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|---|---|---|
| Active R3038477 Board: F House/Single Family | 10381 MAIN STREET N. Delta Nordel V4C 2P3 | Residential Detached \$1,010,000 (LP) (SP)  |
|---|---|---|



| | | |
|------------------------------------|--|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$1,010,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 1980 |
| Frontage(feet): 97.00 | Bathrooms: 3 | Age: 45 |
| Frontage(metres): 29.57 | Full Baths: 3 | Zoning: RS-4 |
| Depth / Size: | Half Baths: 0 | Gross Taxes: \$4,662.92 |
| Lot Area (sq.ft.): 9,678.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 0.22 | P.I.D.: 002-462-133 | 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: 1 Storey | Total Parking: 4 | Covered Parking: 0 | Parking Access: Front |
| Construction: Frame - Wood | Parking: Open | | |
| Exterior: Wood | Driveway Finish: | | |
| Foundation: Concrete Perimeter | Dist. to Public Transit: | Dist. to School Bus: | |
| | Title to Land: Freehold NonStrata | Land Lease Expiry Year: | |
| Renovations: Partly | Property Disc.: No | | |
| # of Fireplaces: 1 R.I. Fireplaces: | Fixtures Leased: No : | | |
| Fireplace Fuel: Natural Gas | Fixtures Rmvd: : | | |
| Fuel/Heating: Forced Air, Natural Gas | | | |
| Outdoor Area: Fenced Yard | Floor Finish: Mixed | | |
| Type of Roof: Asphalt | | | |

Legal: **LOT 2, PLAN NWP60260, DISTRICT LOT 18, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Paved Road**

Features:

| Finished Floor (Main): | 1,545 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------------|-----------------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above): | 0 | Main | Dining Room | 12' x7'9 | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Kitchen | 12' x14' | | | x | Main 3 |
| Finished Floor (Below): | 0 | Main | Primary Bedroom | 17' x14'1 | | | x | Main 3 |
| Finished Floor (Basement): | 0 | Main | Bedroom | 16' x11'10 | | | x | Main 3 |
| Finished Floor (Total): | 1,545sq. ft. | Main | Bedroom | 11'7 x12'2 | | | x | |
| Unfinished Floor: | 0 | Main | Bedroom | 16' x11'10 | | | x | |
| Grand Total: | 1,545sq. ft. | | | x | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | | | x | | | x | |
| Suite: Unauthorized Suite | | | | x | | | x | |
| Basement: None | | | | x | | | x | |
| Crawl/Bsmt. Height: | # of Levels: 1 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 1 | # of Rooms: 6 | MHR#: | CSA/BCE: | Maint. Fee: | | | | |
| | | ByLaw Restrictions: | | | | | | |

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

Discover the potential of this spacious 4-bedroom, 3-bathroom home located in the Nordel neighbourhood of North Delta. The main living area has been tastefully updated, with final touches awaiting your personal vision. A portion of the garage and interior was being transformed into an unauthorized suite, offering an excellent opportunity for a future mortgage helper. With renovations partially completed, this home is ideal for buyers looking to add value and customize it to their needs. Don't miss out on this opportunity.

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3055955
Board: F
House/Single Family

17477 58A AVENUE
Cloverdale
Cloverdale BC
V3S 1M9

Residential Detached
\$1,175,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,225,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1956**
Frontage(feet): **60.00** Bathrooms: **1** Age: **69**
Frontage(metres): **18.29** Full Baths: **1** Zoning: **RF**
Depth / Size: **177** Half Baths: **0** Gross Taxes: **\$4,846.95**
Lot Area (sq.ft.): **6,963.00** Rear Yard Exp: **North** For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **009-554-467** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No**
Complex/Subdiv: **Cloverdale**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**
Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport & Garage, Garage; Single, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1/2 BLK**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :Foreclosure**
Fixtures Rmvd: **No :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 6, PLAN NWP11634, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

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

Features: **Windows - Thermo**

| Finished Floor (Main): | 894 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|-----------------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above): | 0 | Main | Living Room | 19' x 16' | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 10'5 x 6' | | | x | Main 4 |
| Finished Floor (Below): | 0 | Main | Kitchen | 10'5 x 10' | | | x | |
| Finished Floor (Basement): | 0 | Main | Primary Bedroom | 13'6 x 10'3 | | | x | |
| Finished Floor (Total): | 894sq. ft. | Main | Bedroom | 10'5 x 8'2 | | | x | |
| Unfinished Floor: | 0 | Main | Laundry | 8'8 x 6'10 | | | x | |
| Grand Total: | 894sq. ft. | Main | Foyer | 8'1 x 5'2 | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Other | 6' x 6' | | | x | |
| Suite: None | | | | | | | x | |
| Basement: None | | | | | | | x | |
| Crawl/Bsmt. Height: | # of Levels: 1 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 1 | # of Rooms: 8 | MHR#: | CSA/BCE: | Maint. Fee: | | | | |
| | | ByLaw Restrictions: | | | | | | |

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

Located in the heart of Cloverdale, this prime property is full of potential. Featuring two bedrooms, one bathroom, and a level, usable lot, this single-level home suits downsizers looking to stay close to shops, dining, groceries, and healthcare—or young families wanting easy access to nearby public and private schools. The home sits on a quiet, dead-end street with traffic calming in place, ideal for kids and safe outdoor play. Whether you move in, rent out, or start planning your future build, the location speaks for itself. Surrounded by new executive homes, this is your chance to secure a spot in one of Cloverdale's most sought-after neighborhoods. Tks Luke

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|---|--|---|
| Active R3057494 Board: F House/Single Family | 10581 RIVER ROAD N. Delta Annieville V4C 2R1 | Residential Detached \$1,199,000 (LP) (SP)  |
|---|--|---|



| | | |
|---|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: No | Original Price: \$1,199,000 |
| Meas. Type: Feet | Bedrooms: 3 | Approx. Year Built: 1969 |
| Frontage(feet): 70.00 | Bathrooms: 2 | Age: 56 |
| Frontage(metres): 21.34 | Full Baths: 2 | Zoning: RD3 |
| Depth / Size: 127 | Half Baths: 0 | Gross Taxes: \$3,941.53 |
| Lot Area (sq.ft.): 8,923.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 0.20 | P.I.D.: 000-570-966 | Tax Inc. Utilities?: No |
| Flood Plain: No | Tour: | |
| View: Yes: RIVER, MOUNTAINS, NEW WEST | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: Electricity, Water | | |
| Sewer Type: Community | Water Supply: City/Municipal | |

| | | | |
|---------------------------------------|---|---------------------------|------------------------------|
| Style of Home: 2 Storey | Total Parking: 5 | Covered Parking: 2 | Parking Access: Front |
| Construction: Frame - Wood | Parking: Add. Parking Avail., Garage; Double | | |
| 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: | Property Disc.: No | | |
| # of Fireplaces: 2 | R.I. Fireplaces: | | |
| Fireplace Fuel: Natural Gas | Rain Screen: | | |
| Fuel/Heating: Forced Air | Metered Water: | | |
| Outdoor Area: Balcony(s) | R.I. Plumbing: | | |
| Type of Roof: Metal | Fixtures Leased: No :COURT ORDERED SALE | | |
| | Fixtures Rmvd: Yes :COURT ORDERED SALE | | |
| | Floor Finish: | | |

Legal: **LOT B, PLAN NWP23742, DISTRICT LOT 17, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP5044**

Amenities: **In Suite Laundry**

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

Features:

| Finished Floor (Main): | 1,226 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|---------------------------------|-----------------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above): | 0 | Main | Living Room | 13'2 x 16' | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Kitchen | 12' x 8'8" | | | x | Main 4 |
| Finished Floor (Below): | 0 | Main | Dining Room | 11'6 x 10' | | | x | Bsmt 4 |
| Finished Floor (Basement): | 1,215 | Main | Primary Bedroom | 13' x 12'7" | | | x | |
| Finished Floor (Total): | 2,441 sq. ft. | Main | Bedroom | 12'3 x 10' | | | x | |
| Unfinished Floor: | 0 | Main | Office | 12' x 11' | | | x | |
| Grand Total: | 2,441 sq. ft. | Bsmt | Living Room | 15'10 x 14' | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Bsmt | Kitchen | 11' x 7'3" | | | x | |
| | | Bsmt | Eating Area | 11' x 9' | | | x | |
| | | Bsmt | Bedroom | 13' x 12' | | | x | |
| | | Bsmt | Flex Room | 13' x 13' | | | x | |
| Suite: None | | | | x | | | x | |
| Basement: Fully Finished | | | | x | | | x | |
| Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 2 | # of Rooms: 11 | MHR#: | CSA/BCE: | Maint. Fee: | | | | |
| | | ByLaw Restrictions: | | | | | | |

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

North Delta home with large lot of 8923 sq ft. 3 bedroom and 2 baths. 2 fireplaces, air condition hooked up, hardwood flooring. 1 bedroom plus den suite in the basement. Nice view of the river, mountains, New Westminster. Close to all amenities. A must see!

| | | |
|---|---|---|
| Active R3009296 Board: F House/Single Family | 8923 SHEPHERD WAY N. Delta Nordel V4C 4J9 | Residential Detached \$1,230,000 (LP) (SP)  |
|---|---|---|



| | | |
|------------------------------------|---|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$1,230,000 |
| Meas. Type: Feet | Bedrooms: 3 | Approx. Year Built: 1956 |
| Frontage(feet): 0.00 | Bathrooms: 2 | Age: 69 |
| 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/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: | Property Disc.: No | | |
| # of Fireplaces: 1 R.I. Fireplaces: | Fixtures Leased: No : | | |
| Fireplace Fuel: Wood | Fixtures Rmvd: : | | |
| Fuel/Heating: Natural Gas | | | |
| Outdoor Area: Sundeck(s) | | | |
| Type of Roof: Asphalt | Floor Finish: | | |

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 | | | x | |
| | | | | x | | | x | |
| | | | | x | | | x | |
| Suite: None | | | | | | | | |
| Basement: Part | | | | | | | | |
| 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!

Active
R3055340
Board: F
House/Single Family

10302 MAIN STREET

N. Delta
Nordel
V4C 2P4

Residential Detached
\$1,290,000 (LP)
(SP) **M**



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: **16**
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** Tour:
View: **Yes: Fraser Bridge, River, Mountain**
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: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

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 | | | 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.

Active
R3050374
Board: F
House/Single Family

7299 194A STREET

Cloverdale
Clayton
V4N 6K1

Residential Detached
\$1,374,888 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,374,888**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2015**
Frontage(feet): **29.50** Bathrooms: **4** Age: **10**
Frontage(metres): **8.99** Full Baths: **3** Zoning: **RF9**
Depth / Size: **108** Half Baths: **1** Gross Taxes: **\$6,327.85**
Lot Area (sq.ft.): **3,410.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.08** P.I.D.: **029-216-524** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **Cistern**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Heat Pump, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish:
Dist. to Public Transit: **Close By** Dist. to School Bus: **Close By**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

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

Amenities: **None**

Site Influences:


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

| | | | | | | | | | |
|----------------------------------|----------------|--|-----------------|--------------|-------|----------|------------|-----------|------|
| Finished Floor (Main): | 850 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 863 | Main | Living Room | 14'8 x 16'1 | Bsmt | Mud Room | 6'10 x 9'1 | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 11'3 x 14'0 | Bsmt | Laundry | 4'8 x 6'7 | Above | 4 |
| Finished Floor (Below): | 0 | Main | Kitchen | 9'4 x 14'2 | | | x | Above | 4 |
| Finished Floor (Basement): | 892 | Main | Den | 8'9 x 9'1 | | | x | Main | 2 |
| Finished Floor (Total): | 2,605sq. ft. | Main | Foyer | 7'0 x 9'6 | | | x | Bsmt | 4 |
| Unfinished Floor: | 0 | Above | Primary Bedroom | 12'8 x 14'1 | | | x | | |
| Grand Total: | 2,605sq. 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 | | |
| | | Bsmt | Bedroom | 13'2 x 9'11 | | | x | | |
| | | Bsmt | Walk-In Closet | 5'0 x 4'2 | | | x | | |
| | | Bsmt | Bedroom | 9'10 x 8'9 | | | x | | |
| | | Bsmt | Kitchen | 13'11 x 14'5 | | | x | | |
| Suite: Unauthorized Suite | | Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions: | | | | | | | |
| Basement: Fully Finished | | | | | | | | | |
| | | | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | | | | | | | | |
| # of Kitchens: 2 | # of Rooms: 15 | | | | | | | | |

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

Court Order Sale. Property is sold as is where is. This 5 bedroom 4 bathroom split-level home is very well maintained in a family oriented neighbourhood. Quiet Street with tons of privacy, the generous kitchen boasts granite countertops and spacious island, while large windows flood the space with natural light. Private 2 car garage. Very well maintained. Located in a GREAT LOCATION with easy access to major highways, shopping, and schools. Measurements approx. buyer to verify if important. School Catchment: Maddaugh Elementary & EcholeSalish Secondary. For more information please call.

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

| | | |
|---|--|---|
| Active R3035819 Board: F House/Single Family | 18048 64 AVENUE Cloverdale Cloverdale BC V3S 1Z5 | Residential Detached \$1,470,000 (LP) (SP)  |
|---|--|---|



| | | |
|---|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$1,550,000 |
| Meas. Type: Feet | Bedrooms: 7 | Approx. Year Built: 2005 |
| Frontage(feet): 61.03 | Bathrooms: 5 | Age: 20 |
| Frontage(metres): 18.60 | Full Baths: 5 | Zoning: SFR |
| Depth / Size: | Half Baths: 0 | Gross Taxes: \$5,421.98 |
| Lot Area (sq.ft.): 6,071.00 | Rear Yard Exp: | For Tax Year: 2025 |
| Lot Area (acres): 0.14 | P.I.D.: 026-008-734 | Tax Inc. Utilities?: No |
| Flood Plain: No | | Tour: |
| View: No : | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: Electricity, Water | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

| | | | |
|--|---|---------------------------|-----------------------------|
| Style of Home: 2 Storey w/ Bsmt. | Total Parking: 6 | Covered Parking: 2 | Parking Access: Rear |
| Construction: Frame - Wood | Parking: Garage; Double | | |
| Exterior: Mixed, Stone, Vinyl | Driveway Finish: | | |
| Foundation: Concrete Perimeter | Dist. to Public Transit: | Dist. to School Bus: | |
| | Title to Land: Freehold NonStrata | Land Lease Expiry Year: | |
| Renovations: | Property Disc.: No | | |
| # of Fireplaces: 2 | Fixtures Leased: No : | | |
| R.I. Fireplaces: | | | |
| Fireplace Fuel: Natural Gas | Fixtures Rmvd: Yes :Court Ordered Sale | | |
| Fuel/Heating: Forced Air | | | |
| Outdoor Area: Balcny(s) Patio(s) Dck(s) | Floor Finish: | | |
| Type of Roof: Asphalt | | | |

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

Amenities: **In Suite Laundry**

Site Influences:
Features:


| Finished Floor (Main): | 1,386 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|---|-----------------------|---------------------|-----------------|---------------------|-------------|-------------|------------|------------|
| Finished Floor (Above): | 1,118 | Main | Living Room | 13' x 13' | Below | Kitchen | 12' x 9' | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 17' x 12' | Below | Eating Area | 12' x 8' | Main 3 |
| Finished Floor (Below): | 1,050 | Main | Family Room | 19' x 13' | Below | Bedroom | 12' x 10' | Above 4 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 19' x 11' | Below | Bedroom | 19' x 11' | Above 3 |
| Finished Floor (Total): | 3,554sq. ft. | Main | Bedroom | 13' x 10' | Below | Laundry | 9' x 9' | Above 3 |
| Unfinished Floor: | 0 | | | x | | | x | Below 4 |
| Grand Total: | 3,554sq. ft. | Above | Primary Bedroom | 16' x 14' | | | x | |
| | | Above | Bedroom | 12' x 11' | | | x | |
| | | Above | Bedroom | 10' x 10' | | | x | |
| | | Above | Bedroom | 10' x 9' | | | x | |
| | | | | x | | | x | |
| | | | | x | | | x | |
| | | | | x | | | x | |
| Suite: Unauthorized Suite | | | | | | | | |
| Basement: Fully Finished, Separate Entry | | Below | Living Room | 14' x 12' | | | x | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | | Registered in MHR?: | PAD Rental: | | | |
| # of Kitchens: 2 | # of Rooms: 15 | MHR#: | | CSA/BCE: | Maint. Fee: | | | |
| | | ByLaw Restrictions: | | | | | | |

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

Spacious 7-bedroom, 3-level executive-style home on large lot of 6071 sq ft. Living space is 3544 sq ft and has a grand foyer, high ceilings, and large windows offering plenty of natural light. Features two gas fireplaces, crown mouldings. Includes a 2-bedroom unauthorized suite. Convenient location near schools, shopping, and transit, with lane access.

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: **35**
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: Tour: **Virtual Tour URL**
View: **No :**
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 |
| | | Main | Wok Kitchen | 12'8 x 8'9 | | | x | Above | 5 |
| Finished Floor (Total): | 3,506sq. ft. | Main | Eating Area | 14'0 x 11'7 | | | x | Above | 3 |
| Unfinished Floor: | 0 | Main | Family Room | 20'9 x 14'0 | | | x | | |
| Grand Total: | 3,506sq. ft. | Main | Office | 14'8 x 9'2 | | | x | | |
| | | Main | Bedroom | 14'0 x 9'4 | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Bedroom | 20'3 x 14'6 | | | x | | |
| | | Main | Laundry | 9'9 x 8'0 | | | x | | |
| Suite: None | | Main | Storage | 12'7 x 3'8 | | | x | | |
| Basement: None | | 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!

Macdonald Realty (Surrey/152)
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themy@evolvereg.com

| | | |
|---|--|---|
| Active R3020573 Board: F House/Single Family | 9401 EBOR ROAD N. Delta Annieville V4C 4R4 | Residential Detached \$2,099,999 (LP) (SP)  |
|---|--|---|



| | | |
|-------------------------------------|---|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$2,255,000 |
| Meas. Type: Feet | Bedrooms: 2 | Approx. Year Built: 1968 |
| Frontage(feet): 139.00 | Bathrooms: 2 | Age: 57 |
| Frontage(metres): 42.37 | Full Baths: 2 | Zoning: RS-1 |
| Depth / Size: | Half Baths: 0 | Gross Taxes: \$7,038.00 |
| Lot Area (sq.ft.): 17,352.00 | Rear Yard Exp: | For Tax Year: 2023 |
| Lot Area (acres): 0.40 | P.I.D.: 006-735-274 | 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: Rancher/Bungalow w/Bsmt. | Total Parking: 4 | Covered Parking: 2 | Parking Access: |
| Construction: Frame - Wood | Parking: Carport; Single | | |
| Exterior: Mixed, Stucco | Driveway Finish: | | |
| Foundation: Concrete Perimeter | Dist. to Public Transit: | Dist. to School Bus: | |
| | Title to Land: Freehold NonStrata | Land Lease Expiry Year: | |
| Renovations: | Property Disc.: No | | |
| # of Fireplaces: R.I. Fireplaces: | Fixtures Leased: : | | |
| Fireplace Fuel: | Fixtures Rmvd: : | | |
| Fuel/Heating: Forced Air | | | |
| Outdoor Area: Balcny(s) Patio(s) Dck(s) | | | |
| Type of Roof: Asphalt | Floor Finish: | | |

Legal: **LOT 160, PLAN NWP32729, DISTRICT LOT 15, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

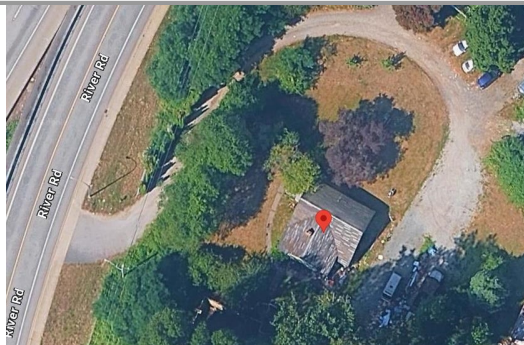
Features:

| Finished Floor (Main): | 1,564 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|--|-----------------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above): | 0 | Main | Kitchen | 11' x 13' | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 16' x 13'3" | | | x | Main 4 |
| Finished Floor (Below): | 997 | Main | Dining Room | 11' x 9' | | | x | Main 3 |
| Finished Floor (Basement): | 0 | Main | Bedroom | 13' x 12' | | | x | |
| Finished Floor (Total): | 2,561 sq. ft. | Main | Bedroom | 10' x 9' | | | x | |
| Unfinished Floor: | 0 | Bsmt | Den | 12' x 10' | | | x | |
| Grand Total: | 2,561 sq. ft. | | | x | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | | | x | | | x | |
| Suite: | | | | x | | | x | |
| Basement: Full, Partly Finished | | | | x | | | x | |
| Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 1 | # of Rooms: 6 | MHR#: | CSA/BCE: | Maint. Fee: | | | | |
| | | ByLaw Restrictions: | | | | | | |

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

Great development and investment potential. Property has a potential to be a part of land assembly alongside the neighbouring property at 11120 River Road Delta (listed on MLS). Combined lot size is total 36,544 plus square feet. Potential to develop into single family homes, row houses or coach houses, town houses, etc. Buyer and buyer's agent should confirm zoning details from the City of Delta. SOLD AS IS, WHERE IS.

| | | |
|---|--|---|
| Active R3020621 Board: F House/Single Family | 11120 RIVER ROAD N. Delta Annieville V4C 2S4 | Residential Detached \$2,099,999 (LP) (SP)  |
|---|--|---|



| | | |
|-------------------------------------|---|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$2,225,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 9999 |
| Frontage(feet): 135.00 | Bathrooms: 2 | Age: 999 |
| Frontage(metres): 41.15 | Full Baths: 2 | Zoning: RS1 |
| Depth / Size: | Half Baths: 0 | Gross Taxes: \$6,027.58 |
| Lot Area (sq.ft.): 19,142.00 | Rear Yard Exp: | For Tax Year: 2023 |
| Lot Area (acres): 0.44 | P.I.D.: 006-735-193 | Tax Inc. Utilities?: No |
| Flood Plain: | Tour: | |
| View: : | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: | Electricity, Natural Gas, Storm Sewer, Water | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

| | | | |
|--|---|------------------|-------------------------|
| Style of Home: 1 1/2 Storey | Total Parking: | Covered Parking: | Parking Access: |
| Construction: Frame - Wood | Parking: Add. Parking Avail., Open | | |
| Exterior: Mixed, Stucco | Driveway Finish: | | |
| Foundation: Concrete Perimeter | Dist. to Public Transit: | | Dist. to School Bus: |
| | Title to Land: Freehold NonStrata | | Land Lease Expiry Year: |
| Renovations: | Property Disc.: No | | |
| # of Fireplaces: R.I. Fireplaces: | Fixtures Leased: : | | |
| Fireplace Fuel: | Fixtures Rmvd: : | | |
| Fuel/Heating: Forced Air | | | |
| Outdoor Area: Balcny(s) Patio(s) Dck(s) | Floor Finish: | | |
| Type of Roof: Asphalt | | | |

Legal: **LOT 159, PLAN NWP32729, DISTRICT LOT 15, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

| Finished Floor (Main): | 1,182 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|---------------|-------|------------------|-------------|-------|---------|-------------|------------|
| Finished Floor (Above): | 689 | Main | Dining Room | 10' x 12'2 | Above | Bedroom | 12' x 18'11 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 18'2 x 13' | | | x | Main 4 |
| Finished Floor (Below): | 0 | Main | Kitchen | 11'8 x 12'2 | | | x | Above 4 |
| Finished Floor (Basement): | 0 | Main | Bedroom | 11' x 11'4 | | | x | |
| Finished Floor (Total): | 1,871 sq. ft. | Main | Foyer | 4'3 x 5'3 | | | x | |
| Unfinished Floor: | 0 | Main | Bedroom | 10'7 x 11'4 | | | x | |
| Grand Total: | 1,871 sq. ft. | Main | Steam Room | 10'7 x 10'1 | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Porch (enclosed) | 3' x 8'9 | | | x | |
| | | Above | Attic | 7'2 x 18'11 | | | x | |
| | | Above | Bedroom | 11'11 x 12' | | | x | |
| | | Above | Attic | 3'3 x 5'7 | | | x | |
| | | Above | Nook | 10'4 x 5' | | | x | |
| | | Above | Loft | 17'3 x 6'8 | | | x | |

| | | | |
|-------------------------|-----------------------|---------------------|-------------|
| Suite: | Manuf Type: | Registered in MHR?: | PAD Rental: |
| Basement: Crawl | MHR#: | CSA/BCE: | Maint. Fee: |
| Crawl/Bsmt. Height: | # of Levels: 2 | | |
| # of Kitchens: 1 | # of Rooms: 14 | ByLaw Restrictions: | |

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

Great development and investment potential. Property has a potential to be a part of land assembly alongside the neighbouring property at 9401 Ebor Road Delta (listed on MLS). Combined lot size is total 36,544 plus square feet. Potential to develop into single family homes, row houses or coach houses, town houses etc. Buyer and buyer's agent should confirm zoning details from the City of Delta. SOLD AS IS, WHERE IS.

Active
R3042966

Board: F
House/Single Family

11668 95A AVENUE

N. Delta
Annieville
V4C 7P6

Residential Detached

\$2,449,900 (LP)

(SP) **M**



| | | |
|------------------------------------|---|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$2,599,999 |
| Meas. Type: Feet | Bedrooms: 8 | Approx. Year Built: 2023 |
| Frontage(feet): 47.50 | Bathrooms: 9 | Age: 2 |
| 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: 2 Storey w/ Bsmt., 3 Storey | Total Parking: 8 | Covered Parking: 2 | Parking Access: Front |
| Construction: Frame - Wood | Parking: Garage; Double | | |
| Exterior: Stone, Stucco | Driveway Finish: | | |
| Foundation: Concrete Perimeter | Dist. to Public Transit: | Dist. to School Bus: | |
| | Title to Land: Freehold NonStrata | Land Lease Expiry Year: | |
| Renovations: | Property Disc.: No | | |
| # of Fireplaces: 2 | Fixtures Leased: No | | |
| R.I. Fireplaces: | | | |
| Fireplace Fuel: Natural Gas | Fixtures Rmvd: No | | |
| Fuel/Heating: Forced Air, Natural Gas, Radiant | | | |
| Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard | Floor Finish: Hardwood, Tile, Carpet | | |
| Type of Roof: Asphalt | | | |

Legal: **LOT 566, PLAN NWP51883, SECTION 36, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT**

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): | 2,081 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|--------------|-------|-----------------|--------------|-------|----------------|--------------|------------|
| Finished Floor (Above): | 2,069 | Main | Living Room | 19'11 x 16'9 | Above | Walk-In Closet | 6'2 x 6'11 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 16'7 x 12'11 | Above | Laundry | 5'8 x 5'5 | Main 2 |
| Finished Floor (Below): | 1,643 | Main | Family Room | 20'7 x 15'0 | Below | Media Room | 24'1 x 18'8 | Main 3 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 14'7 x 8'9 | Below | Living Room | 20'9 x 17'4 | Above 5 |
| | | Main | Wok Kitchen | 9'2 x 6'10 | Below | Kitchen | 10'9 x 8'0 | Above 3 |
| Finished Floor (Total): | 5,793sq. ft. | Main | Foyer | 19'4 x 3'2 | Below | Bedroom | 10'7 x 9'7 | Above 3 |
| Unfinished Floor: | 0 | Main | Bedroom | 12'0 x 11'0 | Below | Bedroom | 10'7 x 10'2 | Above 3 |
| Grand Total: | 5,793sq. ft. | Above | Primary Bedroom | 17'6 x 12'2 | Below | Living Room | 14'5 x 14'2 | Below 2 |
| | | Above | Walk-In Closet | 6'3 x 9'5 | Below | Bedroom | 10'11 x 10'0 | Below 3 |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Bedroom | 12'1 x 10'3 | | | x | Below 3 |
| | | Above | Bedroom | 11'11 x 12'1 | | | x | |
| | | Above | Walk-In Closet | 5'8 x 4'5 | | | x | |
| | | Above | Bedroom | 15'4 x 12'2 | | | x | |

Suite: **Other, Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **22**

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

Listing Broker(s): **eXp Realty of Canada, Inc.**

eXp Realty of Canada, Inc.

eXp Realty of Canada, Inc.

Magnificently built luxury home in North Delta's highly desired Annieville neighborhood with easy access to Sungod Rec Centre & the new ND Running Track. This 8-bed, 9-bath residence is a true showpiece featuring a brilliant floating staircase, stone & Polar White stucco exterior, oversized black-glazed windows, and engineered hardwood flooring. The gourmet kitchen boasts a massive island, Fisher & Paykel appliances, and an additional spice kitchen for culinary convenience. Spa-inspired baths with high-power rain showers, radiant heating, and modern comforts like built-in A/C, Generac generator, security system with cameras, central vacuum, and built-in sound system elevate the lifestyle. Designed for entertaining, enjoy a full bar, media/entertainment room, and large deck with gas hookup.

Active
R3038747
Board: F
House with Acreage

4586 176 STREET
Cloverdale
Serpentine
V3S 0L5

Residential Detached
\$15,500,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$16,500,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1949**
Frontage(feet): **1,372.6** Bathrooms: **2** Age: **76**
Frontage(metres): **418.39** Full Baths: **2** Zoning: **A1**
Depth / Size: **2,582.88** Half Baths: **0** Gross Taxes: **\$8,633.52**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **110.00** P.I.D.: **013-255-746** Tax Inc. Utilities?: **No**
Flood Plain: **Yes** Tour: **Virtual Tour URL**
View: **Yes: Mountain and Valley Views**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Metal**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:
Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **PART NW1/4, SECTION 32, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PL 17425, PTN S NICOM DBL EXP C8071587**

Amenities: **Barn, Workshop Detached**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

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

| Finished Floor (Main): | 3,200 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|-----------------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above): | 0 | Main | Living Room | 0' x 0' | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 0' x 0' | | | x | Main 4 |
| Finished Floor (Below): | 0 | Main | Family Room | 0' x 0' | | | x | |
| Finished Floor (Basement): | 0 | Main | Kitchen | 0' x 0' | | | x | |
| Finished Floor (Total): | 3,200sq. ft. | Main | Primary Bedroom | 0' x 0' | | | x | |
| Unfinished Floor: | 0 | Main | Bedroom | 0' x 0' | | | x | Main 4 |
| Grand Total: | 3,200sq. ft. | Main | Bedroom | 0' x 0' | | | x | |
| Flr Area (Det'd 2nd Res): | 1,000sq. ft. | | | x | | | x | |
| | | | | x | | | x | |
| | | | | x | | | x | |
| | | | | x | | | x | |
| Suite: None | | | | | | | | |
| Basement: Crawl | | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 1 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 1 | # of Rooms: 8 | MHR#: | CSA/BCE: | Maint. Fee: | | | | |
| | | ByLaw Restrictions: | | | | | | |

Listing Broker(s): **eXp Realty of Canada, Inc.**

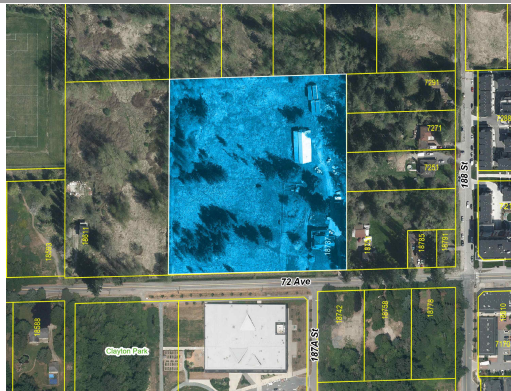
COURT ORDER SALE: 110 ACRE - FOOD PROCESSING FACILITY. Large 30,000 SQ/FT Freezer with 30 Ft. Height, 9,302 SQ/FT Frozen fruit processing buildings with IQF Tunnel, 6,192 SQ/FT Blast Coolers, 6,624 SQ/FT Fresh fruit processing building, 4,838 SQ/FT Dairy product processing building, 4,834 SQ/FT Controlled atmosphere building, 3,802 SQ/FT Lunch room with washrooms, 2,000 SQ/FT Shipping and receiving building with loading docks, 1,896 SQ/FT of Office space, and 3 Homes. Large parkade is great for outdoor storage, and truck access. Fertile soil is great for various crops. Close to all amenities and easy access to Highway #17, Highway #10, Highway #1, and USA Border.



Active
R3058941
Board: F
House with Acreage

18737 72 AVENUE
Cloverdale
Clayton
V4N 1M9

Residential Detached
\$28,750,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$28,750,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1994**
Frontage(feet): **568.70** Bathrooms: **5** Age: **31**
Frontage(metres): **173.34** Full Baths: **4** Zoning: **RA**
Depth / Size: **625.82** Half Baths: **1** Gross Taxes: **\$163,389.5**
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.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcony(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., DetachedGrge/Carport**
Driveway Finish: **Asphalt**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **LOT 1 SECTION 21 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 8008**

Amenities:

Site Influences: **Central Location, Shopping Nearby**

Features:

| | | | | | | | | | | |
|----------------------------|----------------|-------------|-----------------|---------------------|-------|-----------------|-------------|-----------|-------|---|
| Finished Floor (Main): | 1,643 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | | |
| Finished Floor (Above): | 1,514 | Main | Kitchen | 20' x 17' | Bsmt | Bedroom | 10'2 x 13'1 | Floor | #Pcs | |
| Finished Floor (AbvMain2): | 0 | Main | Family Room | 16'5 x 22'5 | Bsmt | Bedroom | 10' x 13' | Main | 2 | |
| Finished Floor (Below): | 1,603 | Main | Dining Room | 13' x 12' | Bsmt | Recreation Room | 13'1 x 17'4 | Above | 3 | |
| Finished Floor (Basement): | 0 | Main | Living Room | 16' x 10' | Bsmt | Kitchen | 13'1 x 9'8 | | | |
| Finished Floor (Total): | 4,760sq. ft. | Main | Laundry | 8'8 x 7'10 | Bsmt | Laundry | 10'6 x 8'9 | | | |
| Unfinished Floor: | 0 | Main | Den | 12' x 12' | Bsmt | Flex Room | 7'5 x 6'9 | Above | 5 | |
| Grand Total: | 4,760sq. ft. | Above | Primary Bedroom | 18'2 x 13'3 | | | x | Bsmt | 4 | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Bedroom | 14'9 x 12'8 | | | x | | | |
| | | Above | Bedroom | 12' x 12' | | | x | | | |
| | | Above | Bedroom | 16' x 12' | | | x | | Above | 3 |
| | | Above | Walk-In Closet | 6'6 x 6'11 | | | x | | | |
| | | Bsmt | Dining Room | 18'3 x 13'4 | | | x | | | |
| Suite: | | Bsmt | Living Room | 12' x 19' | | | x | | | |
| Basement:Fully Finished | | | | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | | |
| # of Kitchens: 2 | # of Rooms: 19 | MHR#: | | CSA/BCE: | | Maint. Fee: | | | | |
| ByLaw Restrictions: | | | | | | | | | | |

Listing Broker(s): **Homelife Advantage Realty Ltd.**

Court-ordered sale. Sold as is where is. A transit-oriented condo development site in the Clayton Corridor, steps from Fraser Hwy. It's only 730m (3.0 FAR, 8 Storeys) from the future Skytrain station (184 St/ Fraser Hwy), with the Surrey-Langley line anticipated to be in service by late 2029. We encourage you to drive by the site to get a feel for the location.