



Macdonald Realty (Surrey/152)
Cell: 604-626-6755
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Active **R3084826** **18913 67A AVENUE** Residential Detached
Board: F Cloverdale **\$1,198,000** (LP)
House/Single Family Clayton **(SP)**
V4N 6A1



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,198,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2008**
Frontage(feet): **0.00** Bathrooms: **4** Age: **18**
Frontage(metres): **0.00** Full Baths: **3** Zoning: **R5-S**
Depth / Size: **0.00** Half Baths: **1** Gross Taxes: **\$6,314.02**
Lot Area (sq.ft.): **3,074.00** Rear Yard Exp: **North** For Tax Year: **2025**
Lot Area (acres): **0.07** P.I.D.: **027-191-176** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **Yes: city**
Complex/Subdiv: **CLAYTON**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
Construction: **Frame - Wood** Parking: **Garage; Double, Open, Visitor Parking**
Exterior: **Mixed, Other** Driveway Finish: **Asphalt**
Foundation: **Concrete Perimeter, Concrete Slab** Dist. to Public Transit: **1/4 blk** Dist. to School Bus: **1/4 blk**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **Yes**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **Yes: Foreclosure**
Fireplace Fuel: **Electric** Metered Water: **No** Fixtures Rmvd: **Yes: Foreclosure**
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: **No**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)** Floor Finish:
Type of Roof: **Asphalt**

Legal: **LOT 34, PLAN BCP32058, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Guest Suite, None**

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	963	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	854	Main	Foyer	9'4 x 5'5	Below	Living Room	17'9 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Den	13'6 x 10'2	Below	Kitchen	13'9 x 9'9	Main 2
Finished Floor (Below):	866	Main	Other	5'9 x 5'	Below	Bedroom	12'4 x 10'5	Above 4
Finished Floor (Basement):	0	Main	Kitchen	16'10 x 8'2	Below	Bedroom	10'1 x 10'	Above 5
Finished Floor (Total):	2,683sq. ft.	Main	Living Room	15'4 x 13'0	Below	Other	10'4 x 4'11	Below 4
Unfinished Floor:	0	Main	Dining Room	15' x 14'			x	
Grand Total:	2,683sq. ft.	Above	Other	5'2 x 8'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'7 x 10'6			x	
		Above	Bedroom	10'6 x 10'			x	
		Above	Primary Bedroom	14'10 x 13'			x	
		Above	Walk-In Closet	8'3 x 4'8			x	
		Above	Other	8'3 x 8'4			x	
		Below	Dining Room	10'9 x 8'8			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **18**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

The subject property is a two-story single-family home with a fully finished basement, built in 2008 and located at 18913 67A Avenue in the Clayton Heights area of Surrey. The home offers approximately 2,683 square feet of finished living space over three levels, including 866 square feet on the lower level, 963 square feet on the main floor, and 854 square feet on the upper level. The basement contains an unauthorized private-entry suite suitable for extended family use. The dwelling is wood-frame construction with Hardie plank siding, asphalt shingle roofing, and a detached double garage. Overall condition is average with standard finishes and good remaining economic life. The neighborhood is a well-established suburban area close to schools, shopping, parks, and major routes.



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Active **8923 SHEPHERD WAY** Residential Detached
R3075178 N. Delta **\$1,200,000** (LP)
Board: F Nordel (SP) 
House/Single Family V4C 4J9



Sold Date: If new, GST/HST inc?: Original Price: **\$1,200,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1956**
Frontage(feet): **0.00** Bathrooms: **2** Age: **70**
Frontage(metres): Full Baths: **2** Zoning: **RS1**
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,931.01**
Lot Area (sq.ft.): **7,303.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **004-715-594** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Level Split** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **DetachedGrge/Carpport**
Exterior: **Mixed** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **No**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 7, BLOCK 2, PLAN NWP16782, DISTRICT LOT 16, GROUP 2, NEW WESTMINSTER LAND DISTRICT, & DL 25, 440**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	637	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	561	Main	Kitchen	11'5 x 5'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20'4 x 12'5			x	Above 4
Finished Floor (Below):	554	Main	Nook	11'5 x 8'			x	Below 3
Finished Floor (Basement):	0	Main	Foyer	8'1 x 4'11			x	
Finished Floor (Total):	1,752sq. ft.	Main	Mud Room	8'9 x 6'6			x	
Unfinished Floor:	0	Above	Bedroom	13'2 x 9'5			x	
Grand Total:	1,752sq. ft.	Above	Bedroom	11' x 10'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9'8 x 8'11			x	
		Below	Recreation Room	21'1 x 12'3			x	
		Below	Laundry	13' x 9'2			x	
							x	
Suite: None							x	
Basement: Part							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

Welcome to this 3-bedroom, 2-bathroom home situated on a spacious 7,303 sqft lot. This versatile split-level layout offers comfortable family living with room to grow. Top floor offers 3 bedrooms. The lower level presents great potential for a mortgage helper or in-law suite. Located in a quiet, family-friendly neighbourhood, this property is perfect for first-time buyers, investors, or those looking to add their personal touch. Don't miss this opportunity!

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Active **18048 64 AVENUE** Residential Detached
R3092176 Cloverdale **\$1,280,000** (LP)
 Board: F Cloverdale BC (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,280,000**
 Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2005**
 Frontage(feet): **0.00** Bathrooms: **5** Age: **21**
 Frontage(metres): Full Baths: **5** Zoning: **RES**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$5,421.98**
 Lot Area (sq.ft.): **6,071.00** Rear Yard Exp: **South** For Tax Year: **2025**
 Lot Area (acres): **0.14** P.I.D.: **026-008-734** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **No**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Mixed** Driveway Finish: **Concrete**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: Reno. Year: Property Disc.: **No**
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No :SOLD AS IS AT POSSESSION**
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **:SOLD AS IS AT POSSESSION**
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: **No**
 Outdoor Area: **Fenced Yard** Floor Finish: **Hardwood, Tile, Vinyl/Linoleum, Wall/Wall/Mixed**
 Type of Roof: **Asphalt**

Legal: **LOT 5 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP12524**

Amenities:
 Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features:

Finished Floor (Main):	1,386	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,118	Main	Living Room	13'9 x 13'	Bsmt	Laundry	8'3 x 7'2	Floor #Pcs
Finished Floor (AbvMain2):	1,050	Main	Dining Room	12'11 x 12'7	Bsmt	Kitchen	11'8 x 9'3	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'4 x 11'10	Bsmt	Bedroom	12'11 x 8'	Above 5
Finished Floor (Basement):	0	Main	Eating Area	9'7 x 8'2	Bsmt	Den	11' x 7'	Above 4
Finished Floor (Total):	3,554sq. ft.	Main	Family Room	13'3 x 9'2				Bsmt 4
Unfinished Floor:	0	Main	Bedroom	13'11 x 10'4				Bsmt 4
Grand Total:	3,554sq. ft.	Above	Primary Bedroom	16'2 x 15'4				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'4 x 10'4				
		Above	Bedroom	11'3 x 10'2				
		Above	Bedroom	0' x 0'				
		Bsmt	Kitchen	18'4 x 12'8				
		Bsmt	Bedroom	11' x 9'8				
		Bsmt	Bedroom	12'8 x 11'3				

Suite: **Unauthorized Suite** Manuf Type: Registered in MHR?: PAD Rental:
 Basement: **Full, Fully Finished** MHR#: CSA/BCE: Maint. Fee:
 Crawl/Bsmt. Height: # of Levels: **3** ByLaw Restrictions:
 # of Kitchens: **3** # of Rooms: **17**

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! Large 2 storey home with basement. Home has some nice features including wood floors with wide baseboards, 9'ceilings with cove mouldings, raised cabinets, baths with deep tub. Large fenced lot with lane access and a wide driveway. Bring your tools paint brush and renovator skills. Home needs repairs, clean up. The exterior has nice rock detailing. Great location close to schools, shopping, parks and transit.



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Active **10302 MAIN STREET** Residential Detached
R3081494 N. Delta **\$1,290,000** (LP)
Board: F Nordel (SP)



Sold Date: If new, GST/HST inc?:**No** Original Price: **\$1,290,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2009**
Frontage(feet): **50.82** Bathrooms: **6** Age: **17**
Frontage(metres): **15.49** Full Baths: **5** Zoning: **RS5**
Depth / Size: **117** Half Baths: **1** Gross Taxes: **\$5,203.70**
Lot Area (sq.ft.): **5,920.00** Rear Yard Exp: **Southeast** For Tax Year: **2024**
Lot Area (acres): **0.14** P.I.D.: **026-979-357** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **Yes: Fraser Bridge, River, Mountain**
Complex/Subdiv: **Yes: Fraser Bridge, River, Mountain**
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Double**
Exterior: **Mixed** Driveway Finish: **Concrete**
Foundation: **Concrete Perimeter** Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:
Renovations: Reno. Year: Property Disc.: **Yes** Land Lease Expiry Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: **Full** Fixtures Leased: **No**
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **No**
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: Floor Finish: **Mixed**
Outdoor Area: **Balcony(s), Balcn(y)s Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 1, PLAN BCP28557, DISTRICT LOT 18, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences:

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

Finished Floor (Main):	1,427	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,281	Main	Living Room	13'90 x 13'60			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	13'10 x 13'50			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	15'11 x 10'11			x	Main 4
Finished Floor (Basement):	0	Main	Foyer	9'90 x 7'70			x	Above 4
Finished Floor (Total):	2,708sq. ft.	Main	Family Room	13'90 x 13'11			x	Above 4
Unfinished Floor:	0	Main	Dining Room	16'00 x 11'60			x	Above 4
Grand Total:	2,708sq. ft.	Main	Patio	14'11 x 8'0			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'10 x 13'11			x	
Suite: None		Above	Primary Bedroom	13'90 x 13'10			x	
Basement: Unfinished		Above	Bedroom	13'20 x 10'11			x	
		Above	Bedroom	19'11 x 10'10			x	
		Below	Other	13'10 x 35'50			x	
							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Perched on a 5,920 sq.ft. elevated corner lot with mountain and Alex Fraser Bridge views, this spacious Nordel home blends comfort, flexibility, and strong income potential. The main floor offers a bright living room, large kitchen, and a convenient primary bedroom. Upstairs boasts 4 generously sized bedrooms, each with its own ensuite. The expansive 1,410 sq.ft. basement with 6'5" ceiling provides exciting possibilities—whether you choose to transform it into a media room, or customize it to suit your lifestyle needs. Walking distance to schools, parks, shops, and North Delta Community Park.



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Active **7299 194A STREET** Residential Detached
R3084113 Cloverdale **\$1,345,888** (LP)
Board: F Clayton (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,368,888**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2015**
Frontage(feet): **29.50** Bathrooms: **4** Age: **11**
Frontage(metres): **8.99** Full Baths: **3** Zoning: **RF9**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,469.43**
Lot Area (sq.ft.): **3,410.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.08** P.I.D.: **029-216-524** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **No :** Tour:
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Construction: **Frame - Wood** Parking: **DetachedGrge/Carport**
Exterior: **Mixed** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **No**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No :**
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **No :**
Fuel/Heating: **Heat Pump, Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Legal: **LOT 1, PLAN EPP30257, SECTION 22, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum - Roughed In**

Finished Floor (Main):	835	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	835	Main	Foyer	7'0 x 9'6	Below	Mud Room	6'10 x 9'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Den	8'9 x 9'1	Below	Laundry	4'8 x 6'7	Main 2
Finished Floor (Below):	0	Main	Kitchen	9'4 x 14'2			x	Above 4
Finished Floor (Basement):	910	Main	Dining Room	11'3 x 14'0			x	Above 4
Finished Floor (Total):	2,580sq. ft.	Main	Living Room	14'8 x 16'1			x	Bsmt 4
Unfinished Floor:	0	Above	Primary Bedroom	12'8 x 14'1			x	
Grand Total:	2,580sq. ft.	Above	Walk-In Closet	6'7 x 5'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'11 x 11'5			x	
		Above	Bedroom	11'0 x 11'3			x	
		Below	Bedroom	13'2 x 9'11			x	
		Below	Walk-In Closet	5'0 x 4'2			x	
		Below	Bedroom	9'10 x 8'9			x	
		Below	Kitchen	13'11 x 14'5			x	

Suite: **Unauthorized Suite** Manuf Type: Registered in MHR?: PAD Rental:
Basement: **Fully Finished** MHR#: CSA/BCE: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: **3** ByLaw Restrictions:

Listing Broker(s): **Momentum Realty Inc. Momentum Realty Inc.**

Court-ordered sale. Sold as is, where is. A fantastic opportunity to own a beautifully maintained 5-bedroom, 4-bathroom split-level home in a sought-after, family-friendly neighbourhood. Tucked away on a quiet street with excellent privacy, this home offers a bright and inviting layout. The spacious kitchen is a standout, featuring granite countertops, a large island, and expansive windows that flood the space with natural light—perfect for everyday living and entertaining. Exceptional location with quick access to major highways, shopping, schools, and all amenities.



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Active **17396 62A AVENUE** Residential Detached
R3073013 Cloverdale **\$1,479,000** (LP)
Board: F Cloverdale BC (SP)



Sold Date: If new, GST/HST inc?:**No** Original Price: **\$1,479,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1977**
Frontage(feet): **60.00** Bathrooms: **5** Age: **49**
Frontage(metres): **18.29** Full Baths: **5** Zoning: **RES**
Depth / Size: **125** Half Baths: **0** Gross Taxes: **\$8,288.67**
Lot Area (sq.ft.): **7,576.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **003-957-128** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Open**
Exterior: **Aluminum, Other** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **Yes**
of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
Fireplace Fuel: Metered Water: Fixtures Rmvd: **No**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Asphalt**

Legal: **LOT 190, PLAN NWP50042, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

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

Finished Floor (Main):	1,318	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'8 x 11'7	Below	Kitchen	10' x 8'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'5 x 9'5	Below	Family Room	8' x 8'	Main 3
Finished Floor (Below):	1,318	Main	Kitchen	10'7 x 8'8	Below	Bedroom	9' x 9'	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	13'3 x 10'3				Below 3
		Main	Bedroom	9'8 x 8'8				Below 3
Finished Floor (Total):	2,636sq. ft.	Main	Bedroom	9'2 x 8'9				Below 3
Unfinished Floor:	0	Main	Bedroom	9'8 x 8'9				Below 3
Grand Total:	2,636sq. ft.	Below	Kitchen	10' x 8'				
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	8' x 8'				
		Below	Bedroom	9' x 9'				
		Below	Kitchen	10' x 8'				
		Below	Family Room	8' x 9'				
		Below	Bedroom	9' x 9'				

Suite: **Unauthorized Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **4** # of Rooms: **16**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee: **\$0.00**
ByLaw Restrictions: **No Restrictions**

Listing Broker(s): **Westmont Realty Inc.**

ATTN: Investors and first-time buyers. Newly remodeled house with new appliances, featuring three 1-bedroom suites (1+1+1), perfect for MORTGAGE HELPER. Located in a quiet area, the back door opens to a playground and school, making it ideal for families. Quiet street. Close to bus routes.



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Active
R3034160
Board: F
House/Single Family

5775 184A STREET
Cloverdale
Cloverdale BC
V3S 7T1

Residential Detached
\$1,549,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,599,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1990**
Frontage(feet): **63.00** Bathrooms: **5** Age: **36**
Frontage(metres): **19.20** Full Baths: **4** Zoning: **RES**
Depth / Size: _____ Half Baths: **1** Gross Taxes: **\$5,645.60**
Lot Area (sq.ft.): **9,830.00** Rear Yard Exp: _____ For Tax Year: **2024**
Lot Area (acres): **0.23** P.I.D.: **014-286-777** Tax Inc. Utilities?: **No**
Flood Plain: _____ View: **No** Tour: **Virtual Tour URL**
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: _____ R.I. Fireplaces: _____
Fireplace Fuel: _____
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **1990**
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **4** Covered Parking: _____ Parking Access: **Front, Lane**
Parking: **Add. Parking Avail., Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: _____ :
Floor Finish: **Mixed**

Legal: **LOT 7, PLAN NWP81796, PART SW1/4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	2,590	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	916	Main	Foyer	16'0 x 8'0	Above	Bedroom	13'5 x 10'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'3 x 15'3	Above	Bedroom	10'0 x 10'0	Main 3
Finished Floor (Below):	0	Main	Dining Room	13'3 x 12'0			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	17'7 x 17'1			x	Main 2
Finished Floor (Total):	3,506sq. ft.	Main	Wok Kitchen	12'8 x 8'9			x	Above 5
Unfinished Floor:	0	Main	Eating Area	14'0 x 11'7			x	Above 3
Grand Total:	3,506sq. ft.	Main	Family Room	20'9 x 14'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Office	14'8 x 9'2			x	
Suite: None		Main	Bedroom	14'0 x 9'4			x	
Basement: None		Main	Bedroom	20'3 x 14'6			x	
		Main	Laundry	9'9 x 8'0			x	
		Main	Storage	12'7 x 3'8			x	
		Above	Bedroom	20'0 x 15'3			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?: _____		PAD Rental:		_____	
# of Kitchens: 2	# of Rooms: 15	MHR#:	CSA/BCE: _____		Maint. Fee:		_____	
		ByLaw Restrictions:	_____					

Listing Broker(s): **Royal LePage Westside**

Welcome to your new, huge happy place in Cloverdale! This beautifully renovated two-storey home offers over 3500 sqft of family charm. The main floor features plenty of living space, including a living room, family room, rec room, and a modern kitchen with a bonus auxiliary kitchen—perfect for culinary adventures. Two bedrooms on the main and three more upstairs offer ample room for every family member. Step outside to an expansive backyard with laneway access, ideal for outdoor fun, projects, or hosting weekend BBQs. Located in a fantastic neighbourhood, just two blocks from an elementary school and close to shopping, this home is the perfect blend of style and space. Ready to make a move? Reach out to schedule your private viewing!



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Active **18011 63B AVENUE** Residential Detached
R3075165 Cloverdale **\$1,649,000** (LP)
Board: F Cloverdale BC (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,749,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2006**
Frontage(feet): **62.30** Bathrooms: **7** Age: **20**
Frontage(metres): **18.99** Full Baths: **6** Zoning: **R3**
Depth / Size: **96.72** Half Baths: **1** Gross Taxes: **\$7,339.76**
Lot Area (sq.ft.): **6,029.00** Rear Yard Exp: **North** For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **026-088-851** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Mountain**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., 3 Storey** Total Parking: **10** Covered Parking: **2** Parking Access: **Front, Lane**
Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
Exterior: **Mixed, Stone, Vinyl** Driveway Finish: **Asphalt, Concrete**
Foundation: **Concrete Perimeter** Dist. to Public Transit: **170m** Dist. to School Bus: **500m**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: **Partly** Reno. Year: **2022** Property Disc.: **No**
of Fireplaces: **2** R.I. Fireplaces: Rain Screen: **Full** Fixtures Leased: **Yes: Unknown - Court Order Sale**
Fireplace Fuel: **Natural Gas** Metered Water: **Yes**
Fuel/Heating: **Baseboard, Natural Gas** R.I. Plumbing: **No** Fixtures Rmvd: **:Unknown - Court Order Sale**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** Floor Finish: **Laminate, Mixed, Tile, Carpet**
Type of Roof: **Tile - Concrete**

Legal: **LOT 2, PLAN BCP14184, SECTION 8, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Lane Access, Recreation Nearby**

Features:

Finished Floor (Main):	1,808	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,180	Main	Living Room	11'11 x 13'8	Below	Kitchen	11'5 x 9'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'7 x 11'2	Below	Bedroom	9'2 x 10'5	Main 2
Finished Floor (Below):	1,356	Main	Kitchen	13'1 x 12'8	Below	Bedroom	11'5 x 11'10	Main 3
Finished Floor (Basement):	0	Main	Nook	12'8 x 9'5	Below	Living Room	11'5 x 12'7	Above 4
Finished Floor (Total):	4,344sq. ft.	Main	Family Room	19'1 x 12'8	Below	Kitchen	5'9 x 12'7	Above 4
Unfinished Floor:	0	Main	Bedroom	17'5 x 14'4	Below	Bedroom	11'9 x 10'2	Above 4
Grand Total:	4,344sq. ft.	Main	Den	9'1 x 11'11			x	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	5'10 x 12'8			x	Below 4
		Above	Primary Bedroom	14'9 x 16'11			x	
		Above	Bedroom	11'6 x 14'1			x	
		Above	Bedroom	11'6 x 13'2			x	
		Above	Bedroom	10'1 x 11'4			x	
		Below	Living Room	11'5 x 15'2			x	

Suite: **Licensed Suite, Unauthorized** Manuf Type: Registered in MHR?: PAD Rental:
Basement: **Full** MHR#: CSA/BCE: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: **3** ByLaw Restrictions:

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

Welcome to this open concept & spacious home in Cloverdale! FULLY RENOVATED 4344 SQFT HOUSE on a 6029 SQFT LOT with a large drive way & also BACK LANE ACCESS. The well designed home has a PRIMARY BEDROOM on the MAIN FLOOR, with an ensuite & walk in closet. Other features on the main floor include large family room, living room, separate dining area, spice kitchen & a HOME OFFICE/DEN. Upstairs there are 4 bedrooms, 3 with OWN ENSUITES. The home is equipped with 2+1 SUITES. Also STEPS AWAY FROM LORD TWEEDSMUIR SECONDARY. Close distance to shopping, Sikh Temple & on Christian Elementary. Check out the 3D virtual Tour!



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Active **R3069367** **11668 95A AVENUE** Residential Detached
Board: F N. Delta **\$2,099,000** (LP)
House/Single Family Annieville V4C 7P6 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,249,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2023**
Frontage(feet): **47.50** Bathrooms: **9** Age: **3**
Frontage(metres): **14.48** Full Baths: **7** Zoning: **RS1**
Depth / Size: Half Baths: **2** Gross Taxes: **\$7,872.29**
Lot Area (sq.ft.): **8,181.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.19** P.I.D.: **004-836-561** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Construction: **Frame - Metal** Parking: **Garage; Double**
Exterior: **Stone, Stucco** Driveway Finish:
Foundation: **Concrete Block** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year:
of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas, Radiant** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** Fixtures Leased: **No** :
Type of Roof: **Asphalt** Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 566 SECTION 36 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 51883**

Amenities:
Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Security System, Smoke Alarm, Wet Bar**

Finished Floor (Main):	1,635	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,619	Main	Living Room	22'6 x 12'1	Above	Walk-In Closet	7'4 x 6'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'7 x 12'11	Above	Laundry	5'8 x 5'5	Main 2
Finished Floor (Below):	1,638	Main	Family Room	16'7 x 13'6	Below	Media Room	17'11 x 11'5	Main 3
Finished Floor (Basement):	0	Main	Kitchen	15'8 x 14'11	Below	Living Room	14'9 x 9'4	Above 5
Finished Floor (Total):	4,892sq. ft.	Main	Wok Kitchen	9'4 x 7'4	Below	Kitchen	14'9 x 5'9	Above 3
Unfinished Floor:	0	Main	Den	5'11 x 5'4	Below	Bedroom	11'10 x 9'4	Above 3
Grand Total:	4,892sq. ft.	Main	Bedroom	12'4 x 11'2	Below	Bedroom	11'3 x 10'6	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'11 x 11'11	Below	Living Room	12'6 x 9'8	Below 2
Suite: Other, Unauthorized Suite		Above	Walk-In Closet	9'0 x 6'9	Below	Bedroom	11'3 x 10'6	Below 3
Basement: Fully Finished		Above	Bedroom	11'2 x 11'1	Main	Kitchen	18'0 x 7'7	Below 3
		Above	Bedroom	11'8 x 11'2			x	
		Above	Walk-In Closet	6'2 x 4'6			x	
		Above	Bedroom	15'7 x 12'7			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **4** # of Rooms: **23** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Sutton Group-West Coast Realty (Langley)**

Experience luxury in this 8-bed, 9-bath modern masterpiece by Builder Bros Construction. Featuring an eye-catching Stone and Polar White stucco exterior, engineered hardwood floors, and oversized black-glazed windows, this home blends style and function. Enjoy spa-inspired bathrooms with rain showers and radiant heat, a chef's kitchen with a large island and high-end appliances, plus extras like a Generac generator, AC, security system, central vac, and built-in sound. Entertain with ease in the media room, grand bar, or on the deck with a gas hookup—every detail is thoughtfully designed.



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Active
R3089011
Board: F
House/Single Family

11890 GILMOUR CRESCENT
N. Delta
Scottsdale
V4C 1L1

Residential Detached
\$2,449,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$2,449,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2018**
Frontage(feet): **0.00** Bathrooms: **9** Age: **8**
Frontage(metres): _____ Full Baths: **6** Zoning: **RM1**
Depth / Size: _____ Half Baths: **3** Gross Taxes: **\$0.00**
Lot Area (sq.ft.): **13,597.00** Rear Yard Exp: _____ For Tax Year: **2024**
Lot Area (acres): **0.31** P.I.D.: **000-767-271** Tax Inc. Utilities?: **No**
Flood Plain: _____ Tour: _____
View: _____
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Concrete Block, Frame - Wood**
Exterior: **Concrete, Mixed, Stucco**
Foundation: **Concrete Block**

Renovations: _____ Reno. Year: _____
of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Natural Gas** Metered Water: _____
Fuel/Heating: **Radiant** R.I. Plumbing: _____
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **3** Parking Access: **Side**
Parking: **Add. Parking Avail., DetachedGrge/Carport, Garage; Double**
Driveway Finish: _____
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
Fixtures Leased: **No :SOLD AS IS AT TIME OF POSSESSION**
Fixtures Rmvd: **No :SOLD AS IS AT TIME OF POSSESSION**
Floor Finish: **Mixed, Wall/Wall/Mixed**

Legal: **LOT 297, PLAN NWP36603, SECTION 24, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,609	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,380	Main	Living Room	14'6 x 15'6	Bsmt	Living Room	20'0 x 13'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	12'5 x 12'0	Bsmt	Kitchen	8'11 x 12'0	Main 2
Finished Floor (Below):	2,164	Main	Den	11'3 x 11'0	Bsmt	Bedroom	10'11 x 9'11	Main 4
Finished Floor (Basement):	0	Main	Family Room	20'0 x 11'0	Bsmt	Bedroom	11'4 x 11'11	Above 5
Finished Floor (Total):	6,153sq. ft.	Main	Dining Room	14'0 x 16'0	Bsmt	Living Room	15'0 x 12'0	Above 4
Unfinished Floor:	0	Main	Kitchen	15'0 x 16'0	Bsmt	Kitchen	12'10 x 9'11	Above 4
Grand Total:	6,153sq. ft.	Main	Wok Kitchen	10'10 x 8'6	Bsmt	Bedroom	10'8 x 10'1	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	6'11 x 8'6	Bsmt	Bedroom	10'11 x 10'10	Bsmt 4
Suite: Legal Suite		Above	Bedroom	16'0 x 18'6	Main	Bedroom	12'0 x 12'0	Bsmt 2
Basement: Full		Above	Walk-In Closet	6'2 x 9'6			x	Bsmt 2
		Above	Bedroom	12'6 x 13'6			x	
		Above	Bedroom	12'2 x 13'6			x	
		Above	Other	7'0 x 12'0			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
of Kitchens: **4** # of Rooms: **22** MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
ByLaw Restrictions: _____

Listing Broker(s): **Royal LePage Global Force Realty**

Stunning custom-built situated on a quiet cul-de-sac on a 13,500+ sq ft lot with nearly 6,100 sq ft of living space in the desirable Scottsdale area of North Delta. This exceptional home offers 9 bedrooms and 9 bathrooms, including a 2-bedroom legal suite and a 2-bedroom unauthorized suite, both with full and half bathrooms. Features include a spice kitchen, air conditioning, built-in vacuum, and a 250 sq ft covered deck off the family room--perfect for relaxing or entertaining. Enjoy a jacuzzi, expansive backyard, spacious double garage plus an additional rear garage, and a long driveway with RV/motorhome parking. Prime location close to Hwy 99, transit, schools, shopping, and Cineplex. A true homeowner's dream.



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Active **9404 EBOR ROAD** Residential Detached
R3073285 N. Delta **\$2,799,330** (LP)
Board: F Annieville **(SP)**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,799,330**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1987**
Frontage(feet): **135.00** Bathrooms: **3** Age: **39**
Frontage(metres): **41.15** Full Baths: **3** Zoning: **RS1**
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,321.00**
Lot Area (sq.ft.): **48,787.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **1.12** P.I.D.: **001-092-715** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Double**
Exterior: **Mixed** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Renovations: Reno. Year: Property Disc.: **No** Land Lease Expiry Year:
of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Baseboard, Hot Water** R.I. Plumbing: Floor Finish:
Outdoor Area: **Fenced Yard**
Type of Roof: **Tar & Gravel**

Legal: **LOT 161, PLAN NWP32729, DISTRICT LOT 15, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 77295**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,100	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,100	Main	Living Room	11' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	9' x 14'			x	Above 4
Finished Floor (Basement):	0	Main	Den	9' x 14'			x	Above 3
Finished Floor (Total):	2,200sq. ft.	Main	Laundry	7' x 8'			x	
Unfinished Floor:	0	Above	Primary Bedroom	12' x 12'			x	
Grand Total:	2,200sq. ft.	Above	Bedroom	10' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x 12'			x	
		Above	Bedroom	10' x 13'			x	
		Above	Family Room	10' x 13'			x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Gilco Real Estate Services** **Gilco Real Estate Services**

Attention Developers and Builders! Exceptional opportunity to secure this 1.12-acre property in North Delta. The existing residence, constructed in the late 1980s, has been maintained well and remains comfortable and move-in ready, presenting an ideal investment, holding, or redevelopment opportunity. SOLD AS IS WHERE IS. COURT ORDER SALE.



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themy@evolvereg.com

Active **11128 RIVER ROAD** Residential Detached
R3073277 N. Delta **\$3,899,330** (LP)
Board: F Annieville **(SP)**
House/Single Family V4C 2S4



Sold Date: If new, GST/HST inc?: Original Price: **\$3,899,330**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1902**
Frontage(feet): **59.00** Bathrooms: **2** Age: **124**
Frontage(metres): **17.98** Full Baths: **2** Zoning: **RS1**
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,024.00**
Lot Area (sq.ft.): **89,730.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **2.06** P.I.D.: **011-095-202** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Double**
Exterior: **Mixed** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Renovations: Reno. Year: Property Disc.: **No** Land Lease Expiry Year:
of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Hot Water, Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Legal: **LOT B, PLAN NWP6956, DISTRICT LOT 15, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP4464, & DL 24**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,048	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	971	Main	Living Room	13' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Den	11' x 13'			x	Above 4
Finished Floor (Basement):	971	Main	Foyer	8' x 10'			x	
Finished Floor (Total):	2,990sq. ft.	Main	Kitchen	13' x 14'			x	
Unfinished Floor:	0	Main	Mud Room	5' x 6'			x	
Grand Total:	2,990sq. ft.	Above	Primary Bedroom	13' x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x 13'			x	
		Above	Bedroom	9' x 13'			x	
		Above	Bedroom	8' x 11'			x	
Suite:							x	
Basement: Fully Finished							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Gilco Real Estate Services** **Gilco Real Estate Services**

Perched above the Fraser River with breathtaking panoramic views, this exceptional home offers 10' ceilings on the main floor and 9' ceilings upstairs, creating a bright and spacious atmosphere throughout. Situated on a sprawling 2.06-acre (approximately 89,734 sq. ft.) property, the residence features a large, fully insulated detached workshop—perfect for a home office, studio, or entertaining guests. Enjoy stunning million-dollar Fraser River views from nearly every vantage point. Developer/Builder Alert! Incredible opportunity with endless potential for future development or customization. Call for more information. SOLD AS IS WHERE IS.



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Active **18737 72 AVENUE** Residential Detached
R3089354 Cloverdale **\$24,300,000** (LP)
Board: F Clayton **(SP)** 
House with Acreage V4N 1M9



Sold Date: If new, GST/HST inc?: Original Price: **\$24,300,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1994**
Frontage(feet): Bathrooms: **5** Age: **32**
Frontage(metres): Full Baths: **4** Zoning: **RA**
Depth / Size: Half Baths: **1** Gross Taxes: **\$163,389.4**
Lot Area (sq.ft.): **354,578.40** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **8.14** P.I.D.: **011-298-600** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Add. Parking Avail., DetachedGrge/Carport**
Exterior: **Vinyl** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **No**
of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Radiant, Pellet** R.I. Plumbing: Floor Finish:
Outdoor Area: **Balcony(s), Sundeck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 1, PLAN NWP8008, SECTION 21, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,673	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,369	Main	Living Room	16' x 10'	Below	Bedroom	10'2 x 13'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	20' x 17'	Below	Bedroom	10' x 13'	Main 2
Finished Floor (Below):	1,613	Main	Family Room	16'5 x 22'5	Below	Recreation Room	13'1 x 17'4	Above 3
Finished Floor (Basement):	0	Main	Dining Room	13' x 12'	Below	Laundry	10'6 x 8'9	Above 5
Finished Floor (Total):	4,655sq. ft.	Main	Laundry	8'8 x 7'10	Below	Flex Room	7'5 x 6'9	Above 3
Unfinished Floor:	0	Main	Den	12' x 12'			x	Below 4
Grand Total:	4,655sq. ft.	Above	Primary Bedroom	18'2 x 13'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'9 x 12'8			x	
Suite:		Above	Bedroom	12' x 12'			x	
Basement: Full		Above	Bedroom	16' x 12'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Below	Dining Room	18'3 x 13'4			x	
# of Kitchens: 2	# of Rooms: 18	Below	Kitchen	13'1 x 9'8			x	
		Below	Living Room	12' x 19'			x	
		Manuf Type:		Registered in MHR?:	PAD Rental:			
		MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

The 8.14-acre site is situated approximately 730 metres from the future 184 St / Fraser Hwy SkyTrain Station, with service anticipated to begin in 2029. Designated under the TOA-TOD Tier 3 classification, the property permits up to 3.0 FAR and up to 8 storeys, offering strong long-term development potential. (PLA) issued in outlines a multi-phase subdivision including:• 15 Residential Lots: Zoned as R4 (Small Lot Residential), One Remnant Lot: Reserved for future higher-density redevelopment.