



Presented by:  
**Luis Ayala PREC\***  
 Sutton Group West Coast Realty  
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Surrey, Panorama Ridge

**MLS# F1430691**

Residential Detached

**13283 56TH AV, V3X 2Z5**

**Active**



List Price:	\$12,880,000	Previous Price:	
		Original Price:	\$12,880,000
Complex/Subdiv:			
Frontage:	180.00 ft	Bedrooms:	8
Depth/Size:	424	Bathrooms:	8
Lot Area SqFt:	76,320	Full Baths:	7
Rear Yard Exp:	N	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RH
View:	Y - OCEAN VIEW		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		
PID:	000-548-952	Type:	House/Single Family
Approx Yr Blt:	2015	Age at List Date:	0
Taxes:	\$20,453 (2014)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	21	Covered Parking:	6
Construction:	Frame - Wood	Parking Access:	Rear, Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Det.Grge/Carport, Garage; Triple		
Exterior:	Mixed, Stone, Concrete				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Wood	Possession:			
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Hardwood, Mixed	Seller's Interest:	Registered Owner		
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Hot Water, Radiant				
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural	Out Buildings:			
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL 16781 LT 16 LD 36 SEC 8 TWP 2
Amenities:	Pool; Outdoor, Workshop Detached
Site Influences:	
Features Incl:	Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Heat Recov. Vent., Jetted Bathtub, Security System, Swimming Pool Equip., Wet Bar, Vacuum Blt. In, Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	19'9" X 21'7"	Above	Bedroom	19'1" X 21'7"	Below	Storage	20'1" X 16'11"
Main F.	Dining	18'2" X 12'	Above	Walk-In Closet	14'2" X 14'4"	Below	Bedroom	14' X 13'
Main F.	Office	16'2" X 16'3"	Above	Bedroom	22' X 18'4"	Below	Recreation Room	20'1" X 21'
Main F.	Laundry	11' X 12'	Above	Walk-In Closet	9'11" X 5'4"	Below	Gym	15'1" X 22'10"
Main F.	Kitchen	25'9" X 22'10"	Above	Bedroom	23'2" X 18'4"	Below	Storage	20'8" X 24'6"
Main F.	Wok Kitchen	15'3" X 5'6"	Above	Games Room	18'7" X 25'3"	Below	Sauna	6'6" X 8'6"
Main F.	Nook	13'1" X 13'6"	Above	Bedroom	16'9" X 14'7"	Below	Steam Room	6'6" X 10'8"
Main F.	Master Bedroom	25'1" X 20'8"	Below	Media Room	29'8" X 22'9"			X
Main F.	Master Bedroom	18'7" X 16'	Below	Wine Room	15'6" X 10'7"			
Main F.	Foyer	20'1" X 24'	Below	Bedroom	18' X 12'6"			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	6,000	Total # Rooms:	27
Finished Floor Up SqFt:	3,992	# Kitchens:	1
Finished Floor Down:	4,836	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	14,828	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	Legal Suite
Grand Total Floor Area:	14,828		

Listing Broker(s): RE/MAX Westcoast, RE/MAX Select Properties

A MASTERPIECE IN PANORAMA RIDGE - A luxury mansion with an ocean view. Everything is custom designed throughout this 18,000 sqft home that sits on a 76,320 sqft lot. Beautiful vaulted ceiling complimenting the grand entrance and custom chandelier. Very best gourmet kitchen w/solid wood cabinetry. Full WOK kitchen w/top line appliances. Spacious office. Elegant dining room. Amenities include: Fitness/Rec room, Home Theater, Wine Cellar, Swimming Pool, Hot tub. 10 full and 5 half bathrooms. The pool room equipped with kitchen, rest and steam room. Magnificent front and back landscaping. Aligned according to CHINESE FENG SHUI.



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Langley, Willoughby Heights  
**6868 210TH ST, V2Y 1M4**

**MLS# F1418514**

Residential Detached  
**Active**



List Price: \$12,800,000 Previous Price:  
 Original Price: \$12,800,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	000-587-851
Depth/Size:	Bathrooms:	4	Type:	House with Acreage
Lot Area SqFt:	Full Baths:	3	Approx Yr Blt:	1989
Rear Yard Exp:	Half Baths:	1	Age at List Date:	25
Meas Type:	If New GST/HST Incl:		Taxes:	\$5,855 (2013)
Flood Plain:	Zoning:	RU3		
View:	Y - MT.BAKER, SUNRISE, GOLDEN EAR			
Serv. Connected:	Community			

Style of Home:	2 Storey w/Bsmt.	Total Parking:	9	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple, Open, Visitor Parking		
Exterior:	Stucco				
Rainscreen:	No	R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Tile - Concrete			Possession:	
Renovations:	Partly	Reno Year:	2005	Title to Land:	Freehold NonStrata
Flooring:	Hardwood			Seller's Interest:	Registered Owner
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood, Gas - Natural			Out Buildings:	Barn Sz: 40X70/Outdr Pool: 15X30
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP67916 DL 22 LD 36 SEC 13 TWP 8 PARCEL A.  
 Amenities: In Suite Laundry, Pool; Outdoor, Sauna/Steam Room  
 Site Influences: Adult Oriented, Central Location, Greenbelt, Private Yard, Rural Setting, Treed  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Security System, Storage Shed, Vacuum Blt. In, Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 17'	Above	Master Bedroom	15' X 14'			X
Main F.	Kitchen	17' X 15'	Above	Bedroom	14' X 12'			X
Main F.	Dining	15' X 9'2	Above	Bedroom	14' X 12'			X
Main F.	Den	14' X 12'	Above	Media Room	25' X 12'			X
Main F.	Great Room	16' X 15'						X
Main F.	Gym	13' X 13'						X
Main F.	Laundry	11' X 9'						X
Main F.	Nook	10' X 12'						X
Main F.	Solarium	15' X 8'						X
Main F.	Steam Room	5' X 6'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	2,690	Total # Rooms:	14
Finished Floor Up SqFt:	1,580	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	4,270	Basement Area:	Full
			5
			6
Unfinished Floor:	2,690	Suite:	None
Grand Total Floor Area:	6,960		7
			8

Listing Broker(s): Team 3000 Realty Ltd. WVanMar

98.54 ACRES, 3 frontages: 208th, 210th and Glover with a lovely 6960 sqft home, swimming pool and barn. Parklike setting with dramatic & breathtaking views of Mt.Baker and Golden Ears. Great holding property, ALR, as central as they come, neighboring development, close to Costco, Spa Utopia & Willowbrook Mall. Large German Shepherds on property, please do not enter without an appointment.



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South Surrey White Rock, Crescent Bch Ocean Pk.

**MLS# F1429622**

Residential Detached

**2189 123RD ST, V4A 3L6**

**Active**



List Price:	\$8,998,000	Previous Price:	
		Original Price:	\$8,998,000
Complex/Subdiv:			
Frontage:	120.43 ft	Bedrooms:	4
Depth/Size:	398.00	Bathrooms:	6
Lot Area SqFt:	44,817	Full Baths:	4
Rear Yard Exp:	W	Half Baths:	2
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RF
View:	Y - Ocean		
Serv. Connected:	Community, Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		
PID:	010-337-725	Type:	House/Single Family
Approx Yr Blt:	1993	Age at List Date:	22
Taxes:	\$29,044 (2013)		

Style of Home:	2 Storey	Total Parking:	26	Covered Parking:	6
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Other, Det.Grge/Carport, Garage; Double		
Exterior:	Stucco, Mixed, Stone				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Tile - Concrete			Possession:	
Renovations:	Completely	Reno Year:	2006	Title to Land:	Freehold NonStrata
Flooring:	Tile, Wall/Wall/Mixed, Other			Seller's Interest:	Registered Owner
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Hot Water, Radiant, Natural Gas				
No. of Fireplaces:	4	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Outdr Pool: 12 x 35
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	Y - Chandelier in upper 2nd bedroom to be replaced with original				

Legal:	PL 18121 LT 16 BLK 27 LD 36 SEC 18 TWP 1 PART NW 1/4.
Amenities:	Exercise Centre, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub
Site Influences:	Marina Nearby, Private Yard, Waterfront Property, Cul-de-Sac, Gated Complex, Golf Course Nearby
Features Incl:	Hot Tub Spa/Swirlpool, Microwave, Range, Security System, Swimming Pool Equip., Vacuum Blt. In, Vaulted Ceiling, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	24'4" X 16'10"	Above	Master Bedroom	19'1" X 18'4"			X
Main F.	Eating Area	10' X 10'	Above	Dressing Room	30'6" X 13'6"			X
Main F.	Living Room	23'9" X 19'10"	Above	Bedroom	17'11" X 15'7"			X
Main F.	Dining	21'8" X 15'8"	Above	Bedroom	17'11" X 14'			X
Main F.	Great Room	23'4" X 20'	Above	Bedroom	16'9" X 12'5"			X
Main F.	Den	15'8" X 14'2"	Above	Library	14'5" X 12'5"			X
Main F.	Office	19'2" X 17'1"	Above	Media Room	20'6" X 15'9"			X
Main F.	Games Room	22'8" X 17'6"	Above	Storage	13'1" X 9'9"			X
Main F.	Laundry	11'11" X 9'11"	Above	Laundry	11'11" X 9'11"			X
Main F.	Gym	20'1" X 17'4"						X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	6,230	Total # Rooms:	19
Finished Floor Up SqFt:	3,961	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	5'
Total Finished Floor SqFt:	10,191	Basement Area:	Crawl, None
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	10,191		

Listing Broker(s): Hugh & McKinnon Realty Ltd.

This magnificent property is now being aired on Dream Homes Canada and was also Mayor Channings mansion on the TV show Psych. A masterpiece of design and workmanship that has everything that you are looking for. It has an elegant, sophisticated feel without being garish and with over 10,000 sq ft of living area masterfully placed on this one acre ocean view lot it is sure not to disappoint. The property is 100% private, gated and located at the end of one of the quietest streets in the area. Enjoy the lush gardens in the front yard and endless ocean and gulf island views in your back yard. With your own indoor/outdoor pool & Jacuzzi, indoor gym, state of the art theatre and games room who needs to leave the house.