.ft.): **5,000.00** Bedrooms: **2** Zoning: **SFR**

Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$3,944.11**

Council Apprv?: Full Baths: **2** For Tax Year: **2019**

Rear Yard Exp: **South** Half Baths: **0** Tax Inc. Utilities?: **No**

If new, GST/HST inc?: P.I.D.: **010-797-769**

View: **No** Tour:

Complex / Subdiv: **OCEAN PARK VILLAGE**

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

Sewer Type: **City/Municipal**

Style of Home: Rancher/Bungalow Construction: Frame - Wood Exterior: Fibre Cement Board Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 1 Fireplace Fuel: Natural Gas Water Supply: City/Municipal Fuel/Heating: Forced Air Outdoor Area: Fenced Yard, Patio(s) Type of Roof: Asphalt	CSA/BCE: Reno. Year: R.I. Plumbing: R.I. Fireplaces: Metered Water:	Total Parking: 5 Covered Parking: 2 Parking Access: Front Parking: Garage; Double, Open, RV Parking Avail. Dist. to Public Transit: 1 BLK Dist. to School Bus: Title to Land: Freehold NonStrata Seller's Interest: Court Ordered Sale Property Disc.: No : Call Listing Agent for info PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Registered: Floor Finish: Hardwood, Tile
--	---	---

Legal: **LOT 6, BLOCK 12, PLAN NWP2834, PART NE1/4, SECTION 7, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Storage Shed, Vacuum - Built In**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'4 x 14'10			x			x
Main	Kitchen	12'3 x 11'9			x			x
Main	Dining Room	10'2 x 8'4			x			x
Main	Eating Area	7' x 6'11			x			x
Main	Den	9'9 x 7'5			x			x
Main	Master Bedroom	13'6 x 12'1			x			x
Main	Bedroom	9'9 x 8'11			x			x
Main	Laundry	9'3 x 7'1			x			x
Main	Foyer	10'9 x 10'2			x			x
		x			x			x

Finished Floor (Main): 1,375	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 1,375 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 2	5				Grg Door Ht:
Grand Total: 1,375 sq. ft.	Basement: Crawl	6				
		7				
		8				

List Broker 1: **Homelife Benchmark Titus Realty - Office: 604-575-5262** List Broker 2: **jan.baxter@live.ca**

List Desig Agt 1: **Janet Baxter - Phone: 604-575-5262** 3: Appointments: **Touchbase**

List Desig Agt 2: 3: Call: **Jan Baxter**

Sell Broker 1: 3: Phone: **604-812-8847**

Sell Sales Rep 1: 2: 3:

Owner: ****Privacy Protected** Charissa Katherine Giesbrecht**

Commission: **3.22% 1ST 100K/1.15% BAL**

Occupancy: **Owner**

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. All measurements and information are approximate and to be verified by Buyer and/or Buyer's Agent if deemed important. Min 24 HRS Notice required. Call Listing Agent for more information regarding Court Ordered Sale. Does not need court approval if Sellers agree.**

Welcome to this Gorgeous Custom Built Rancher in Desirable OCEAN PARK VILLAGE!!! Built by Coventry Homes this Beauty features Quality throughout!!! 2 x 6 Construction, Open Concept Plan, 2 Large Bedrooms + Den (could be 3rd bedroom), Hardwood Floors, In-Floor heating in both Bathrooms, 9' Ceilings, Crown Mouldings, Gas Fireplace, Gourmet Kitchen w/Maple Cabinets/Gas Stove and Granite Counters. Exterior of this Residence is Hardi-plank Siding, Covered Front Porch, Over sized Double Car Garage, Workshop and South Facing Private Backyard perfect for entertaining or Relaxing. Steps away from Transit, Shops, Restaurants, Professional Services, Fun Fun Park, Kwomias Park, 1001 Steps & the BEACH!!! Amazing Lifestyle Awaits!!! Call now for your private showing today!!!

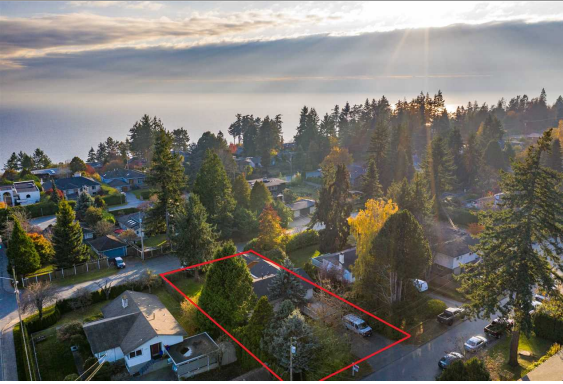
Active
R2409019
 Board: F, Detached
 House/Single Family

13970 MALABAR AVENUE

South Surrey White Rock
 White Rock
 V4B 2Y2

\$1,390,000 (LP)

(SP)



Days on Market: **105** List Date: **9/26/2019** Expiry Date: **3/31/2020**
 Previous Price: **\$0** Original Price: **\$1,390,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **75.00** Approx. Year Built: **1967**
 Depth / Size: **150** Frontage (metres): **22.86** Age: **52**
 Lot Area (sq.ft.): **11,265.00** Bedrooms: **5** Zoning: **RS-1**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$6,432.36**
 Council Apprv?: Full Baths: **1** For Tax Year: **2018**
 Rear Yard Exp: Half Baths: **2** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **011-275-987**
 View: : Tour: **Virtual Tour URL**
 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**

CSA/BCE:
 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 BLKS** Dist. to School Bus: **6 BLKS**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale, Registered Owner**
 Property Disc.: **No : TENANTED**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Registered:
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LT 3 SEC 9 NWD PL NWP7944 TWP 1**

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

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

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

List Broker 1: **Royal LePage Northstar Realty (S. Surrey) - Office:** List Broker 2:
 List Desig Agt 1: **Jean Chai - PREC - Phone: 604-538-2125** **jeanchai@telus.net** Appointments: **Touchbase**
 List Desig Agt 2: **3:** Call: **JEAN CHAI**
 Sell Broker 1: Phone:
 Sell Sales Rep 1: **2:** **3:**
 Owner: ****Privacy Protected** Valiant Mortgage Inc.**
 Commission: **3.22% 1ST 100K/1.15% BAL**
 Occupancy: **Tenant**

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. Property is tenanted and 24 hour notice is required for showings. Tenant would like to stay. Please email all offers to Jeanchai@telus.net SUBJECT TO COURT APPROVAL. Open for showing by request this Thursday (Nov 7th) between 2-4pm. Please confirm showing by touchbase.**

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 \$3850/m.

Active
R2415917
 Board: F, Detached
 House/Single Family

14243 24 AVENUE

South Surrey White Rock
 Sunnyside Park Surrey
 V4A 7N9

\$2,088,000 (LP)

(SP)



Days on Market: **67** List Date: **10/28/2019** Expiry Date: **4/28/2020**
 Previous Price: **\$0** Original Price: **\$2,088,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **150.00** Approx. Year Built: **1987**
 Depth / Size: **255** Frontage (metres): **45.72** Age: **32**
 Lot Area (sq.ft.): **40,500.00** Bedrooms: **5** Zoning: **RA-G**
 Flood Plain: **No** Bathrooms: **4** Gross Taxes: **\$8,361.45**
 Council Apprv?: Full Baths: **3** For Tax Year: **2019**
 Rear Yard Exp: **North** Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-694-529**
 View: **No** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **10** Covered Parking: **10** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
 Exterior: **Wood** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** CSA/BCE: Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: **2010** Seller's Interest: **Court Ordered Sale**
 Renovations: **Addition, Partly** R.I. Plumbing: Property Disc.: **No : Foreclosure - Court Ordered sale**
 # of Fireplaces: **3** R.I. Fireplaces: PAD Rental:
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Leased: **No** :
 Water Supply: **City/Municipal** Fixtures Rmvd: **No** :
 Fuel/Heating: **Forced Air, Natural Gas** Registered:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**
 Type of Roof: **Asphalt**

Legal: **LOT 93 PLAN NWP57257 SECTION 21 TOWNSHIP 1 LAND DISTRICT 36** Municipal Charges
 Amenities: **Garden, Green House, Storage, Swirlpool/Hot Tub** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Freezer, Hot Tub Spa/Swirlpool, Microwave, Oven - Built In, Pantry, Security System, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'8	Above	Bedroom	18' x 11'			x
Main	Office	20'5 x 14'2	Above	Den	12' x 11'			x
Main	Bedroom	11'2 x 8'7	Above	Kitchen	12'8 x 9'			x
Main	Kitchen	12' x 10'	Above	Living Room	19' x 18'			x
Main	Eating Area	10' x 6'	Above	Bedroom	15'6 x 11'3			x
Main	Dining Room	14'8 x 10'						x
Main	Family Room	16' x 12'8						x
Main	Laundry	10'9 x 5'8						x
Above	Master Bedroom	16'2 x 12'8						x
Above	Bedroom	12'9 x 9'2						x

Finished Floor (Main): 1,859	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 2,048	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total): 3,907 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 5	5				Grg Door Ht:
Grand Total: 3,907 sq. ft.	Basement: Crawl	6				
		7				
		8				

List Broker 1: **Sutton Group-West Coast Realty (Surrey/24) - Office:** List Broker 2:
 List Desig Agt 1: **Bronwyn Raymond - Cell: 778-895-2476** **bronwynraymond@gmail.com**
 List Desig Agt 2: 3: Appointments: **Touchbase**
 Sell Broker 1: Call: **Bronwyn Raymond**
 Sell Sales Rep 1: 2: 3: Phone: **778-895-2476**
 Owner: **Susan Joy Cairns & Elizabeth Sandra Crudginton**
 Commission: **3.22% ON THE FIRST \$100,000 PLUS 1.15% ON THE BALANCE**
 Occupancy: **Vacant**

Realtor Remarks: **Fantastic opportunity for investors. Meas taken from plans, buyer & buyers agent to verify if important. property contains unauthorised accommodation .**

This great family home is nestled behind the trees on a 0.93 acre lot.Updated hardwood floors, newer kitchen with granite counter tops, overlooking family room-opening out on to a huge deck inviting you to enjoy the hot tub or the lush, private backyard. Newer roof, furnace, h/w tank,electric gate and fence Recent major addition (2010) of an impressive spacious 1 bedroom suite with gas f/p, separate laundry, security system and separate entry.Fantastic mortgage helper! 2 double car garages with loads of parking.Plenty of room for recreational vehicle parking .Close to transit,Shops and Chantrell Creek /Elgin Park Secondary and Semiahmoo Secondary .Fantastic opportunity don't miss out! Measurements taken from plans, buyer & buyers agent to verify if important.Great investment opportunity.

Active
R2383888
 Board: F, Detached
 House with Acreage

2909 176 STREET
 South Surrey White Rock
 Hazelmere
 V3Z 9V4

\$6,990,000 (LP)
 (SP)



Days on Market: **197** List Date: **6/25/2019** Expiry Date: **1/31/2020**
 Previous Price: **\$7,495,000** Original Price: **\$8,499,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **198.00** Approx. Year Built: **2005**
 Depth / Size: **656** Frontage (metres): **60.35** Age: **14**
 Lot Area (sq.ft.): **194,452.00** Bedrooms: **6** Zoning: **RES**
 Flood Plain: Bathrooms: **8** Gross Taxes: **\$8,116.36**
 Council Apprv?: Full Baths: **7** For Tax Year: **2017**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **013-242-890**
 View: **Yes: Northshore Mountain Views** Tour:
 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:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Hot Water, Radiant**
 Outdoor Area: **Balcny(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**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No : Court Order Sale**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Registered:
 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)** Municipal Charges
 Amenities: **Elevator, Garden, Guest Suite, In Suite Laundry, Independent living, Wheelchair Access** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

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, Windows - Thermo**

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	# of Rooms:	26	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,894	# of Kitchens:	3	1	Main	3	Yes	Barn:
Finished Floor (Below):	2,994	# of Levels:	3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	5	Yes	Pool:
Finished Floor (Total):	9,955 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
Unfinished Floor:	324	Beds in Basement:	0	5	Above	3	Yes	Grg Door Ht:
Grand Total:	10,279 sq. ft.	Basement:	Full	6	Above	3	Yes	
		Beds not in Basement:	6	7	Above	3	No	
				8	Above	3	Yes	

List Broker 1: **Royal LePage Northstar Realty (S. Surrey) - Office:** List Broker 2:
 List Desig Agt 1: **Jean Chai - PREC - Phone: 604-538-2125** **jeanchai@telus.net** Appointments: **Touchbase**
 List Desig Agt 2: **3:** Call: **Jean Chai**
 Sell Broker 1: **3:** Phone: **604-538-2125**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **Valiant Mortgage Inc**
 Commission: **3.22% 1ST 100K/1.15% BAL**
 Occupancy: **Owner**

Realtor **SUBJECT TO COURT APPROVAL. All measurements are approximate, buyer to verify if deemed important. Please allow 24 hours notice for**
 Remarks: **showings and all offers to be sent to jeanchai@telus.net. Property contains accommodation which is not authorized.**

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 ensuites! 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!!!