



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

Metro Edge Realty  
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**Active**  
**R2105538**

Board: F  
House with Acreage

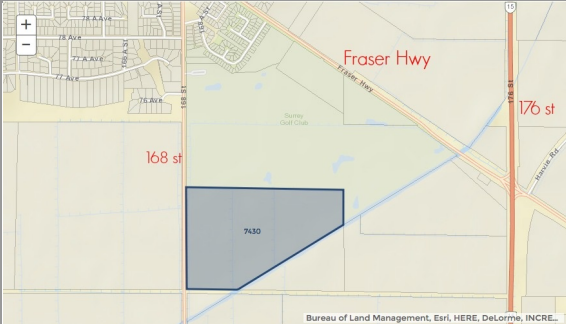
**7430 168 STREET**

Surrey  
Fleetwood Tynehead  
V4N 0E1

Residential Detached

**\$30,000,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size:  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Rear Yard Exp: **East**  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet):  
Bedrooms: **6**  
Bathrooms: **7**  
Full Baths: **7**  
Half Baths: **0**

Original Price: **\$30,000,000**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **A-1**  
Gross Taxes: **\$1,448.83**  
For Tax Year: **2015**  
Tax Inc. Utilities?: **No**  
P.I.D.: **009-357-190**  
Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel, Torch-On**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Double, Visitor Parking**

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

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

Legal: **LOT 2 EXCEPT: PARCEL A (BYLAW PLAN 86861), SECTION 19 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 10615**

Amenities: **Barn**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	9' x 12'	Below	Laundry	2' x 6'			x
Main	Master Bedroom	13' x 13'	Below	Living Room	19' x 13'			x
Main	Bedroom	17' x 9'			x			x
Main	Kitchen	16' x 10'			x			x
Main	Dining Room	11' x 13'			x			x
Main	Living Room	16' x 15'			x			x
Below	Bedroom	8' x 9'			x			x
Below	Bedroom	8' x 9'			x			x
Below	Master Bedroom	13' x 13'			x			
Below	Kitchen	13' x 23'			x			

Finished Floor (Main):	<b>1,300</b>	# of Rooms:	<b>12</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,300</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Other</b>	3	<b>Main</b>	<b>4</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,600 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Below</b>	<b>4</b>	<b>No</b>		Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>6</b>	5	<b>Below</b>	<b>4</b>	<b>Yes</b>		Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6	<b>Below</b>	<b>4</b>	<b>Yes</b>		
Grand Total:	<b>2,600 sq. ft.</b>			7	<b>Below</b>	<b>4</b>	<b>Yes</b>		
				8					

Listing Broker(s): **Keller Williams Elite Realty**

**What an enormous investment opportunity! This owner-built 6 Bedroom, 7 Bathroom is on a 71 acres property of potential, in a prime location; 15 minutes from the heart of Surrey and 20 minutes away from beautiful White Rock. Located right between the luxurious Surrey Golf Course and the Northview Golf and Country Club. With the flat, even lot and fertile ground, the property is full of potential. Land is in ALR & must be rezoned for development. Call for info package and watch the virtual tour!**



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**Active**  
**R2095732**

Board: F  
House with Acreage

**13778 MARINE DRIVE**

South Surrey White Rock  
White Rock  
V4B 1A4

Residential Detached

**\$19,660,000 (LP)**

(SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$19,660,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2003**  
Depth / Size: **673** Bathrooms: **7** Age: **13**  
Lot Area (sq.ft.): **67,082.00** Full Baths: **5** Zoning: **RS-2**  
Flood Plain: Half Baths: **2** Gross Taxes: **\$46,791.60**  
Rear Yard Exp: For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **011-121-807**  
Tour: **Virtual Tour URL**

View: **Yes: UNOBSTRUCTED OCEAN VIEWS**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stone**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **6**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Geothermal, Heat Pump**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

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

Total Parking: **20** Covered Parking: **4** Parking Access:  
Parking: **Garage; Single, Garage; Triple**

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

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **:**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Other**

Legal: **PL 7316 LT 4 LD 36 SEC 9 TWP 1 PART NW 1/4.**

Amenities: **Air Cond./Central, Pool; Outdoor**

Site Influences: **Central Location, Gated Complex**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Security System, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'	Main	Laundry	10' x 7'	Bsmt	Laundry	5' x 4'
Main	Kitchen	22' x 13'6	Main	Hobby Room	36' x 17'9	Bsmt	Storage	15' x 12'9
Main	Dining Room	16' x 12'	Above	Master Bedroom	18'5 x 18'3			x
Main	Pantry	12' x 8'	Above	Bedroom	15'9 x 14'			x
Main	Den	16' x 13'	Above	Bedroom	18'9 x 15'9			x
Main	Family Room	26' x 16'	Above	Bedroom	31' x 12'			x
Main	Library	16'3 x 12'10	Above	Office	14' x 14'			x
Main	Bedroom	13'6 x 13'6	Bsmt	Media Room	25' x 17'			x
Main	Study	15'9 x 15'	Bsmt	Recreation	24' x 16'6			
Main	Mud Room	7' x 7'	Bsmt	Wine Room	6' x 6'			

Finished Floor (Main): **4,707**  
Finished Floor (Above): **3,333**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **2,700**  
Finished Floor (Total): **10,740 sq. ft.**

# of Rooms: **22**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Full, Fully Finished, Separate Entry**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Unfinished Floor: **0**  
Grand Total: **10,740 sq. ft.**

Listing Broker(s): **Royal Pacific Realty Corp.**

**Stunning Estate Property, perched over the Ocean on a gated 1.54 breathtaking view acreage. Extreme high end construction with Slate & Zinc roof, natural stone exterior. Geothermal heating / AC. Incredible Master Suite with private deck overlooking Ocean. Floor coverings consist of Jarah Hardwood, Marble, polished concrete, granite, wool carpets. Cherry cabinets in kitchen highlighted by granite counters, Sub Zero fridge & freezer, 60 in Wolf Stove. Very open plan with beams, cathedra ceilings, extensive glass windows captivating the endless Ocean views. Infinity Edge self-cleaning pool, Koi pond and waterfall. Home theatre, 4 car garage, elevator, the list is endless. One of the finest quality view homes built in the area.**



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**Active**  
**R2111214**

Board: F  
House with Acreage

**10415 JACOBSEN STREET**

Mission  
Mission-West  
V4S 1G5

Residential Detached

**\$18,800,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$18,800,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1982</b>
Depth / Size: <b>(152.01AC)</b>	Bathrooms: <b>2</b>	Age: <b>34</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths: <b>2</b>	Zoning: <b>RU80 S</b>
Flood Plain:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,667.31</b>
Rear Yard Exp: <b>South</b>		For Tax Year: <b>2015</b>
Approval Req?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>001-872-974</b>
		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: MOUNTAIN</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Septic</b>		

Style of Home: **2 Storey, Carriage/Coach House**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Completely**  
# of Fireplaces: **3**  
Fireplace Fuel: **Gas - Natural, Wood**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Metal**

Reno. Year: **2013**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: **4** Parking Access: **Front**  
Parking: **Carport; Multiple, DetachedGrge/Carport, Open**

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: **Hardwood**

Legal: **LD 36 SEC 12 TWP 15 PART SW 1/4, EXC PCL A (EXPL PL 15663).**

Amenities:

Site Influences: **Private Setting, Private Yard, Rural Setting, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	19'7 x 17'	Main	Storage	11'3 x 10'10			x
Main	Dining Room	16'7 x 13'			x			x
Main	Living Room	16'7 x 11'9			x			x
Main	Eating Area	10'11 x 8'6			x			x
Main	Master Bedroom	25'3 x 17'11			x			x
Main	Walk-In Closet	8'6 x 6'			x			x
Main	Bedroom	12'3 x 10'3			x			x
Main	Bedroom	12'7 x 10'3			x			x
Main	Great Room	39'7 x 16'8			x			
Main	Foyer	13'1 x 7'6			x			

Finished Floor (Main):	<b>2,977</b>	# of Rooms:	<b>11</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>Yes</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>2,977</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>5,954 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					Door Height:
Grand Total:	<b>5,954 sq. ft.</b>	Basement: <b>Fully Finished</b>		6					
				7					
				8					

Listing Broker(s): **Coldwell Banker Tri-Tel Realty**

**EXTRAORDINARY One of a kind Property - First time Offered for sale in over 80 years. 152 acres of Gently Sloped Hills Surrounded by Second Growth Timber. The main house has been completely RENOVATED and is GORGEOUS. There is a Secondary Dwelling on the property that is a couple years old. Large Workshop and 2 barns. Part of the property has been used to Grow Christmas Trees & there is a Small Gravel pit on the Southwest corner. Property is not in the ALR. PARADISE FOUND.**



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**Active**  
**R2116862**  
Board: F  
House with Acreage

**19617 24 AVENUE**

Langley  
Brookwood Langley  
V2Z 1Y6

Residential Detached

**\$12,500,000** (LP)

(SP)



Sold Date: Frontage (feet): **377.00** Original Price: **\$12,500,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1981**  
Depth / Size: **1253** Bathrooms: **4** Age: **35**  
Lot Area (sq.ft.): **479,160.00** Full Baths: **3** Zoning: **SR-2**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,082.36**  
Rear Yard Exp: **East** For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: P.I.D.: **002-609-819**  
Tour: **Virtual Tour URL**

View: **No**  
Complex / Subdiv: **BROOKSWOOD/FERNRIDGE**  
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **4**  
Fireplace Fuel: **Gas - Natural, Wood**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Metal**

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

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

Legal: **PL NWP1148 LT A LD 36 SEC 22 TWP 7, CSA# 28632**

Amenities: **None**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Swimming Pool Equip., Water Treatment**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16' x 11'	Above	Kitchen	20' x 10'			x
Main	Living Room	15'6" x 21'	Above	Living Room	12' x 14'			x
Main	Dining Room	14' x 15'	Above	Bedroom	13' x 9'			x
Main	Family Room	16' x 15'	Above	Loft	9'6" x 6'			x
Main	Master Bedroom	12'6" x 15'6"	Above	Storage	6'6" x 12'			x
Main	Office	12' x 8'	Bsmt	Playroom	13'4" x 12'7"			x
Main	Foyer	18' x 16'	Bsmt	Games Room	15' x 20'			x
Main	Pantry	6' x 8'	Bsmt	Conservatory	14' x 14'			x
Main	Laundry	25' x 8'6"	Bsmt	Storage	14'6" x 34'			
Above	Library	14'6" x 10'6"	Bsmt	Storage	146' x 34'			

Finished Floor (Main): **2,200**  
Finished Floor (Above): **978**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **908**  
Finished Floor (Total): **4,086 sq. ft.**

Unfinished Floor: **1,116**  
Grand Total: **5,202 sq. ft.**

# of Rooms: **20**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **2**  
Basement: **Full, Partly Finished**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **25 x 26**  
Door Height:

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

**Spectacular 10.85 Acre Future Development site in the heart of Brookwood/Fernridge Community Plan (CP) of the Township of Langley. No creeks, easements or right of ways. The Township is currently tweaking the original 1987 CP and are working through the planning process (3rd reading) on several subdivision applications in the area. The 10.85 Acre corner site is currently an active turkey farm. There are 3 dwellings on the property. 2 permanent homes and a mobile home, 4 large barns, a large shop and other outbuildings. Absolutely No Access Without Permission.**





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**Active**  
**F1443054**  
Board: F  
House with Acreage

**16541 16 AVENUE**

South Surrey White Rock  
Pacific Douglas  
V3S 9X7

Residential Detached

**\$12,000,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>176.00</b>	Original Price: <b>\$12,000,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1986</b>
Depth / Size: <b>11.613 AC</b>	Bathrooms:	<b>2</b>	Age: <b>30</b>
Lot Area (sq.ft.): <b>505,862.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-3</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$27,996.00</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2014</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>017-756-464</b>
			Tour:

View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Hot Water, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Wood**

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

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

Legal: **PL LMP4240 LT2 LD36 SEC13 TWP1 PARTSE 1/4**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Setting, Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 14'6			x			x
Main	Kitchen	13' x 11'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Eating Area	10'3 x 9'5			x			x
Main	Master Bedroom	14'10 x 13'10			x			x
Main	Bedroom	11' x 9'10			x			x
Main	Den	13' x 9'3			x			x
Main	Foyer	13' x 6'			x			x
Main	Laundry	5' x 3'			x			x
		x			x			

Finished Floor (Main):	<b>1,613</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>3</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,613 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5					Door Height:
Grand Total:	<b>1,613 sq. ft.</b>	Basement:	<b>None</b>	6					
				7					
				8					

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

**11.613 ACRES! Zones Business office park. Property borders on proposed major arterial intersection. Nice 2bedrm, 2bath rancher.**



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**Active**  
**R2060852**

Board: F  
House with Acreage

**2434 264 STREET**

Langley  
Aldergrove Langley  
V4W 2V5

Residential Detached

**\$11,980,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$11,980,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1963</b>
Depth / Size:	Bathrooms: <b>2</b>	Age: <b>53</b>
Lot Area (sq.ft.): <b>1,635,242.00</b>	Full Baths: <b>1</b>	Zoning: <b>SR-2</b>
Flood Plain:	Half Baths: <b>1</b>	Gross Taxes: <b>\$1,458.82</b>
Rear Yard Exp: <b>East</b>		For Tax Year: <b>2015</b>
Approval Req?:		Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>007-184-620</b>
		Tour:

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

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.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL NWP35670 LT 1 LD 36 SEC 19 TWP 13 PART SW 1/4. DBL EXP # C8005671**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 18'2			x			x
Main	Kitchen	10'4 x 12'11			x			x
Main	Master Bedroom	15'4 x 10'4			x			x
Main	Bedroom	14'7 x 11'7			x			x
Main	Bedroom	12'6 x 11'8			x			x
Main	Laundry	10'3 x 7'4			x			x
Main	Eating Area	7'4 x 12'11			x			x
Main	Dining Room	12' x 12'1			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,641</b>	# of Rooms:	<b>8</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>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,641 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6					
Grand Total:	<b>1,641 sq. ft.</b>			7					
				8					

Listing Broker(s): **Nu Stream Realty Inc.**

**Central Location in Aldergrove Langley, total 37.54 Acres for Residential & Commercial Lot, Designated Urban Development by Township Of Langley of community Plan. Close to Golf Course and Shopping Mall. Easy Access to Highway.**



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**Active**  
**R2013301**

Board: F  
House with Acreage

**16688 18 AVENUE**

South Surrey White Rock  
Pacific Douglas  
V3S 9X5

Residential Detached

**\$11,800,000 (LP)**

(SP)



Sold Date: Frontage (feet): **321.00** Original Price: **\$9,998,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2007**  
Depth / Size: **771(4.74AC)** Bathrooms: **6** Age: **9**  
Lot Area (sq.ft.): **0.00** Full Baths: **5** Zoning: **RA**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$27,212.33**  
Rear Yard Exp: **South** For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **017-336-007**  
Tour: **Virtual Tour URL**

View: **Yes: MOUNTAIN**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **5**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Hot Water**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt, Fibreglass**

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

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.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL LMP291 LT 2 LD 36 SEC 13 TWP 1 PART SE 1/4.**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 20'	Bsmt	Recreation	26' x 20'			x
Main	Kitchen	25' x 12'	Bsmt	Media Room	19' x 13'			x
Main	Dining Room	16' x 14'	Bsmt	Gym	25' x 15'			x
Main	Eating Area	14' x 10'	Bsmt	Bedroom	16' x 14'			x
Main	Foyer	12' x 8'	Bsmt	Bedroom	15' x 9'			x
Above	Master Bedroom	22' x 14'			x			x
Above	Bedroom	14' x 10'			x			x
Above	Bedroom	13' x 12'			x			x
Above	Dressing Room	14' x 11'			x			
Above	Conservatory	10' x 8'			x			

Finished Floor (Main): **1,958**  
Finished Floor (Above): **1,672**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **2,054**  
Finished Floor (Total): **5,684 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **5,684 sq. ft.**

# of Rooms: **15**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **3**  
Basement: **Fully Finished**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Bay Realty**

**Bay Realty**

**Grand Home on 4.74 acres of development potential! This property is undergoing the process of a development permit application and will se an estimated 18 new lots being subdivided. And part of all of this is a spectacular home already built to the highest standards. As you enter the gated home, you are greeted by high ceilings and huge windows showing the spectacular view of the Mountains and Valley. Enjoy cooking in the huge gourmet kitchen with all top of the line appliances. With 5 bedrooms and a fully finished basement, this home has it all. Call now to get all the information about this property!**



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**Active**  
**R2108854**

Board: F  
House with Acreage

**16611 20 AVENUE**

South Surrey White Rock  
Grandview Surrey  
V3S 9M9

Residential Detached

**\$11,800,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>216.40</b>	Original Price: <b>\$11,800,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1986</b>
Depth / Size: <b>647.3(3.21AC)</b>	Bathrooms:	<b>2</b>	Age: <b>30</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RA</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$17,058.79</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-447-951</b>
			Tour:

View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Log**  
Exterior: **Log**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other, Torch-On**

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

Total Parking: **4** Covered Parking: **1** Parking Access:  
Parking: **DetachedGrge/Carport**  
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: **PL 25366 LT 18 LD 36 SEC 13 TWP 1 PART NE 1/4.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 14'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Master Bedroom	18'4 x 17'6			x			x
Main	Bedroom	18'4 x 15'			x			x
Main	Bedroom	13' x 11'			x			x
Bsmt	Recreation	15'6 x 26'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,500</b>	# of Rooms:	<b>6</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>2</b>	2		Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>500</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>2,000 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					Door Height:
Grand Total:	<b>2,000 sq. ft.</b>	Basement: <b>Crawl, Part</b>		6					
				7					
				8					

Listing Broker(s): **RE/MAX Real Estate Services**

**Prime 3.22 Acres of Development Property in the Heart of sought after Grandview Heights. The area is going thru massive development and close to Shopping, New Aquatic/Recreation Centre at 168/24th. Please check with City for the Development potential.**





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**Active**  
**R2120134**  
Board: F  
House with Acreage

**13144 56 AVENUE**

Surrey  
Panorama Ridge  
V3X 2Z4

Residential Detached

**\$11,800,000 (LP)**

(SP)



Sold Date: Frontage (feet): **214.00** Original Price: **\$11,800,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1952**  
Depth / Size: **656** Bathrooms: **4** Age: **64**  
Lot Area (sq.ft.): **193,676.00** Full Baths: **2** Zoning: **RH**  
Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$14,770.87**  
Rear Yard Exp: **South** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **007-483-856**  
Tour: **Virtual Tour URL**

View: **Yes: OCEAN & FARMLAND**  
Complex / Subdiv: **PANORAMA RIDGE**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Wood**

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

Total Parking: **12** Covered Parking: **3** Parking Access: **Front**  
Parking: **Carport; Multiple, Garage; Double, RV Parking Avail.**

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

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

Legal: **PL 1577 LT 2 LD 36 SEC 5 TWP 2 PART NW 1/4, EXCEPT PLAN PT SUB'D BY PL 27366**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard**  
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 25'	Below	Storage	6' x 10'			x
Main	Kitchen	11' x 12'	Below	Bedroom	11' x 12'			x
Main	Dining Room	13' x 19'	Below	Living Room	15' x 20'			x
Main	Foyer	9' x 10'	Below	Laundry	11' x 9'			x
Main	Den	8' x 11'	Below	Recreation	14' x 15'			x
Main	Master Bedroom	15' x 16'			x			x
Main	Eating Area	8' x 9'			x			x
Main	Solarium	10' x 15'			x			x
Below	Bedroom	12' x 11'			x			
Below	Solarium	10' x 15'			x			

Finished Floor (Main):	<b>1,490</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	4	Yes	Barn:
Finished Floor (Below):	<b>1,428</b>	# of Levels: <b>1</b>	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Below	4	No	Pool:
Finished Floor (Total):	<b>2,918 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	2	No	Garage Sz: <b>20 x 30</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,918 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **Valley Pacific Realty Ltd.**

**Valley Pacific Realty Ltd.**

**ONCE IN A LIFETIME opportunity to own the most PRESTIGIOUS OCEAN VIEW ACREAGE in PANORAMA RIDGE ever to come on market! Same owner since 1972. Potential for 7-8 half acre UNOBSTRUCTED, breathtaking OCEAN & FARMLAND South sloping VIEW LOTS! 4.43 acres with services at property line. Access also off 55A ave making this property the most sought after piece you will ever have a chance at purchasing. Cleared property with livable 3000 sq ft Rancher with walk out basement. Newer furnace w heat pump. BONUS 24'x20' cottage house & 20'X30' double garage. This is a developers DREAM property and is the most recognized address on 56 Avenue. Surrounded by multi million dollar homes. Do not walk on property...Listing agents must be present.**



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**Active**  
**R2119886**

Board: F  
House/Single Family

**14020 TERRY ROAD**

South Surrey White Rock  
White Rock  
V4B 1A2

Residential Detached

**\$11,388,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$11,388,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2004</b>
Depth / Size: <b>326.97</b>	Bathrooms:	<b>6</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>23,086.00</b>	Full Baths:	<b>5</b>	Zoning: <b>RE-2</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$23,579.17</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-269-472</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: PANORAMIC OCEAN VIEW**

Complex / Subdiv: **WHITE ROCK**

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stone, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **5**  
Fireplace Fuel: **Gas - Natural, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Heat Pump, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Wood**

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

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**  
Parking: **Garage; Single, Garage; Triple**

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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LT 4 SEC 9 TWP 1 NWD PLN 7887**

Amenities: **Air Cond./Central, Swirlpool/Hot Tub**

Site Influences: **Waterfront Property**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Hot Tub Spa/Swirlpool, Pantry, Range Top, Security System, Vacuum**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9' x 15'	Above	Walk-In Closet	8' x 15'6	Below	Storage	24'5 x 10'7
Main	Office	13' x 15'6	Above	Bedroom	12'6 x 15'6			x
Main	Family Room	17' x 24'6	Above	Bedroom	11'6 x 15'			x
Main	Eating Area	13'6 x 16'	Above	Bedroom	15'2 x 10'2			x
Main	Living Room	15'6 x 18'	Above	Laundry	11'2 x 8'5			x
Main	Dining Room	12' x 17'6	Below	Bedroom	12'10 x 13'			x
Main	Mud Room	17'5 x 6'1	Below	Games Room	17' x 24'6			x
Main	Kitchen	15'6 x 15'6	Below	Bar Room	6' x 8'			x
Main	Pantry	5'6 x 9'6	Below	Media Room	15'5 x 19'11			
Above	Master Bedroom	16'6 x 17'6	Below	Gym	17'6 x 20'			

Finished Floor (Main): **2,820**  
Finished Floor (Above): **2,228**  
Finished Floor (Below): **2,751**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **7,799 sq. ft.**

# of Rooms: **21**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Full, Fully Finished, Separate Entry**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Unfinished Floor: **0**  
Grand Total: **7,799 sq. ft.**

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

**RE/MAX Colonial Pacific Realty**

**Magnificent .53 acre waterfront West Coast Style home designed by one of Vancouver's Most Renowned Architects. Truly a World Class masterpiece exemplifies the very best in architecture, design & workmanship. Designed to maximize ocean views with 7799 SF of sensational living space featuring a fabulous open plan with architectural wood windows and doors, unique large curved glass windows, custom art glass, soaring vaulted spaces, coffered ceilings and paneled walls creating a warm, light-filled ambiance. Dream kitchen, steam shower, gym, state of the art theatre, covered sky-lit terraces, open decks, outdoor stone f/p, tiled circular hot tub... all open to a spectacular ocean view. Truly incredible living at its best!**