



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

Active **R3052978** **235 1840 160 STREET** Residential Detached
Board: F South Surrey White Rock **\$154,000** (LP)
Manufactured King George Corridor (SP) 
V4A 4X4



Sold Date: If new, GST/HST inc?: Original Price: **\$154,000**
Meas. Type: Bedrooms: **2** Approx. Year Built: **1975**
Frontage(feet): Bathrooms: **1** Age: **51**
Frontage(metres): Full Baths: **1** Zoning: **MHR**
Depth / Size: Half Baths: **0** Gross Taxes: **\$341.00**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.00** P.I.D.: **300-023-541** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: :
Complex/Subdiv: **BREAKWAY BAYS**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Manufactured/Mobile** Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Construction: **Manufactured/Mobile** Parking: **Carport; Single**
Exterior: **Aluminum** Driveway Finish:
Foundation: **Concrete Block** Dist. to Public Transit: **1** Dist. to School Bus: **3**
Renovations: Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:
of Fireplaces: **0** R.I. Fireplaces: Property Disc.: **Yes**
Fireplace Fuel: **None** Rain Screen: Fixtures Leased: **No** :
Fuel/Heating: **Forced Air, Natural Gas** Metered Water:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing: Fixtures Rmvd: **No** :
Type of Roof: **Metal** Floor Finish: **Laminate**

Legal: **MHR 9790 CSA84367 SILVER LABEL 550209**

Amenities: **Club House, Exercise Centre, Pool; Outdoor**

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

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Windows - Thermo**

Finished Floor (Main):	860	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	13' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13' x 11'			x	
Finished Floor (Basement):	0	Main	Living Room	13' x 12'			x	
Finished Floor (Total):	860sq. ft.	Main	Flex Room	10' x 9'			x	
Unfinished Floor:	0	Main	Dining Room	16' x 7'			x	
Grand Total:	860sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: Yes	PAD Rental: \$1,375.00				
# of Kitchens: 1	# of Rooms: 6	MHR#: 9790	CSA/BCE: 550209	Maint. Fee:				
		ByLaw Restrictions: Pets Allowed						

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

Breakway Bays, Family Park with resort like features on cul de sac, one of the best location's in the park a stone throw to clubhouse, pool and visitor parking, HUGE patio half open and other half covered for BBQing year round. Newer appliances, electrical upgrade completed 2025. Island work station on wheels. Vacant move tomorrow Pad Rent \$1375 per month.

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Active
R3083343
Board: F
House/Single Family

15930 20 AVENUE
South Surrey White Rock
King George Corridor
V4A 2B2

Residential Detached
\$900,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$900,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1983**
Frontage(feet): **58.83** Bathrooms: **2** Age: **43**
Frontage(metres): **17.93** Full Baths: **1** Zoning: **R-3**
Depth / Size: _____ Half Baths: **1** Gross Taxes: **\$5,277.75**
Lot Area (sq.ft.): **7,072.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **002-231-166** 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: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Natural Gas** Metered Water: _____
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: _____
Outdoor Area: **Fenced Yard** Fixtures Rmvd: **No** :
Type of Roof: **Asphalt** Floor Finish: **Mixed**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish: _____
Dist. to Public Transit: **<500 m** Dist. to School Bus: **1km**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **LOT 196, PLAN NWP65159, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,330	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	10' x 10'			x	Main 2
Finished Floor (Basement):	0	Main	Kitchen	10' x 10'			x	
Finished Floor (Total):	1,330sq. ft.	Main	Dining Room	10' x 10'			x	
Unfinished Floor:	0	Main	Living Room	10' x 10'			x	
Grand Total:	1,330sq. ft.	Main	Foyer	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 7	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

eXp Realty of Canada Inc.

Unique opportunity in South Surrey's Sunnyside. This property is R-3 zoned in a highly sought-after neighbourhood. Ideally located less than 500m from bus stops, it provides quick access to Hwy 99 & King George Blvd. Surrounded by top-rated schools including South Meridian, Jessie Lee & Peace Arch Elementary, Earl Marriott Secondary & close to premier parks like Alderwood & Bakerview, this property is perfect for families. Enjoy nearby recreation at Grandview Aquatic Centre, South Surrey Recreation and Arts Centre with convenient shopping at Semiahmoo Mall, Walmart, Superstore, Morgan Crossing & the vibrant shops & restaurants along White Rock Beach. Don't miss this rare chance to own in this prime location!



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Active
R3076981
Board: F
House/Single Family

13075 OLD YALE ROAD
North Surrey
Whalley
V3T 3C3

Residential Detached
\$915,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$915,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1972**
Frontage(feet): **60.00** Bathrooms: **1** Age: **54**
Frontage(metres): **18.29** Full Baths: **1** Zoning: **R3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$0.00**
Lot Area (sq.ft.): **7,566.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **006-331-581** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: Rain Screen:
Fuel/Heating: **Forced Air** Metered Water:
Outdoor Area: **None** R.I. Plumbing:
Type of Roof: **Asphalt** Floor Finish:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 60, BLOCK 5N, PLAN NWP42123, SECTION 28, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

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

Features:

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	17'10 x 9'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16' x 13'6			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11'11 x 9'7			x	
Finished Floor (Basement):	0	Main	Bedroom	11'2 x 8'6			x	
Finished Floor (Total):	988sq. ft.	Main	Bedroom	9'7 x 8'8			x	
Unfinished Floor:	0	Main	Laundry	9'3 x 6'9			x	
Grand Total:	988sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						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: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Unlock the potential of this 7,500+ sq. ft. lot featuring a well-maintained 3-bedroom, 1-bathroom home in Surrey's vibrant Whalley neighbourhood. Perfectly situated nears shopping, schools, and recreation, this property offers versatility for both families and investors alike. The true value lies in its redevelopment potential-especially when combined with the adjacent 10,751 sq. ft. vacant lot (13069 Old Yale Road). Located within the Urban Neighbourhood Community Plan, the assembly may allow for up to 15 units per acre (buyer to verify with the City of Surrey). Whether you're seeking a family home, a long-term investment, or a redevelopment site, this is an opportunity not to be missed. Accepted offer for \$900,000. Court Date set for March 5th. Contact agents for details.

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Active **15855 VINE AVENUE** Residential Detached
R2995796 South Surrey White Rock **\$999,999** (LP)
Board: F White Rock (SP)
House/Single Family V4B 2T5



Sold Date: If new, GST/HST inc?: Original Price: **\$1,139,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1972**
Frontage(feet): **47.90** Bathrooms: **1** Age: **54**
Frontage(metres): **14.60** Full Baths: **1** Zoning: **RS-2**
Depth / Size: **136** Half Baths: **0** Gross Taxes: **\$5,722.50**
Lot Area (sq.ft.): **6,514.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **0.15** P.I.D.: **007-365-187** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Carpport; Single**
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: R.I. Fireplaces: Rain Screen: Fixtures Leased: :
Fireplace Fuel: Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Forced Air** R.I. Plumbing: Floor Finish:
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Legal: **LOT 239, PLAN NWP36249, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,060	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 9'			x	
Finished Floor (Basement):	0	Main	Bedroom	13' x 10'			x	
Finished Floor (Total):	1,060sq. ft.	Main	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Main	Laundry	8' x 7'			x	
Grand Total:	1,060sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement:None							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): **NAI Commercial** **NAI Commercial (Langley) Ltd.** **NAI Commercial (Langley) Ltd.**

Court Ordered Sale. All offers subject to court approval. Well located rancher in White Rock. Redevelopment potential under Small Scale Multi-Unit Housing (SSMUH). Based on the parameters set by the City of White Rock, the property would qualify for up to four (4) dwelling units at a maximum density of 0.85 times the lot area with a maximum site coverage of 45%. The changes are Maximum Density (from 1.15 to 0.85) and Maximum Site Coverage (from 50% to 45%).



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Active
R3030040
Board: F
House/Single Family

9678 PRINCESS DRIVE
North Surrey
Royal Heights
V3V 2T4

Residential Detached
\$1,020,600 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,260,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1958**
Frontage(feet): **115.00** Bathrooms: **2** Age: **68**
Frontage(metres): **35.05** Full Baths: **2** Zoning: **CD**
Depth / Size: **63** Half Baths: **0** Gross Taxes: **\$4,645.83**
Lot Area (sq.ft.): **7,314.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **001-295-209** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Fraser River & New West**
Complex/Subdiv: **Royal Heights**
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 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: Parking Access: **Front, Side**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **3 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Laminate, Carpet**

Legal: **LOT 39 SECTIONS 34 AND 35 BLOCK5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	837	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	696	Main	Kitchen	15' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'			x	Above 4
Finished Floor (Below):	0	Main	Living Room	18' x 15'			x	Bsmt 4
Finished Floor (Basement):	667	Main	Family Room	13' x 10'			x	
Finished Floor (Total):	2,200sq. ft.	Main	Recreation Room	10' x 14'			x	
Unfinished Floor:	0	Main	Foyer	14' x 5'			x	
Grand Total:	2,200sq. ft.	Above	Primary Bedroom	13' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 10'			x	
		Above	Bedroom	12' x 10'			x	
		Below	Living Room	13' x 13'			x	
		Below	Kitchen	8' x 6'5			x	
		Below	Bedroom	10'11 x 10'			x	
		Below	Bedroom	10' x 10'			x	
Suite: Unauthorized Suite		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Separate Entry		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 13							

Listing Broker(s): **Macdonald Realty (Surrey/152)** **Macdonald Realty (Surrey/152)**

Royal Heights - 3 level split home with view of the Fraser River and mountains. Set on a generous 7,314 sq ft lot, this property offers 3 spacious bedrooms up and 1 full bathroom. The main floor features a bright west exposed living room, dining room, kitchen family room and solarium. The lower level includes a suite, perfect for extended family or rental income. Located close to schools, transit, South Perimeter Road, Pattullo and Alex Fraser Bridge, Hwy 91 and Skytrain. This home blends comfort with convenience in a desirable neighbourhood.



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Active **R3060575** **13833 114 AVENUE** Residential Detached
Board: F North Surrey **\$1,229,000** (LP)
House/Single Family Bolivar Heights V3R 2L8 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,279,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1963**
Frontage(feet): **74.00** Bathrooms: **4** Age: **63**
Frontage(metres): **22.56** Full Baths: **4** Zoning: **R3**
Depth / Size: **120** Half Baths: **0** Gross Taxes: **\$5,645.99**
Lot Area (sq.ft.): **8,957.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.21** P.I.D.: **009-886-613** Tax Inc. Utilities?: **No**
Flood Plain: **No** 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: **Basement Entry** Total Parking: **4** Covered Parking: Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Add. Parking Avail.**
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: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **Natural Gas, Wood** Metered Water: Fixtures Rmvd: **No** :
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Legal: **LOT 12, BLOCK 5N, PLAN NWP13976, SECTION 11, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,287	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 11'			x	Main 3
Finished Floor (Below):	1,047	Main	Kitchen	10' x 12'			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	13'5' x 12'			x	Below 3
Finished Floor (Total):	2,334sq. ft.	Main	Bedroom	11'7' x 9'8			x	Below 3
Unfinished Floor:	0	Main	Bedroom	11'10' x 9'8			x	
Grand Total:	2,334sq. ft.	Below	Recreation Room	28' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	12' x 10'			x	
		Below	Bedroom	12'7' x 8'0			x	
		Below	Bedroom	11'11' x 10'			x	
		Below	Bedroom	10'8' x 8'0			x	
		Below	Laundry	7'0' x 4'0			x	
				x			x	
Suite: Unauthorized Suite		Manuf Type:	Registered in MHR?:		PAD Rental:			
Basement: Part		MHR#:	CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 12							

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

Court Order Court, Rancher with walkout basement in Bolivar Heights, 6 bedrooms, 4 baths. Three bedroom suite, sunken living room, floor to ceiling stone fireplace, wood flooring, good size kitchen, formal dining room, vaulted ceilings, Private backyard, quite street. 24 hour notice required



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Active
R3062546
Board: F
House/Single Family

14686 ST. ANDREWS DRIVE
North Surrey
Guildford
V3R 5V4

Residential Detached
\$1,248,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,298,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**
Frontage(feet): **120.37** Bathrooms: **3** Age: **40**
Frontage(metres): **36.69** Full Baths: **3** Zoning: **RF**
Depth / Size: **0.00** Half Baths: **0** Gross Taxes: **\$5,084.73**
Lot Area (sq.ft.): **7,104.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **003-529-436** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **Yes: Mountains Partial**
Complex/Subdiv: **Bolivar Heights**
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**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter, Concrete Slab**
Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Garage; Double**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 Blk.** Dist. to School Bus: **2 Blks.**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :Court Ordered Sale. Foreclosure**
Reno. Year: _____
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing: **No** Fixtures Rmvd: **Yes :Court Ordered Sale. Foreclosure. Appliances**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 2, PLAN NWP71232, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,172	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 14'4	Below	Other	7'6 x 4'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 9'4	Below	Storage	4'8 x 3'6	Main 3
Finished Floor (Below):	964	Main	Dining Room	13' x 8'8	Below	Walk-In Closet	8'7 x 3'9	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'	Below	Dining Room	8'8 x 6'7	Below 4
Finished Floor (Total):	2,136sq. ft.	Main	Bedroom	10'2 x 10'2			x	
Unfinished Floor:	0	Main	Bedroom	11'3 x 8'9			x	
Grand Total:	2,136sq. ft.	Main	Other	7'7 x 6'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	6'5 x 7'7			x	
		Below	Living Room	13'5 x 13'			x	
		Below	Kitchen	15'4 x 11'5			x	
		Below	Bedroom	13'3 x 8'7			x	
		Below	Laundry	5'3 x 5'1			x	
		Below	Foyer	8'8 x 6'2			x	
Suite: Unauthorized Suite		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Fully Finished		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 17							

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

This well-maintained and inviting home offers a great mix of comfort, convenience, and potential. Just one minute from Hwy 1 and two minutes to Guildford Mall, it provides quick access to Vancouver, shopping, dining, and essentials. The home is also close to parks, transit, and top-rated schools—perfect for families. Inside, you'll find spacious rooms with tasteful updates, including sleek quartz countertops. The fully fenced backyard is a private retreat, ideal for relaxing or entertaining. A separate basement suite adds flexibility for extended family or mortgage-helper potential; however, the property contains accommodation which is not authorized. Whether you're looking to move in or invest, this home offers strong long-term value. 24 Hours Notice. Touch Base Pls. Tks Luke



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Active
R3086569
Board: F
House/Single Family

13950 BLACKBURN AVENUE
South Surrey White Rock
White Rock
V4B 2Z5

Residential Detached
\$1,299,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,299,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1974**
Frontage(feet): **85.00** Bathrooms: **2** Age: **52**
Frontage(metres): **25.91** Full Baths: **2** Zoning: **SFD**
Depth / Size: **60** Half Baths: **0** Gross Taxes: **\$6,956.32**
Lot Area (sq.ft.): **5,134.00** Rear Yard Exp: _____ For Tax Year: **2025**
Lot Area (acres): **0.12** P.I.D.: **007-258-836** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **No** Tour: _____
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, Split Entry** Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Construction: **Concrete, Frame - Wood** Parking: **Garage; Single, Open**
Exterior: **Mixed** Driveway Finish: **Asphalt, Concrete**
Foundation: **Concrete Perimeter concrete** Dist. to Public Transit: **3 Blks** Dist. to School Bus: _____
Renovations: _____ Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
of Fireplaces: **2** R.I. Fireplaces: **0** Property Disc.: **Yes**
Fireplace Fuel: **Natural Gas** Rain Screen: **No** Fixtures Leased: **No** :
Fuel/Heating: **Baseboard, Electric, Natural Gas** Metered Water: **No** Fixtures Rmvd: **No** :
Outdoor Area: **Fenced Yard, Patio(s), Patio(s) & Deck(s)** R.I. Plumbing: **No** Floor Finish: **Laminate, Mixed**
Type of Roof: **Asphalt**

Legal: **LOT 272, PLAN NWP44154, PART NW1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

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

Features:

Finished Floor (Main):	1,174	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20'8 x 11'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'5 x 9'11			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13'5 x 10'5			x	Bsmt 3
Finished Floor (Basement):	682	Main	Bedroom	15'6 x 10'3			x	
Finished Floor (Total):	1,856sq. ft.	Main	Bedroom	11'10 x 11'8			x	
Unfinished Floor:	0	Main	Solarium	11'9 x 9'6			x	
Grand Total:	1,856sq. ft.	Bsmt	Primary Bedroom	20'7 x 11'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Walk-In Closet	13'10 x 10'7			x	
		Bsmt	Laundry	6'2 x 4'11			x	
		Bsmt	Storage	8'3 x 6'6			x	
							x	
							x	
							x	
Suite: None								
Basement: Full, Fully Finished								
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): **Sutton Group-West Coast Realty**

Totally White Rock! A few minutes to the beach with a smaller town lifestyle, while being convenient to all amenities. Home is situated on a quiet street. The corner lot provides an abundance of natural light. Open main floor concept with a newer kitchen, a 20'x 11' living room, and 2 spacious bedrooms. Downstairs the primary bedroom has its own fireplace, with a huge closet and full ensuite. Outside is easy outdoor living with a private fenced yard and numerous decks. Ideal for a professional couple or smaller family. Better than a townhouse with its own space and w/o strata fees. Priced to sell at nearly 200K under current assessed values. OPEN HOUSE SATURDAY MARCH 7TH 2:00 to 4:00 PM.

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Cell: 604-626-6755
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Active R3063845 Board: F House/Single Family	14523 104A AVENUE North Surrey Guildford V3R 1R2	Residential Detached \$1,399,000 (LP) (SP)
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1976
Frontage(feet): 59.97	Bathrooms: 1	Age: 50
Frontage(metres): 18.28	Full Baths: 1	Zoning: R3
Depth / Size: 182.25	Half Baths: 0	Gross Taxes: \$8,640.60
Lot Area (sq.ft.): 10,903.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.25	P.I.D.: 004-659-724	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: 1 Storey, Rancher/Bungalow Construction: Frame - Wood Exterior: Stucco Foundation: Concrete Perimeter Renovations: # of Fireplaces: 0 R.I. Fireplaces: 0 Fireplace Fuel: Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Sundeck(s) Type of Roof: Asphalt	Total Parking: 2 Covered Parking: 1 Parking Access: Front Parking: Garage; Single Driveway Finish: Dist. to Public Transit: Title to Land: Freehold NonStrata Dist. to School Bus: Land Lease Expiry Year: Property Disc.: No Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish:
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Legal: **LOT 12, SECTION 19, BLOCK 5 NORTH RANGE 1, NEW WESTMINSTER DISTRICT PLAN 14849**

Amenities: **None**
 Site Influences: **Central Location**
 Features:

Finished Floor (Main):	1,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'0 x 13'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 7'6			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11'0 x 10'0			x	
Finished Floor (Basement):	0	Main	Bedroom	12'0 x 11'0			x	
Finished Floor (Total):	1,104sq. ft.	Main	Bedroom	10'6 x 9'3			x	
Unfinished Floor:	0	Main	Bedroom	9'9 x 7'9			x	
Grand Total:	1,104sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Crawl							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 Colonial Pacific Realty** **RE/MAX Colonial Pacific Realty** **Homelife Benchmark Realty Corp.**

COURT ORDERED CONDUCT OF SALE - This property is located the Guildford - 104 Avenue NCP. Level property with services at lot line. Excellent potential as a holding property. Property sold as is, where is.



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Active **13115 107A AVENUE** Residential Detached
R3068176 North Surrey **\$1,499,000** (LP)
Board: F Whalley (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,599,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1969**
Frontage(feet): **60.00** Bathrooms: **4** Age: **57**
Frontage(metres): **18.29** Full Baths: **4** Zoning: **RF**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,283.08**
Lot Area (sq.ft.): **8,160.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.19** P.I.D.: **002-285-134** 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** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Garage; Single**
Exterior: **Mixed, 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.: **Yes**
of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt, Torch-On**

Legal: **LOT 109 SECTION 21 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 34224**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,301	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'0 x 12'6	Bsmt	Living Room	11'6 x 12'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x 6'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	14'7 x 7'6			x	Main 3
Finished Floor (Basement):	696	Main	Primary Bedroom	12'8 x 15'7			x	Bsmt 3
Finished Floor (Total):	1,997 sq. ft.	Main	Bedroom	10'1 x 15'8			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	11'4 x 9'2			x	
Grand Total:	1,997 sq. ft.	Main	Bedroom	10'6 x 8'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	14'4 x 11'6			x	
		Bsmt	Living Room	12'1 x 10'1			x	
		Bsmt	Kitchen	16'5 x 11'			x	
		Bsmt	Bedroom	15'9 x 12'4			x	
		Bsmt	Bedroom	9'5 x 12'3			x	
		Bsmt	Bedroom	11'6 x 9'			x	

Suite: Basement: **Fully Finished**
Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **3** # of Rooms: **14** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Court-Ordered Sale – Property Sold “As Is, Where Is.” Fully renovated home on an 8,160 sqft lot with back-alley access in North Surrey. The upper level includes three bedrooms and one bathroom for your use. The property offers three income-generating suites—a two-bedroom, one-bedroom, and bachelor—producing about \$5,000 monthly. Great opportunity for investors seeking strong rental potential. All offers subject to court approval.

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Active **14962 96A AVENUE** Residential Detached
R3084325 North Surrey **\$1,500,000** (LP)
Board: F Guildford **(SP)**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,500,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1989**
Frontage(feet): **1.00** Bathrooms: **4** Age: **37**
Frontage(metres): **0.30** Full Baths: **4** Zoning: **RES**
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,718.10**
Lot Area (sq.ft.): **7,170.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **005-040-353** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **No** Tour:
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Basement Entry** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Other** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Reno. Year: Property Disc.: **No** Land Lease Expiry Year:
of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
Fireplace Fuel: **Other** Metered Water: Fixtures Rmvd: **No**
Fuel/Heating: **Other** R.I. Plumbing: Floor Finish:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tile - Concrete**

Legal: **LOT 8, PLAN NWP72537, SECTION 32, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,040	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'2" x 16'6"	Below	Bedroom	10'2" x 11'5"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'3" x 11'4"	Main	Bedroom	10'2" x 10'6"	Main 3
Finished Floor (Below):	1,735	Main	Kitchen	12'4" x 10'3"			x	Main 3
Finished Floor (Basement):	0	Main	Family Room	13'2" x 19'9"			x	Below 3
Finished Floor (Total):	3,775 sq. ft.	Main	Bedroom	9'4" x 11'8"			x	Below 3
Unfinished Floor:	0	Main	Primary Bedroom	13'7" x 21'3"			x	
Grand Total:	3,775 sq. ft.	Main	Bedroom	13'7" x 8'11"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'7" x 8'11"			x	
		Below	Kitchen	13'7" x 9'5"			x	
		Below	Living Room	13'7" x 10'5"			x	
		Below	Kitchen	16'2" x 11'5"			x	
		Below	Family Room	25'9" x 14'9"			x	
		Below	Bedroom	13'7" x 12'1"			x	

Suite: **Unauthorized Suite** Manuf Type: Registered in MHR?: PAD Rental:
Basement: **Partly Finished** MHR#: CSA/BCE: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: **2** ByLaw Restrictions:

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

Court order Sale, 2 level home on a quiet street. 7 bedrooms, 4 baths, 3 suites, shared laundry, hot water heat double garage, lane, property is tenant occupied. Allow time for showings. Open house February 28 from 2 to 4



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Active **12711 104A AVENUE** Residential Detached
R3070697 North Surrey **\$1,560,000** (LP)
Board: F Cedar Hills (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,650,000**
Meas. Type: **Metres** Bedrooms: **7** Approx. Year Built: **2018**
Frontage(feet): **45.34** Bathrooms: **6** Age: **8**
Frontage(metres): **13.82** Full Baths: **6** Zoning: **R4**
Depth / Size: **28.12** Half Baths: **0** Gross Taxes: **\$6,967.00**
Lot Area (sq.ft.): **4,188.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.10** P.I.D.: **030-185-491** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
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.** Total Parking: **4** Covered Parking: **2** Parking Access:
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Fibre Cement Board, Stone, Vinyl** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: **1 Block** Dist. to School Bus:
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** :
Fireplace Fuel: **Electric, Natural Gas** Metered Water: Fixtures Rmvd: **No** :
Fuel/Heating: **Radiant** R.I. Plumbing: Floor Finish: **Laminate, Tile**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Legal: **LOT 6 SECTION 20 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP69700**

Amenities: **Air Cond./Central, In Suite Laundry**
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,346	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,290	Main	Living Room	18' x 16'	Bsmt	Bedroom	12' x 11'6"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18' x 6'	Bsmt	Living Room	20' x 10'	Main 3
Finished Floor (Below):	0	Main	Den	12' x 11'6"	Bsmt	Kitchen	20' x 5'	Above 3
Finished Floor (Basement):	1,354	Main	Family Room	15' x 12'6"	Bsmt	Bedroom	13' x 10'8"	Above 5
Finished Floor (Total):	3,990sq. ft.	Main	Kitchen	14'6" x 12'6"	Bsmt	Bedroom	13'8" x 11'4"	Above 4
Unfinished Floor:	0	Main	Wok Kitchen	10'8" x 6'			x	Bsmt 3
Grand Total:	3,990sq. ft.	Above	Primary Bedroom	16' x 14'6"			x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'5" x 13'			x	
		Above	Bedroom	15' x 12'6"			x	
		Above	Bedroom	12'0" x 11'6"			x	
		Above	Walk-In Closet	9'5" x 5'0"			x	
Suite: Legal Suite, Unauthorized Suite		Bsmt	Living Room	12'6" x 6'0"			x	
Basement: Full		Bsmt	Kitchen	12'5" x 5'			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **4** # of Rooms: **18** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Luxury living w/ this impeccable home in Cedar Hills on a 4188 sqft lot, boasting 7 beds, 6 baths & 3990 sqft of living space. The open layout seamlessly connects the kitchen, living area, dining space, and outdoor zones, creating a welcoming focal point for gatherings. Indulge your culinary passions in the well-appointed kitchen, Spice kitchen, equipped with premium appliances, quartz countertops, and ample storage solutions. Elevating your living experience, the property features 2 primary bedrooms, AC, radiant heating, custom cabinetry, CCTV security, an alarm system, and (2+1) mortgage helpers. Bedroom on the main with washroom. This home is in a family-friendly neighbourhood near transit, parks, schools, Hwy 17, Pattullo Bridge, and shopping.



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Active **829 STEVENS STREET** Residential Detached
R3082732 South Surrey White Rock **\$1,625,000** (LP)
Board: F White Rock (SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,450,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1993**
Frontage(feet): **33.00** Bathrooms: **4** Age: **33**
Frontage(metres): **10.06** Full Baths: **4** Zoning: **RS2**
Depth / Size: **124** Half Baths: **0** Gross Taxes: **\$8,264.61**
Lot Area (sq.ft.): **4,112.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.09** P.I.D.: **018-165-991** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Peek-A-Boo Ocean**
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 Level Split** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **None**
Exterior: **Stucco, Wood** 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: **3** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **No** :
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

Legal: **LOT 1, PLAN LMP9132, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,377	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	15'5" x 20'9"	Bsmt	Flex Room	10'6" x 9'3"	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	17'1" x 14'3"	Above	Other	18'9" x 17'11"	Main 3
Finished Floor (Below):	1,206	Above	Kitchen	11'3" x 10'4"			x	Below 3
Finished Floor (Basement):	940	Above	Eating Area	8'10" x 14'1"			x	Main 4
Finished Floor (Total):	3,523sq. ft.	Above	Family Room	11'3" x 6'6"			x	Bsmt 3
Unfinished Floor:	0	Main	Primary Bedroom	14'1" x 24'3"			x	
Grand Total:	3,523sq. ft.	Main	Bedroom	11'8" x 9'11"			x	
		Main	Bedroom	14'2" x 9'7"			x	
		Main	Bedroom	9'3" x 14'3"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	19'10" x 13'8"			x	
		Bsmt	Living Room	10'4" x 9'3"			x	
		Bsmt	Bedroom	11' x 8'9"			x	
		Bsmt	Mud Room	10'8" x 9'11"			x	

Suite: **Legal Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **15**

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

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

Court Order Sale, 3 level home, in east beach, updated roof 2009, updated furnace, heat pump, vinyl windows, led lights, 2 decks, renos done approx. 4 years ago, 4 bedrooms on main floor, 4 piece ensuite, master bedroom with fireplace, updated flooring, 1 bed room suite . The home is in meticulous condition. Easy to show with 24 hour notice

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

Active
R3093590
Board: F
House/Single Family

14068 NORTH BLUFF ROAD
South Surrey White Rock
White Rock
V4B 3C3

Residential Detached
\$1,650,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,650,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1948
Frontage(feet): 70.00	Bathrooms: 1	Age: 78
Frontage(metres): 21.34	Full Baths: 1	Zoning: RS-1
Depth / Size: 136	Half Baths: 0	Gross Taxes: \$6,568.68
Lot Area (sq.ft.): 9,520.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.22	P.I.D.: 000-766-844	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: Rancher/Bungalow	Total Parking: 3	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Brick, Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: OUT FRONT	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air	Floor Finish: Wall/Wall/Mixed		
Outdoor Area: Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT 6, PLAN NWP8281, PART NE1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 30172**

Amenities: **None**

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

Features:

Finished Floor (Main):	1,198	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'5 x 12'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'9 x 12'6			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	12'7 x 11'6			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	12'6 x 12'			x	
Finished Floor (Total):	1,198sq. ft.	Main	Bedroom	9' x 11'4			x	
Unfinished Floor:	0	Main	Bedroom	12'9 x 11'4			x	
Grand Total:	1,198sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						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: 6	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **The Agency White Rock**

Prime Small-Scale Multi-Unit Housing opportunity in the heart of White Rock. 9,520 sq ft lot with rare & valuable rear lane access, offering exceptional flexibility for site design, parking, and individual unit entry. With new SSMUH, explore the potential for 3–6 units (buyer to verify with City). Outstanding location just minutes to White Rock Beach, the Pier, shops, and amenities. Rare opportunity to secure a prime development site in a high-demand area.

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Active **14969 96 AVENUE** Residential Detached
R3084922 North Surrey **\$1,800,000** (LP)
Board: F Guildford **(SP)**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,800,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2018**
Frontage(feet): **1.00** Bathrooms: **6** Age: **8**
Frontage(metres): **0.30** Full Baths: **5** Zoning: **RES**
Depth / Size: Half Baths: **1** Gross Taxes: **\$8,679.43**
Lot Area (sq.ft.): **7,425.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **028-092-104** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **No** Tour:
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** Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Stucco** 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: **Other** R.I. Plumbing: Floor Finish:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tile - Concrete**

Legal: **LOT 2, BLOCK 5N, PLAN BCP42972, SECTION 32, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	2,007	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,539	Main	Family Room	14' x 16'1"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x 8'8"			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	8'5 x 16'11"			x	Main 2
Finished Floor (Basement):	0	Main	Living Room	11'11 x 12'6"			x	Above 3
Finished Floor (Total):	3,546sq. ft.	Main	Bedroom	9'3 x 11'0'4"			x	Above 3
Unfinished Floor:	0	Main	Office	9'9 x 9'4"			x	Above 3
Grand Total:	3,546sq. ft.	Main	Living Room	12'10 x 9'4"			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Office	12'10 x 10'0"			x	
		Above	Bedroom	14'4 x 16'10"			x	
		Above	Primary Bedroom	16'11 x 16'10"			x	
		Above	Bedroom	13'10 x 12'10"			x	
		Above	Bedroom	13'5 x 14'4"			x	
				x			x	

Suite: **Other** Manuf Type: Registered in MHR?: PAD Rental:
Basement: **None** MHR#: CSA/BCE: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: **2** ByLaw Restrictions:

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

Court order Sale, 2 level home, 6 bedrooms, 6 baths, double garage, lane access. air conditioning, 1 bedroom suite with office, radiant heat. Home is in immaculate condition. Open house Saturday February 28 from 2 to 4



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Active **1388 LEE STREET** Residential Detached
R3076051 South Surrey White Rock **\$1,839,000** (LP)
Board: F White Rock (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,899,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2001**
Frontage(feet): **63.00** Bathrooms: **5** Age: **25**
Frontage(metres): **19.20** Full Baths: **4** Zoning: **RS-2**
Depth / Size: Half Baths: **1** Gross Taxes: **\$9,981.63**
Lot Area (sq.ft.): **7,371.00** Rear Yard Exp: For Tax Year:
Lot Area (acres): **0.17** P.I.D.: **010-170-812** Tax Inc. Utilities?:
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** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Stucco** Driveway Finish:
Foundation: **Concrete Slab** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **Yes**
of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Electric, Hot Water, Radiant** R.I. Plumbing: Floor Finish:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Tile - Composite**

Legal: **LOT 2, BLOCK 37 A, PLAN NWP16331, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,732	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,610	Main	Living Room	12'2 x 12'8	Above	Bedroom	11'6 x 11'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'5 x 11'5	Above	Primary Bedroom	13'3 x 17'3	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'3 x 11'0	Above	Walk-In Closet	9'1 x 5'6	Main 4
Finished Floor (Basement):	0	Main	Eating Area	13'3 x 17'3	Main	Laundry	7'9 x 8'0	Above 4
Finished Floor (Total):	3,342sq. ft.	Main	Pantry	7'5 x 4'11			x	Above 4
Unfinished Floor:	0	Main	Family Room	15'7 x 13'9			x	Above 4
Grand Total:	3,342sq. ft.	Main	Bedroom	10'9 x 11'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	9'8 x 11'1			x	
Suite:		Main	Kitchen	8'2 x 11'1			x	
Basement:None		Main	Den	9'6 x 12'0			x	
		Above	Bedroom	9'6 x 12'0			x	
		Above	Bedroom	12'2 x 11'10			x	
		Above	Bedroom	12'3 x 11'10			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Nationwide Realty Corp.**

Located on quiet Lee St in White Rock, this two level house has a spacious floor plan of 3342 square feet with six bedrooms and 5 washrooms. Five bedrooms and three 4 piece washrooms are located on the 2nd floor. House is located on a sunny corner lot of 7731SF. Navien tankless water heater (2023), radiant heat on main floor. 2 car garage 19'x19' with work bench and lots of additional parking on the property. A secondary suite includes kitchen, bedroom, washroom with a separate entrance. Area schools include Peace Arch K-7 (7minute walk) and Earl Marriot grades 8-12 (10 minute walk) Some images in this listing have been virtually staged. Furniture and décor shown are digitally rendered. Original photos of the current condition are also included in the gallery.



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Active **2828 164 STREET** Residential Detached
R3085055 South Surrey White Rock **\$1,999,999** (LP)
Board: F Grandview Surrey (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,999,999**
Meas. Type: **Feet** Bedrooms: **0** Approx. Year Built: **2026**
Frontage(feet): **65.00** Bathrooms: **0** Age: **0**
Frontage(metres): **19.81** Full Baths: **0** Zoning: **CD**
Depth / Size: Half Baths: **0** Gross Taxes: **\$10,737.12**
Lot Area (sq.ft.): **10,979.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.25** P.I.D.: **031-615-058** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: Covered Parking: Parking Access:
Construction: **Other** Parking: **Garage; Double**
Exterior: **Mixed, Other** Driveway Finish:
Foundation: **Other** Dist. to Public Transit: Dist. to School Bus:
concrete Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **Yes**
of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: Metered Water:
Fuel/Heating: **Other** R.I. Plumbing: Fixtures Rmvd: :
Outdoor Area: **None** Floor Finish:
Type of Roof: **Asphalt**

Legal: **LOT 2, PLAN EPP82281, SECTION 24, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	2,303	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,006	Main	Living Room	15' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0			x			x	
Finished Floor (Below):	0			x			x	
Finished Floor (Basement):	2,994			x			x	
Finished Floor (Total):	7,303sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	7,303sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: Unfinished				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 1	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 AAA Realty Inc.** **Century 21 AAA Realty Inc.**

Great opportunity to complete a nearly finished 3-storey home to your own taste. Construction has started and the exterior is completed, while the interior awaits finishing. The planned layout offers 6 bedrooms, 8 bathrooms, living room, dining room, family room, main kitchen with spice kitchen, theatre room, and a basement suite. Ideal for a buyer or builder looking to customize finishes and design to their preference. Excellent potential in a sought-after area. Bring your vision and complete this impressive home!



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themy@evolvereg.com

Active
R3091106
Board: F
House/Single Family

9985 138A STREET
North Surrey
Whalley
V3T 4K9

Residential Detached
\$2,050,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,050,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **9999**
Frontage(feet): **51.00** Bathrooms: **4** Age: **999**
Frontage(metres): **15.54** Full Baths: **4** Zoning: **RF**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,328.20**
Lot Area (sq.ft.): **6,865.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **009-314-580** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year:
of Fireplaces: **3** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Wood** Metered Water:
Fuel/Heating: **Baseboard** R.I. Plumbing:
Outdoor Area: **Fenced Yard** Fixtures Leased: **No** :
Type of Roof: **Asphalt** Fixtures Rmvd: **No** :
Floor Finish:

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Floor Finish:

Legal: **LOT 2 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 10377 EXCEPT PLAN EPP78824**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,550	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	825	Main	Living Room	15' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 12'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11' x 16'			x	Above 4
Finished Floor (Basement):	600	Main	Family Room	16' x 18'			x	Main 4
Finished Floor (Total):	2,975 sq. ft.	Main	Bedroom	10' x 11'			x	Bsmt 3
Unfinished Floor:	0	Main	Laundry	6' x 12'			x	
Grand Total:	2,975 sq. ft.	Main	Primary Bedroom	13' x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10' x 11'			x	
Suite: Unauthorized Suite		Above	Primary Bedroom	12' x 13'			x	
Basement: Fully Finished		Above	Bedroom	11' x 13'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Bsmt	Recreation Room	15' x 20'			x	
# of Kitchens: 1	# of Rooms: 12	Bsmt	Bedroom	10' x 12'			x	
				x			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Rare opportunity to acquire a prime high-density parcel in the Surrey City Centre Plan area. Located within the Transit Oriented Area (TOA), this site is positioned in one of Metro Vancouver's fastest-growing urban cores, surrounded by established and emerging high-rise developments. Designated for high-density residential use, this property offers significant redevelopment potential (buyers to verify development possibilities with the City of Surrey). Its strategic location provides convenient access to transit, shopping, education, and major commuter routes—making it an ideal prospect for developers and investors looking to secure a site in a rapidly evolving neighbourhood. Court-ordered sale. Property is being sold as is, where is. All offers subject to court approval.

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www.evolvereg.com
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Active **R3091098** **9969 138A STREET** Residential Detached
Board: F North Surrey **\$2,150,000** (LP)
House/Single Family Whalley V3T 4K9 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,150,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
Frontage(feet): **82.00** Bathrooms: **1** Age: **999**
Frontage(metres): **24.99** Full Baths: **1** Zoning: **RF**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,794.46**
Lot Area (sq.ft.): **8,601.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.20** P.I.D.: **002-847-523** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Open**
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: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **None** Metered Water: Fixtures Rmvd: **No** :
Fuel/Heating: **Baseboard** R.I. Plumbing:
Outdoor Area: **None** Floor Finish:
Type of Roof: **Asphalt**

Legal: **LOT 5 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 10377**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,040	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Family Room	12' x 18'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	10' x 16'			x	
Finished Floor (Total):	1,040sq. ft.	Main	Bedroom	10' x 12'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 10'			x	
Grand Total:	1,040sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement: Crawl, None							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): **Momentum Realty Inc.** **Momentum Realty Inc.**

Rare opportunity to acquire a prime high-density parcel in the Surrey City Centre Plan area. Located within the Transit Oriented Area (TOA), this site is positioned in one of Metro Vancouver's fastest-growing urban cores, surrounded by established and emerging high-rise developments. Designated for high-density residential use, this property offers significant redevelopment potential (buyers to verify development possibilities with the City of Surrey). Its strategic location provides convenient access to transit, shopping, education, and major commuter routes—making it an ideal prospect for developers and investors looking to secure a site in a rapidly evolving neighbourhood. Court-ordered sale. Property is being sold as is, where is. All offers subject to court approval.

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Active
R3093591
Board: F
House/Single Family

1113 DOLPHIN STREET
South Surrey White Rock
White Rock
V4B 4G6

Residential Detached
\$2,299,900 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,299,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2023**
Frontage(feet): **44.60** Bathrooms: **6** Age: **3**
Frontage(metres): **13.59** Full Baths: **6** Zoning: **RS-2**
Depth / Size: Half Baths: **0** Gross Taxes: **\$10,351.14**
Lot Area (sq.ft.): **5,385.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.12** P.I.D.: **030-543-347** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Ocean View**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **Community** Water Supply: **City/Municipal**

Style of Home: **Reverse 2 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Slab**
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Radiant** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**
Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No :As is where is**
Floor Finish: **Hardwood, Mixed, Tile, Carpet**

Legal: **LOT B, PLAN EPP83089, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry**
Site Influences: **Central Location, Lane Access, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Wet Bar**

Finished Floor (Main):	1,634	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,177	Main	Primary Bedroom	13'5 x 19'1	Bsmt	Kitchen	14'7 x 10'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	14'2 x 16'2	Bsmt	Living Room	13'5 x 12'4	Main 3
Finished Floor (Below):	1,589	Main	Bedroom	13'4 x 15'8	Bsmt	Bedroom	10'9 x 13'5	Main 3
Finished Floor (Basement):	0	Main	Laundry	10'8 x 12'7				Main 6
Finished Floor (Total):	4,400sq. ft.	Above	Kitchen	13'7 x 14'4				Above 3
Unfinished Floor:	0	Above	Dining Room	15'7 x 10'2				Bsmt 3
Grand Total:	4,400sq. ft.	Above	Living Room	15'9 x 20'9				Bsmt 4
		Above	Bedroom	11'0 x 12'7				
		Above	Kitchen	8'2 x 8'3				
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	18'3 x 13'11				
		Bsmt	Storage	13' x 10'11				
Suite: Unauthorized Suite		Bsmt	Gym	14'3 x 10'5				
Basement: Full		Bsmt	Bar Room	10'6 x 11'7				

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **16**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **The Agency White Rock** **The Agency White Rock** **The Agency White Rock**

Beautiful custom-built home in an incredible location offering over 4,400 sq ft of living space. The open-concept main floor is filled with natural light and designed for entertaining. The stunning kitchen features high-end finishes, ample prep space, and a full spice kitchen, seamlessly connecting to the bright living and dining areas. Step out to the south-facing patio with an outdoor kitchen and peekaboo ocean views - perfect for morning coffee or hosting. The lower level offers 3 bedrooms, including a spacious primary with a spa-inspired 7-piece ensuite. The basement includes a large rec room with a wet bar, a guest bedroom, storage, and a 1-bedroom mortgage helper. Elevator included for convenience. Steps to the beach, White Rock strip, highway, and border. Call today!



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Cell: 604-626-6755
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themy@evolvereg.com

Active
R3053076
Board: F
House/Single Family

13698 113 AVENUE
North Surrey
Bolivar Heights
V3R 2J1

Residential Detached
\$2,485,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$2,575,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2021**
Frontage(feet): **82.50** Bathrooms: **6** Age: **5**
Frontage(metres): **25.15** Full Baths: **6** Zoning: **CD**
Depth / Size: _____ Half Baths: **0** Gross Taxes: **\$10,109.76**
Lot Area (sq.ft.): **22,219.00** Rear Yard Exp: _____ For Tax Year: **2024**
Lot Area (acres): **0.51** P.I.D.: **011-631-040** Tax Inc. Utilities?: **No**
Flood Plain: _____ Tour: _____
View: **No** :
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Block**
Renovations: _____ Reno. Year: _____
of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Electric** Metered Water: _____
Fuel/Heating: **Hot Water** R.I. Plumbing: _____
Outdoor Area: **Fenced Yard, Patio(s), Rooftop Deck**
Type of Roof: **Asphalt, Other**
Total Parking: **6** Covered Parking: **2** Parking Access: _____
Parking: **Garage; Double**
Driveway Finish: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: _____

Legal: **PARCEL "A" (EXPLANATORY PLAN 16942) OF THE WEST 247.5 FEET LOT 2 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 38650SECONDLY: PART SUBDIVIDED BY PLAN 45187 THIRDLY: PART SUBDIVIDED BY PLAN 55644, SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NWD PLAN 494**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,657	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,325	Main	Family Room	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	1,402	Main	Dining Room	11' x 15'			x	Main 3
Finished Floor (Below):	0	Main	Living Room	12' x 15'			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	16' x 13'			x	
Finished Floor (Total):	4,384sq. ft.	Main	Den	10' x 12'			x	
Unfinished Floor:	0	Above	Primary Bedroom	15' x 16'			x	Main 3
Grand Total:	4,384sq. ft.	Above	Bedroom	12' x 11'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14' x 13'			x	
		Abv Main 2	Bedroom	8' x 8'			x	Above 4
		Abv Main 2	Kitchen	10' x 10'			x	Above 3
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 2	# of Rooms: 10	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

This is a court ordered sale. A great opportunity to acquire: A.) Spacious two-level home, 4,384 sq. ft. on a 10,000 Sq.ft lot. 6 baths, with modern finishes including radiant heating and air conditioning. B.) An additional 12,000 Sq.ft building lot at the rear of the property (to be subdivided). Feel free to drive by the site.

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Cell: 604-626-6755
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Active
R3075724
Board: F
House/Single Family

3689 159A STREET
South Surrey White Rock
Morgan Creek
V3Z 0P1

Residential Detached
\$2,538,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$2,700,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2004**
Frontage(feet): **85.30** Bathrooms: **4** Age: **22**
Frontage(metres): **26.00** Full Baths: **3** Zoning: **CD**
Depth / Size: _____ Half Baths: **1** Gross Taxes: **\$10,086.56**
Lot Area (sq.ft.): **10,075.00** Rear Yard Exp: _____ For Tax Year: **2025**
Lot Area (acres): **0.23** P.I.D.: **025-437-615** Tax Inc. Utilities?: **No**
Flood Plain: _____ Tour: _____
View: **Yes: Golf Course - the 15th Fairway**
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.**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
of Fireplaces: **4** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Natural Gas** Metered Water: _____
Fuel/Heating: **Forced Air** R.I. Plumbing: _____
Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Leased: **No** :
Type of Roof: **Wood** Fixtures Rmvd: **No** :
Floor Finish: _____

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: _____

Legal: **LOT 226, PLAN LMP54522, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,562	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,235	Main	Great Room	18'6 x 17'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'10 x 13'2			x	Main 2
Finished Floor (Below):	0	Main	Nook	13'2 x 8'5			x	Above 5
Finished Floor (Basement):	1,565	Main	Dining Room	13'4 x 10'4			x	Above 4
Finished Floor (Total):	4,362sq. ft.	Main	Office	12'11 x 12'4			x	Bsmt 3
Unfinished Floor:	0	Main	Laundry	7'11 x 5'7			x	
Grand Total:	4,362sq. ft.	Above	Primary Bedroom	15'10 x 13'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'4 x 12'7			x	
		Above	Bedroom	13'4 x 11'3			x	
		Above	Walk-In Closet	7'9 x 6'6			x	
Suite: None		Bsmt	Recreation Room	22'5 x 12'2			x	
Basement: Full		Bsmt	Games Room	22'8 x 17'1			x	
		Bsmt	Bedroom	12'3 x 11'7			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Parallel 49 Realty**

Court order sale. Amazing Price. Allow 24 hours' for showings.



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Active **R3078709** **17588 28 AVENUE** Residential Detached
Board: F South Surrey White Rock **\$2,700,000** (LP)
House/Single Family Grandview Surrey V3Z 0E7 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,700,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1991**
Frontage(feet): **123.50** Bathrooms: **4** Age: **35**
Frontage(metres): **37.64** Full Baths: **4** Zoning: **RA**
Depth / Size: **(1AC)** Half Baths: **0** Gross Taxes: **\$10,620.00**
Lot Area (sq.ft.): **43,560.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **1.00** P.I.D.: **016-438-248** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Triple**
Exterior: **Brick, Stucco** 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: **Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 4 SECTION 19 TOWNSHIP 7 PLAN NWP86518 NWD**

Amenities:
Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	2,113	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,457	Main	Living Room	17' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	20' x 14'			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	15' x 14'			x	Above 6
Finished Floor (Basement):	0	Main	Kitchen	19' x 14'			x	Above 5
Finished Floor (Total):	4,570sq. ft.	Main	Bedroom	12'9 x 12'			x	Above 4
Unfinished Floor:	2,100	Above	Primary Bedroom	22' x 15'			x	
Grand Total:	6,670sq. ft.	Above	Walk-In Closet	8' x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	20' x 14'			x	
		Above	Bedroom	21' x 11'			x	
		Above	Games Room	30' x 15'			x	
Suite: None							x	
Basement: Full, Separate Entry, Unfinished							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): **Royal Pacific Riverside Realty Ltd.**

Court Ordered Sale. 1-Acre Property in Grandview Area 5 - Future NCP Development. Land Value - Home requires updates. Being sold as-is, where-is.



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Active **9990 138 STREET** Residential Detached
R3061950 North Surrey **\$2,999,000** (LP)
Board: F Whalley (SP) 
House/Single Family V3T 4K2



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,999,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1957**
Frontage(feet): **70.00** Bathrooms: **2** Age: **69**
Frontage(metres): **21.34** Full Baths: **2** Zoning: **RF**
Depth / Size: Half Baths: **0** Gross Taxes: **\$7,069.00**
Lot Area (sq.ft.): **7,050.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.16** P.I.D.: **010-133-437** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **No** Tour:
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry** Total Parking: Covered Parking: Parking Access:
Construction: **Concrete Block, Frame - Wood** Parking: **Open**
Exterior: **Stucco** Driveway Finish:
Foundation: **Concrete Block** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Renovations: Reno. Year: Fixtures Leased: **No** :
of Fireplaces: R.I. Fireplaces: Rain Screen: Metered Water:
Fireplace Fuel: **Electric** R.I. Plumbing: Fixtures Rmvd: **No** :
Fuel/Heating: **Electric** Floor Finish:
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Legal: **LOT 1 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15725 EXCEPT PLAN EPP78826**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,056	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'6 x 11'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	17' x 11'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11'6 x 11'6			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	14' x 9'			x	
Finished Floor (Total):	1,056sq. ft.	Main	Family Room	25' x 11'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,056sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	

Crawl/Bsmt. Height: # of Levels: **1** Manufact Type: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **5** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

COURT ORDER SALE! HIGHRISE PARCEL. Rare opportunity to own a prime parcel in the Surrey City Centre plan. The site is surrounded by premier high rise developments and is one of the few sites allowing for a high density and is located in the TOA (transit oriented corridor). All measurements are approximate, Buyer or buyer's agent to verify.



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Cell: 604-626-6755
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themy@evolvereg.com

Active **8415 184 STREET** Residential Detached
R3075069 North Surrey **\$7,150,000** (LP)
Board: F Port Kells (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,150,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2010**
Frontage(feet): **663.48** Bathrooms: **12** Age: **16**
Frontage(metres): **202.23** Full Baths: **11** Zoning: **A-1**
Depth / Size: **582.06** Half Baths: **1** Gross Taxes: **\$4,140.86**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **28.92** P.I.D.: **015-022-668** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey, Other** Total Parking: **20** Covered Parking: **3** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**
Exterior: **Mixed, Stucco, 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: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **No**
Fuel/Heating: **Other, Radiant** R.I. Plumbing: Floor Finish:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 4, PLAN NWP38258, PART NE1/4, SECTION 29, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 52270**

Amenities: **In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main):	3,124	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,157	Main	Foyer	12'7 x 12'6	Main	Living Room	15'3 x 10'4	Floor #Pcs
Finished Floor (AbvMain2):	1,801	Main	Living Room	13'7 x 19'5	Main	Bedroom	12'0 x 14'7	Main 2
Finished Floor (Below):	2,575	Main	Bedroom	10'4 x 11'5	Main	Walk-In Closet	7'1 x 3'4	Main 3
Finished Floor (Basement):	0	Main	Family Room	18'11 x 21'9	Main	Flex Room	6'4 x 4'10	Main 4
Finished Floor (Total):	9,657 sq. ft.	Main	Kitchen	13'10 x 11'4	Above	Primary Bedroom	15'6 x 16'11	Main 4
Unfinished Floor:	0	Main	Eating Area	15'0 x 10'0	Above	Walk-In Closet	11'3 x 6'3	Above 4
Grand Total:	9,657 sq. ft.	Main	Nook	11'0 x 11'0	Above	Walk-In Closet	15'1 x 5'11	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Wok Kitchen	6'11 x 4'11	Above	Flex Room	20'8 x 13'3	Abv Main 2 3
Suite: Unauthorized Suite		Main	Den	9'4 x 9'2	Above	Bedroom	13'0 x 11'0	Abv Main 2 4
Basement: None		Main	Laundry	13'3 x 6'1	Above	Bedroom	14'0 x 12'0	Above 3
		Main	Dining Room	12'9 x 15'11	Above	Bedroom	10'2 x 11'7	Below 4
		Main	Dining Room	12'10 x 10'0	Above	Walk-In Closet	5'5 x 5'10	Below 3
		Main	Kitchen	7'8 x 11'2	Above	Bedroom	10'10 x 11'0	Below 3

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **3** # of Rooms: **26** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Sutton Group-Alliance R.E.S.** **Sutton Group-Alliance R.E.S.**

Unlock the potential of this extraordinary 29-acre estate in the sought-after Port Kells area! Featuring two luxurious homes with multiple living spaces, this property is perfect for multi-generational living or a savvy investor looking for income-generating opportunities. The modern 2010 residence boasts exceptional craftsmanship, while the beautifully renovated 1974 home offers endless possibilities. Plus, enjoy the bounty of over 20 acres of thriving blueberry plants, including prized Duke, Bluecrop, and Reka varieties. Don't miss this rare chance to own a piece of paradise - schedule your viewing today

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Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active **9072 187TH STREET** Residential Detached
R3073138 North Surrey **\$7,650,000** (LP)
Board: F Port Kells (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,650,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1961**
Frontage(feet): Bathrooms: **2** Age: **65**
Frontage(metres): Full Baths: **2** Zoning: **RA**
Depth / Size: Half Baths: **0** Gross Taxes: **\$30,610.73**
Lot Area (sq.ft.): **217,364.40** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **4.99** P.I.D.: **011-989-980** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **10** Covered Parking: **3** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Double, Garage; Single**
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: :
Fuel/Heating: **Forced Air** R.I. Plumbing: Floor Finish: **Mixed**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 27, PLAN NWP1070, SECTION 33, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,300	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	25' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	15' x 9'			x	Main 4
Finished Floor (Below):	0	Above	Family Room	19' x 12'			x	Bsmt 3
Finished Floor (Basement):	1,000	Above	Kitchen	18' x 10'			x	
Finished Floor (Total):	2,300sq. ft.	Above	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Above	Bedroom	12' x 9'			x	
Grand Total:	2,300sq. ft.	Bsmt	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	19' x 13'			x	
		Bsmt	Mud Room	0' x 0'			x	
				6' x 10'			x	
Suite: None							x	
Basement: Full							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): **RE/MAX Real Estate Services**

A rare opportunity to acquire 4.99 acres of RA-zoned land in Surrey's Anniedale-Tynehead Neighbourhood. The property includes a single-family residence offering four bedrooms and two bathrooms. The property is situated just South of Highway 1 and a few minutes East of Highway 15. The Anniedale-Tynehead NCP designates this site for Industrial Business Park use. Buyers are advised to perform their own due diligence with the City of Surrey. Primary value lies in the land.