



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
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**Active**  
**R2426316**  
Board: F  
House/Single Family

**11334 RIVER ROAD**

North Surrey  
Royal Heights  
V3V 2V6

Residential Detached

**\$220,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$220,000**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1906**  
Depth / Size: **0** Bathrooms: **3** Age: **114**  
Lot Area (sq.ft.): **6,766.00** Full Baths: **3** Zoning: **RF**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,396.54**  
Rear Yard Exp: **Southeast** For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **029-222-338**  
Tour:

View: **Yes: MOUNTAINS AND RIVER**  
Complex / Subdiv: **LOUIS DAHL HOUSE**  
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: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Substantially Rebuilt**  
# of Fireplaces: **1**  
Fireplace Fuel: **Other**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2018**  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

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

Legal: **LOT 4, PLAN EPP31775, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10' x 10'	Bsmt	Living Room	10' x 10'			x
Main	Living Room	10' x 10'	Bsmt	Bedroom	10' x 10'			x
Main	Kitchen	10' x 10'	Bsmt	Bedroom	10' x 10'			x
Main	Family Room	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Above	Master Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Bsmt	Kitchen	10' x 10'			x			x

Finished Floor (Main): **849**  
Finished Floor (Above): **759**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **759**  
Finished Floor (Total): **2,367 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,367 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **5**  
Basement: **Fully Finished**

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

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

Listing Broker(s): **RE/MAX Westcoast**

**\*SALE OF 1/3 INTEREST (OWNERSHIP) IN THIS PROPERTY\* (3 registered owners on title, this is the sale of only 1 owner's share/interest)- A renovated 2 story house with 2 bedroom basement suite! Heritage house on a large 6766 sq foot lot! The house has undergone extensive renovation in 2018 and includes a fully finished basement suite. Wonderful views of the North shore mountains and the Fraser River. The house is known as the "Louis Dahl House" and is deemed as a heritage house as per Surrey by law 17684. 1/3 interest in 3 neighboring (land only) properties also for sale being 11338 River Road, 11340 River Road and 11342 River Road. All properties are being sold separately. Please call for all inquiries.**



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**Active**  
**R2427910**

Board: F  
House with Acreage

**17935 20 AVENUE**

South Surrey White Rock  
Hazelme  
V3Z 9V2

Residential Detached

**\$1,998,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,998,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1963</b>
Depth / Size: <b>(1.63AC)</b>	Bathrooms: <b>3</b>	Age: <b>57</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths: <b>3</b>	Zoning: <b>RA</b>
Flood Plain: <b>No</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,672.58</b>
Rear Yard Exp:		For Tax Year:
Council Apprv?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>002-833-611</b>
		Tour:

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

Style of Home: **1 1/2 Storey, Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Aluminum, Concrete, Wood**  
Foundation: **Concrete Slab**  
Rain Screen: **Full**  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas, Wood**  
Water Supply: **City/Municipal, Community**  
Fuel/Heating: **Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** Covered Parking: **4** Parking Access: **Front**  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes: ALL APPLIANCES**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 20, PLAN NWP61629, LEGAL SUBDIVISION 11, SECTION 17, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Workshop Detached**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 0'	Bsmt	Office	10' x 8'			x
Main	Dining Room	11'8 x 10'2	Bsmt	Den	13' x 9'			x
Main	Kitchen	11'8 x 10'		Media Room	21' x 11'			x
Main	Master Bedroom	13'12 x 0'		Study	18' x 14'			x
Main	Bedroom	10'8 x 10'		Laundry	14' x 6'			x
Main	Bedroom	9' x 8'8						x
Bsmt	Bedroom	12' x 10'						x
Bsmt	Bedroom	12' x 9'						x
Bsmt	Kitchen	0' x 0'						x
Bsmt	Recreation	17' x 12'						x

Finished Floor (Main):	<b>1,953</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,190</b>	# of Levels: <b>2</b>	2	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,143 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>3,143 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
		Beds not in Basement: <b>3</b>	7				
			8				

Listing Broker(s): **TRG The Residential Group Downtown Realty**

**White Rock living at its best! This REDWOOD PARK ESTATES home backs onto beautiful Redwood Park filled with walking paths and trail systems to enjoy year round. This Superb Value Home situated on a massive 70,288 soft 1.63 acres land with so much potential. Hold or build your dream Mansion. Excellent investment property boasting 3 bedrooms on main and self contained updated 2 bedroom suite downstairs - a perfect income generator. Immerse yourself in to Oasis of lush green and fruit trees. Excellent location close to Pacific Heights Elementary and reputable k-12 Southridge Schools. Property can accommodate 10 parking spaces including garage and a carport. Detached worksop could be used as a storage.**



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**Active**  
**R2430248**

Board: F  
House/Single Family

**12292 63A AVENUE**

Surrey  
Panorama Ridge  
V3X 3H4

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>44.00</b>	Original Price: <b>\$1,050,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1991</b>
Depth / Size: <b>105</b>	Bathrooms:	<b>3</b>	Age: <b>29</b>
Lot Area (sq.ft.): <b>7,759.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RF</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,468.08</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>016-316-967</b>
			Tour:

View: :  
Complex / Subdiv:

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

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

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

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 15, PLAN NWP86306, PART NW1/4, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'	Above	Bedroom	11' x 9'5			x
Main	Dining Room	13' x 13'			x			x
Main	Kitchen	15' x 8'			x			x
Main	Eating Area	8'7 x 7'7			x			x
Main	Family Room	15' x 15'			x			x
Main	Den	11' x 9'0			x			x
Main	Laundry	15' x 8'			x			x
Above	Master Bedroom	16' x 14'			x			x
Above	Bedroom	11' x 9'7			x			x
Above	Bedroom	11' x 9'6			x			x

Finished Floor (Main):	<b>1,500</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,153</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>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,653 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>2,653 sq. ft.</b>		7				
			8				

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

**4 bedroom home, vaulted ceilings, kitchen with center island, family room with fireplace. Formal dining, living room with fireplace. Located in desirable Boundary Park, close to shops and amenities. Allow time for showings.**



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**Active**  
**R2430316**

Board: F  
House/Single Family

**13971 CRESENT ROAD**

South Surrey White Rock  
Crescent Bch Ocean Pk.  
V4P 1J4

Residential Detached

**\$1,399,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>240.00</b>	Original Price: <b>\$1,399,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1945</b>
Depth / Size: <b>131</b>	Bathrooms:	<b>1</b>	Age: <b>75</b>
Lot Area (sq.ft.): <b>31,580.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RA</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$7,304.44</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>013-029-266</b>
			Tour:

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

Style of Home: **2 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt, Metal**

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

Metered Water:

Total Parking: Covered Parking:  
Parking: **Open, RV Parking Avail.**

Parking Access: **Front**

Dist. to Public Transit: **On**  
Title to Land: **Freehold NonStrata**

Dist. to School Bus: **Near**

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

Legal: **PARCEL F (REFERENCE PLAN 6204)DISTRICT LOT 157,GROUP 2, NEW WESTMINSTER DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'9 x 11'			x			x
Main	Family Room	16' x 22'			x			x
Main	Bedroom	13' x 12'			x			x
Main	Bedroom	9'6 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,048</b>	# of Rooms: <b>4</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2			<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>1,048 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6			<b>No</b>	
Grand Total:	<b>1,048 sq. ft.</b>		7			<b>No</b>	
			8			<b>No</b>	

Listing Broker(s): **RE/MAX Performance Realty**

**Opportunity knocks if you are looking for a building site that can be subdivided. Two homes on a potential bare land strata subdivision. You get a building site to build your dream home plus coach house. Lot size would be approximately 18000 square feet The second home is recognised as a heritage site. ( Lee House) the second home would need to be remediated externally to past glory. Excellent south surrey location with golf a mere 100 feet away, close to a marina , the beaches at Crescent and White rock. Current rancher home in livable condition and rented for \$1000.00 per month.**





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**Active**  
**R2430944**  
Board: F  
House/Single Family

**11113 135A STREET**

North Surrey  
Bolivar Heights  
V3R 3A6

Residential Detached

**\$1,350,000** (LP)  
(SP)



Sold Date: Frontage (feet): **62.50** Original Price: **\$1,350,000**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2016**  
Depth / Size: **19.05** Bathrooms: **5** Age: **4**  
Lot Area (sq.ft.): **7,868.00** Full Baths: **5** Zoning: **RES**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,492.44**  
Rear Yard Exp: For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **004-110-994**  
Tour: **Virtual Tour URL**

View: **Yes: City and Mountain**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

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

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

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Add. Parking Avail., Open**

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

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

Legal: **LOT 43, BLOCK 5N, PLAN NWP13647, SECTION 15, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	18' x 17'6	Above	Bedroom	12'10 x 12'8			x
Main	Living Room	14' x 13'4	Above	Bedroom	13'10 x 13'			x
Main	Dining Room	10'3 x 9'	Above	Bedroom	10'9 x 9'1			x
Main	Kitchen	15'8 x 15'			x			x
Main	Wok Kitchen	9'4 x 8'			x			x
Main	Bedroom	14' x 11'			x			x
Main	Bedroom	12'10 x 10'3			x			x
Above	Master Bedroom	19'10 x 14'8			x			x
Above	Walk-In Closet	6'8 x 5'			x			x
Above	Bedroom	14'6 x 12'2			x			x

Finished Floor (Main): **2,298**  
Finished Floor (Above): **1,666**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,964 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,964 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **7**  
Basement: **None**

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

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

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

**Court ordered sale.**This beautiful custom built home is sitting on a large 7868 sq foot lot with fantastic northwest views in the sought after Bolivar Heights neighborhood. This home has Vaulted ceilings, Radiant heating, Granite counter tops, Solid maple kitchen cabinets, Central air conditioning, Alarm system, Built in vacuum, Sprinkler system, Bar, and legal 2 bdrm suite with separate private entrance. Quick access to all major highways, sky-train stations and public transit. Fantastic opportunity. The Approval of Sale is currently set down for the 27th of February. It's at 9:45 am at the Vancouver Law Courts.



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**Active**  
**R2433182**  
Board: F  
House/Single Family

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

Residential Detached  
**\$999,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>54.00</b>	Original Price: <b>\$999,000</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>100</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>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>010-736-972</b>
			Tour:

View: **Yes: Partial Semiahmoo Bay Water**  
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 BLKS**  
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: <b>None</b>	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.**

**COURT-ORDERED SALE: A FANTASTIC OPPORTUNITY FOR BUILDERS, INVESTORS & FIRST-TIME HOME BUYERS! This rare, over-sized 10285 sf lot, 54' frontage by a deep 190' depth, has both front street & rear lane access & is the perfect opportunity to build your dream home, 2 to 3 storey home up to 5100sf (incl a 420sf garage) ! Not looking to build? Then hold this property & rent it out w/2 great rental suites (2 lvls up & 1 lvl down) or do some minor renovations & touch ups & live in it yourself! Beautiful water views towards Semiahmoo Bay fm the 2nd level if built & a super convenient White Rock location close to everything, 10-15 min walk to the beach, grocers, restaurants, transit & in the Earl Marriott Secondary & South Meridian Elementary catchments! DON'T MISS OUT ON THIS RARE CHANCE!**



Presented by:  
**Luis Ayala PREC\***

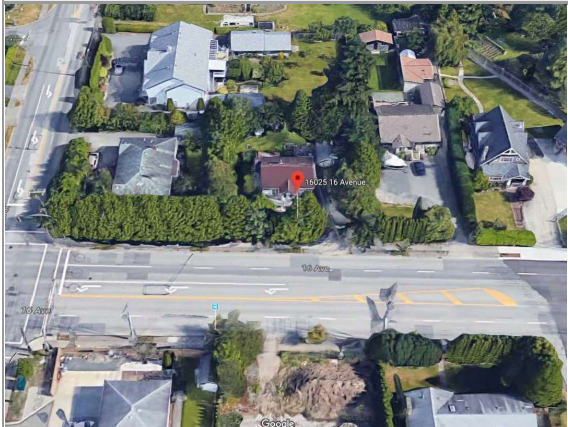
Metro Edge Realty  
Phone: 604-551-4418  
http://www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2433363**  
Board: F  
House/Single Family

**16025 16 AVENUE**  
South Surrey White Rock  
King George Corridor  
V4A 1S3

Residential Detached  
**\$1,149,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>90.49</b>	Original Price: <b>\$1,149,000</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>70</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, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
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: **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 (15 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.**





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**Active**  
**R2438361**  
Board: F  
House with Acreage

**13872 CRESCENT ROAD**

South Surrey White Rock  
Elgin Chantrell  
V4P 1K8

Residential Detached

**\$1,399,980** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>110.00</b>	Original Price: <b>\$1,399,980</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>1</b>	Approx. Year Built: <b>1988</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>32</b>
Lot Area (sq.ft.): <b>43,560.00</b>	Full Baths:	<b>3</b>	Zoning: <b>1 ACRE</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$6,611.89</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-226-112</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: Nicomekl River**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

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: **Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces: **0**

Metered Water:

Total Parking: **10** Covered Parking: **2** Parking Access: **Side**  
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: **LOT 14 DISTRICT LOT 157 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 54065**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Recreation	30' x 13'			x			x
Main	Laundry	11' x 5'			x			x
Main	Den	11' x 11'			x			x
Above	Kitchen	13' x 12'			x			x
Main	Dining Room	12' x 10'			x			x
Above	Family Room	11' x 22'			x			x
Above	Master Bedroom	11' x 14'			x			x
Above	Bar Room	10' x 11'			x			x
Above	Bar Room	12' x 10'			x			x
		x			x			x

Finished Floor (Main):	<b>1,000</b>	# of Rooms:	<b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,500</b>	# of Kitchens:	<b>1</b>	1	<b>Above</b>	<b>3</b>	<b>Yes</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:	<b>None</b>	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,500 sq. ft.</b>	Crawl/Bsmt. Height:		4			<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>1</b>	5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>2,500 sq. ft.</b>	Basement: <b>None</b>		6			<b>No</b>	
				7			<b>No</b>	
				8			<b>No</b>	

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

**Rarely available 1 acre CORNER lot in the prestigious Elgin Chantrell of South Surrey. This multi-million dollar neighborhood rarely offers properties where you can build your dream home instead of settling for one that doesn't meet all your needs! This magnificent site boasts a cul-de-sac entrance, large privacy trees (none of which impede on the building envelope) and a beautiful raised backyard providing complete privacy form all sides. To top it all off, Elgin Heritage Park is right across the street which means you will never have a neighbor in front of you AND gives the potential for spectacular views of Nicomekl River from your new home! It has been years since an opportunity like this has come up in Elgin Chantrell, don't miss it. View the virtual tour to see videos of the property**





Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
http://www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2438901**  
Board: F  
House/Single Family

**6166 191 STREET**

Cloverdale  
Cloverdale BC  
V3S 8C8

Residential Detached

**\$850,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>59.00</b>	Original Price: <b>\$850,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1988</b>
Depth / Size: <b>143.00</b>	Bathrooms:	<b>3</b>	Age: <b>32</b>
Lot Area (sq.ft.): <b>8,430.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,851.45</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>009-434-305</b>
			Tour:

View: **Yes: Mt. Baker**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
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: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Fibreglass**

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

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double, Other**  
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:

Legal: **LOT 14, PLAN NWP76601, PART NE1/4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0'0 x 0'0			x			x
Main	Kitchen	0'0 x 0'0			x			x
Main	Dining Room	0'0 x 0'0			x			x
Main	Family Room	0'0 x 0'0			x			x
Main	Laundry	0'0 x 0'0			x			x
Above	Master Bedroom	0'0 x 0'0			x			x
Above	Bedroom	0'0 x 0'0			x			x
Above	Bedroom	0'0 x 0'0			x			x
Above	Other	0'0 x 0'0			x			x
		x			x			x

Finished Floor (Main):	<b>1,098</b>	# of Rooms:	<b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>978</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>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,076 sq. ft.</b>	Crawl/Bsmt. Height:		4			<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>2,076 sq. ft.</b>	Basement: <b>None</b>		6			<b>No</b>	
				7			<b>No</b>	
				8			<b>No</b>	

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

**HANDYMAN SPECIAL. Large 8400+ sq ft Lot ideally located on a quiet cul-de-sac with Eastern Mt. Baker views. So much potential with this property. Terrific opportunity to update to your liking and make it yours.**