

Active R3052978 Board: F Manufactured	235 1840 160 STREET South Surrey White Rock King George Corridor V4A 4X4	Residential Detached \$154,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$154,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1975
Frontage(feet):	Bathrooms: 1	Age: 50
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	
	Title to Land: Leasehold not prepaid-NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 0	Reno. Year:		
R.I. Fireplaces:	Rain Screen:		
Fireplace Fuel: None	Metered Water:		
Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Fixtures Leased: No		
Type of Roof: Metal	Fixtures Rmvd: No		
	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			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	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						

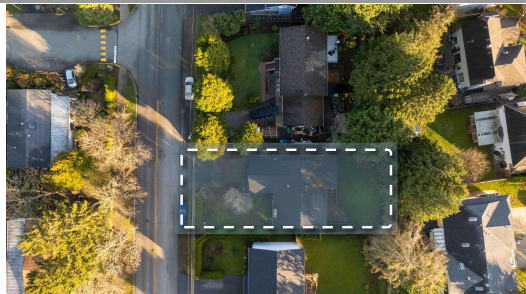
Listing Broker(s): **Royal LePage West Real Estate Services**

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.

Active
R3032581
Board: F
House/Single Family

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

Residential Detached
\$950,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,000,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1983**
Frontage(feet): **58.83** Bathrooms: **2** Age: **42**
Frontage(metres): **17.93** Full Baths: **1** Zoning: **R-3**
Depth / Size: Half Baths: **1** Gross Taxes: **\$4,951.48**
Lot Area (sq.ft.): **7,072.00** Rear Yard Exp: **South** For Tax Year: **2024**
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:
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: **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			x	
Suite: None				x			x	
Basement: Crawl				x			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!

Active R3038477 Board: F House/Single Family	10381 MAIN STREET N. Delta Nordel V4C 2P3	Residential Detached \$1,010,000 (LP) (SP) 
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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 R2995796 Board: F House/Single Family	15855 VINE AVENUE South Surrey White Rock White Rock V4B 2T5	Residential Detached \$1,139,000 (LP) (SP) 
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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: 53
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: Carport; Single
Exterior: Mixed	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Title to Land: Freehold NonStrata Dist. to School Bus: Land Lease Expiry Year:
Renovations:	Property Disc.: No
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: :
Fireplace Fuel:	Fixtures Rmvd: :
Fuel/Heating: Forced Air	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' x13'			x	Floor #Pcs
Finished Floor (AbvMain2):		0	Main	Dining Room	11' x9'			x	Main 4
Finished Floor (Below):		0	Main	Kitchen	15' x9'			x	
Finished Floor (Basement):		0	Main	Bedroom	13' x10'			x	
Finished Floor (Total):		1,060sq. ft.	Main	Bedroom	12' x10'			x	
Unfinished Floor:		0	Main	Laundry	8' x7'			x	
Grand Total:		1,060sq. ft.			x			x	
					x			x	
Flr Area (Det'd 2nd Res):		sq. ft.			x			x	
					x			x	
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): **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 1.15 times the lot area with a maximum site coverage of 50%.

Active R3009296 Board: F House/Single Family	8923 SHEPHERD WAY N. Delta Nordel V4C 4J9	Residential Detached \$1,230,000 (LP) (SP) M
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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:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel: Wood	Fixtures Leased: No :		
Fuel/Heating: Natural Gas	Fixtures Rmvd: :		
Outdoor Area: Sundeck(s)	Floor Finish:		
Type of Roof: Asphalt			

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

Amenities: **None**

Site Influences:

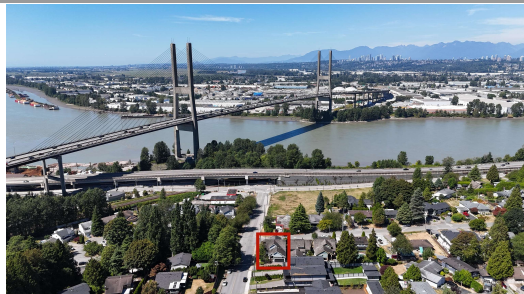
Features:

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

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

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

Active R3055340 Board: F House/Single Family	10302 MAIN STREET N. Delta Nordel V4C 2P4	Residential Detached \$1,290,000 (LP) (SP) 
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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	Total Parking: 2	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
Exterior: Mixed	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen: Full		
Fuel/Heating: Baseboard, Electric	Metered Water:		
Outdoor Area: Balcony(s), Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	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	
		Above	Primary Bedroom	13'90 x 13'10			x	
		Above	Bedroom	13'20 x 10'11			x	
		Above	Bedroom	19'11 x 10'10			x	
		Below	Other	13'10 x 35'50			x	
Suite: None								
Basement: Unfinished								
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
R3035603
Board: F
House/Single Family

15847 RUSSELL AVENUE

South Surrey White Rock
White Rock
V4B 2S5

Residential Detached

\$1,349,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,349,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1969**
Frontage(feet): **53.60** Bathrooms: **3** Age: **56**
Frontage(metres): **16.34** Full Baths: **2** Zoning: **RS-2**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,145.64**
Lot Area (sq.ft.): **7,343.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **006-900-364** 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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Hot Water, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
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: **Mixed**

Legal: **LOT 189 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 33527**

Amenities:

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

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

Finished Floor (Main):	1,026	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	0'0 x 0'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	0'0 x 0'0			x	Main 3
Finished Floor (Below):	757	Main	Kitchen	0'0 x 0'0			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	0'0 x 0'0			x	Below 3
Finished Floor (Total):	1,783sq. ft.	Main	Bedroom	0'0 x 0'0			x	
Unfinished Floor:	0	Main	Bedroom	0'0 x 0'0			x	
Grand Total:	1,783sq. ft.	Below	Recreation Room	0'0 x 0'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	0'0 x 0'0			x	
Suite: None				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	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 Colonial Pacific Realty**

RE/MAX Colonial Pacific Realty

RE/MAX Colonial Pacific Realty

Great Location! Perfect opportunity to move in, rent it out, or build your dream home. Walking distance to schools, shops, and parks! Just a 10-minute stroll to White Rock Beach & Pier, and only 5 minutes to the USA border. Situated in a highly sought-after residential neighbourhood, don't miss this chance!

Active
R3018562
Board: F
House/Single Family

13950 BLACKBURN AVENUE

South Surrey White Rock
White Rock
V4B 2Z5

Residential Detached

\$1,349,000 (LP)

(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,389,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1974
Frontage(feet): 85.00	Bathrooms: 2	Age: 51
Frontage(metres): 25.91	Full Baths: 2	Zoning: RS-2
Depth / Size: 55	Half Baths: 0	Gross Taxes: \$6,594.42
Lot Area (sq.ft.): 5,134.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.12	P.I.D.: 007-258-836	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Peek a Boo		
Complex/Subdiv: White Rock		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2012**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

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

Amenities:

Site Influences: **Marina Nearby, Recreation Nearby, 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	9'11 x 10'5			x	Main 4
Finished Floor (Below):	682	Main	Kitchen	13'5 x 10'5			x	Below 3
Finished Floor (Basement):	0	Main	Solarium	9'6 x 11'9			x	
Finished Floor (Total):	1,856sq. ft.	Main	Bedroom	15'6 x 10'3			x	
Unfinished Floor:	0	Main	Bedroom	11'10 x 11'8			x	
Grand Total:	1,856sq. ft.	Main	Foyer	6'6 x 2'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Primary Bedroom	20'7 x 11'5			x	
		Bsmt	Walk-In Closet	13'10 x 10'7			x	
		Bsmt	Laundry	4'11 x 6'2			x	
				x			x	
				x			x	
				x			x	

Suite: **None**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **10**

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

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

RE/MAX Colonial Pacific Realty

Steps to the shore in White Rock! This charming corner-lot home offers a relaxed beachside lifestyle with an easy walk to the ocean and local shops. Inside, enjoy an open-concept main floor with bright SW exposure, two bedrooms, a spa-inspired bath with NuHeat floors, and a sun-drenched kitchen. Downstairs, the spacious primary retreat features a cozy fireplace, huge walk-in closet, and full ensuite. Outside, enjoy private, fully fenced yards, multiple decks, hot tub hookups, and the rare bonus of extra parking. This home feels tucked away while still close to everything. Quality upgrades include hot water on demand, thermal vinyl windows, 240V power, and a high-efficiency furnace. School catchments: Ray Shepherd & Elgin Park.

Active R3050374 Board: F House/Single Family	7299 194A STREET Cloverdale Clayton V4N 6K1	Residential Detached \$1,374,888 (LP) (SP) 
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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.	Total Parking: 2	Covered Parking: 2	Parking Access: Front, Lane
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
Exterior: Fibre Cement Board	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close By	Dist. to School Bus: Close By	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Heat Pump, Natural Gas	Fixtures Rmvd: No :		
Outdoor Area: Balcony(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

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	
Suite: Unauthorized Suite		Bsmt	Bedroom	13'2 x 9'11			x	
Basement: Fully Finished		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	
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): **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.

Active
R3042611

Board: F
House/Single Family

15404 SEMIAHMOO AVENUE

South Surrey White Rock
White Rock
V4B 1T5

Residential Detached

\$1,399,900 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,399,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1952**
Frontage(feet): **73.00** Bathrooms: **2** Age: **73**
Frontage(metres): **22.25** Full Baths: **2** Zoning: **RS-1**
Depth / Size: **187.44** Half Baths: **0** Gross Taxes: **\$6,888.46**
Lot Area (sq.ft.): **8,515.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.20** P.I.D.: **019-131-283** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: OCEAN VIEW from the South**
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: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **None, Open**
Driveway Finish:
Dist. to Public Transit: **3 minutes** Dist. to School Bus: **5 minute walk**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT C, PLAN LMP21502, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Features:

Finished Floor (Main):	982	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10' x 10'			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	10' x 10'			x	
Finished Floor (Total):	982sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0			x			x	
Grand Total:	982sq. ft.	Below	Bedroom	10' x 10'			x	
		Below	Bedroom	10' x 10'			x	
		Below	Laundry	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Flex Room	10' x 10'			x	
				x			x	
Suite: None				x			x	
Basement: Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Premier Realty**

Sutton Premier Realty

*** DEVELOPER ALERT * Rare side-by-side 18,000 sqft of land available in central White Rock location. Close to all amenities such as the beach (only an 8 minute walk!), schools, restaurants, shopping & more. Can be purchased in conjunction with 1129 Dolphin Street (R3042591) & previous PLA allowed for three 6000 sqft lots (some with ocean views!). Bring your ideas & check independently with city hall for higher density. Rare development properties in the heart of White Rock with ocean views!!**

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
\$1,550,000 (LP)
(SP) **M**



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.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
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: **Yes :Court Ordered Sale**
Floor Finish:

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		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x 9'			x		
				x			x		
Suite: Unauthorized Suite				x			x		
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
\$1,599,000 (LP)
(SP) **M**



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

Active
R3042591
Board: F
House/Single Family

1129 DOLPHIN AVENUE
South Surrey White Rock
White Rock
V4B 4G6

Residential Detached
\$1,599,900 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,599,900**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1952**
Frontage(feet): **83.00** Bathrooms: **1** Age: **73**
Frontage(metres): **25.30** Full Baths: **1** Zoning: **RS-1**
Depth / Size: **113.33** Half Baths: **0** Gross Taxes: **\$7,254.01**
Lot Area (sq.ft.): **9,775.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.22** P.I.D.: **011-372-672** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front, Lane**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **3 minutes** Dist. to School Bus: **5 minute walk**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 5, PLAN NWP8970, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,334	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'4 x 12'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'7 x 7'11			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	13'8 x 13'6			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13'7 x 13'2			x	
Finished Floor (Total):	1,334sq. ft.	Main	Bedroom	13'7 x 11'8			x	
Unfinished Floor:	0	Main	Office	10'7 x 7'2			x	
Grand Total:	1,334sq. 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	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Premier Realty**

Sutton Premier Realty

*** DEVELOPER ALERT * Rare side-by-side 18,000 sqft of land available in central White Rock location. Close to all amenities such as the beach (only an 8 minute walk!), schools, restaurants, shopping & more. Can be purchased in conjunction with 15404 Semiahmoo Avenue (R3042611) & previous PLA allowed for three 6000 sqft lots (some with ocean views!). Bring your ideas & check independently with city hall for higher density. Rare development properties in the heart of White Rock with ocean views!!**

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

Active
R3031270
Board: F
House/Single Family

13028 19A AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 8A8

Residential Detached

\$1,680,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$1,725,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**
Frontage(feet): **0.00** Bathrooms: **3** Age: **39**
Frontage(metres): Full Baths: **2** Zoning: **SFR**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,088.99**
Lot Area (sq.ft.): **7,993.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.18** P.I.D.: **001-718-711** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Community** Water Supply: **City/Municipal, Community**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing: **No**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed, Tile, Carpet**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Legal: **LOT 6, PLAN NWP69602, LEGAL SUBDIVISION 6, SECTION 17, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage, Swirlpool/Hot Tub**

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

Features: **Free Stand F/P or Wdstove, Garage Door Opener, Intercom**

Finished Floor (Main):	1,840	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,853	Main	Living Room	17'2 x 14'11	Above	Bedroom	25'4 x 17'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16' x 11'6	Above	Flex Room	14'2 x 11'2	Main	2
Finished Floor (Below):	0	Main	Family Room	19'1 x 13'2			x	Above	5
Finished Floor (Basement):	0	Main	Kitchen	23'1 x 17'2			x	Above	5
		Main	Eating Area	11'1 x 10'			x		
Finished Floor (Total):	3,693sq. ft.	Main	Office	11'8 x 11'1			x		
Unfinished Floor:	0	Main	Laundry	14'4 x 11'11			x		
Grand Total:	3,693sq. ft.	Main	Foyer	7'11 x 8'5			x		
		Main	Patio	32'6 x 15'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	16'1 x 13'6			x		
Suite: None		Above	Primary Bedroom	21'5 x 14'4			x		
Basement: None		Above	Bedroom	12'2 x 11'9			x		
		Above	Bedroom	12'1 x 11'9			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Spacious 3700 sq.ft. 2 level Ocean Park executive home situated in the center of a cherry blossom tree lined quiet cul-de-sac. Central location with walking distance to Laronde French Immersion School, soccer field, and park. Near a Library, Safeway, Starbucks, Pub and much more. Dogwood Park is also close by and is off leash. Private 32' x 15' backyard patio that's surrounded by mature greenery. Add your personal touch to make this a great family home now and for the future. OPEN HOUSE CANCELLED.

Active
R3011996
Board: F
House/Single Family

16055 8 AVENUE
South Surrey White Rock
King George Corridor
V4A 1A1

Residential Detached
\$1,750,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,775,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1987**
Frontage(feet): **45.93** Bathrooms: **4** Age: **38**
Frontage(metres): **14.00** Full Baths: **4** Zoning: **R3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$7,299.75**
Lot Area (sq.ft.): **8,145.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.19** P.I.D.: **008-031-029** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: River**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **Community** 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: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 3, PLAN NWP74943, PART SW1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Shopping Nearby**
Features: **Other - See Remarks**

Finished Floor (Main):	1,591	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,803	Main	Kitchen	14'0 x 12'3	Above	Bedroom	12'9 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'6 x 9'8	Above	Bedroom	11'3 x 12'6	Main	3
Finished Floor (Below):	173	Main	Living Room	16'2 x 14'10	Above	Bedroom	13'6 x 11'10	Above	4
Finished Floor (Basement):	0	Main	Storage	5'10 x 4'5			x	Above	4
		Main	Laundry	7'8 x 5'7			x	Above	3
Finished Floor (Total):	3,567sq. ft.	Main	Bedroom	16'4 x 7'7'8			x		
Unfinished Floor:	0	Main	Bedroom	10'7 x 9'10			x		
Grand Total:	3,567sq. ft.	Main	Bedroom	10'2 x 9'8			x		
		Above	Kitchen	13'8 x 9'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Dining Room	16'2 x 8'7			x		
		Above	Living Room	16'2 x 12'7			x		
Suite: Unauthorized Suite		Above	Laundry	11' x 4'11			x		
Basement: None		Above	Primary Bedroom	12'10 x 14'11			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Fully renovated large family home with beautiful views of Campbell River, partial ocean view. Just steps away from East Beach & restaurants and shops. This home offers a perfect blend of modern updates and convenience. And a huge bonus, the contains a potential in-law suite. OPEN HOUSE Sat October 4th, 12 to 2pm.

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

Active
R3048009
Board: F
House/Single Family

13139 14 AVENUE
South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 1G6

Residential Detached
\$1,785,000 (LP)
(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,785,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1989
Frontage(feet): 84.40	Bathrooms: 3	Age: 36
Frontage(metres): 25.73	Full Baths: 2	Zoning: SF
Depth / Size: 136.6	Half Baths: 1	Gross Taxes: \$7,318.02
Lot Area (sq.ft.): 11,510.00	Rear Yard Exp:	For Tax Year:
Lot Area (acres): 0.26	P.I.D.: 002-828-871	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 4	Covered Parking: 2	Parking Access: Front
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:	Property Disc.: No		
# of Fireplaces: 2 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Hot Water, Natural Gas	Fixtures Rmvd: No :		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Other	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 86 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 61651**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**

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

Finished Floor (Main):	2,184	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'0 x 11'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'0 x 9'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	14'0 x 14'0			x	Main 3
Finished Floor (Basement):	0	Main	Eating Area	11' x 6'			x	Main 4
Finished Floor (Total):	2,184sq. ft.	Main	Family Room	14' x 13'			x	
Unfinished Floor:	0	Main	Laundry	10' x 9'			x	
Grand Total:	2,184sq. ft.	Main	Primary Bedroom	14'0 x 13'0			x	
		Main	Bedroom	10'0 x 9'0			x	
		Main	Bedroom	10'0 x 9'0			x	
Flr Area (Det'd 2nd Res):	sq. 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: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

OCEAN PARK OPPORTUNITY! Perfect for investors, and/or those looking to build their dream home. This charming rancher sits on a rare 11,500 sqft lot, in one of the most sought after neighborhoods. The home features 3 bedrooms, 2 bathrooms, a spacious living room, family room and kitchen. The large backyard is perfect for entertaining, gardening or giving kids room to play in. Located in an amazing community, you are steps away from Fun Fun Park, Kwomais Point Park, 1001 Steps, White Rock Pier, Ocean Park Shopping Center and more.

Active
R3049527

Board: F
House with Acreage

2650 141 STREET
South Surrey White Rock
Elgin Chantrell
V4P 2G5

Residential Detached
\$1,849,000 (LP)
(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,849,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 48.00	Bathrooms: 3	Age: 46
Frontage(metres): 14.63	Full Baths: 1	Zoning: R1
Depth / Size:	Half Baths: 2	Gross Taxes: \$8,711.08
Lot Area (sq.ft.): 33,846.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.78	P.I.D.: 005-416-701	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas		
Sewer Type: Septic	Water Supply: Community	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Other, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
Parking: **Carport & Garage**
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: **Other**

Legal: **LOT 46, PLAN NWP55870, SECTION 21, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	1,544	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,021	Main	Living Room	20'5 x15'4			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'1 x10'0			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	10'10 x13'5			x	Above	2
Finished Floor (Basement):	0	Main	Eating Area	11'0 x7'5			x	Above	5
		Main	Family Room	16'9 x21'6			x		
Finished Floor (Total):	2,565sq. ft.	Main	Bar Room	7'9 x5'3			x		
Unfinished Floor:	0	Main	Flex Room	7'11 x10'7			x		
Grand Total:	2,565sq. ft.	Main	Laundry	7'5 x9'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Abv Main 2	Primary Bedroom	12'3 x15'7			x		
		Abv Main 2	Bedroom	10'9 x12'6			x		
		Abv Main 2	Bedroom	10'8 x10'0			x		
		Abv Main 2	Solarium	11'8 x6'8			x		
Suite: None				x			x		
Basement: None									
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): **Jovi Realty Inc.**

Nestled in South Surrey's prestigious Elgin neighbourhood, this exceptional 0.777-acre lot offers the ultimate canvas to create your dream estate. Set on a quiet cul-de-sac and accessed by a private driveway along a lush greenbelt, the setting is both serene and secluded. With ample space for a custom build and just minutes to top schools, parks, and amenities, this is a rare opportunity to secure the best value in one of the area's most coveted communities.

Active R3006154 Board: F House/Single Family		1388 LEE STREET South Surrey White Rock White Rock V4B 4P8		Residential Detached \$1,899,000 (LP) (SP) 																																																																																																			
		Sold Date: _____ If new, GST/HST inc?: _____ Original Price: \$2,125,000 Meas. Type: Feet Bedrooms: 6 Approx. Year Built: 2001 Frontage(feet): 63.00 Bathrooms: 5 Age: 24 Frontage(metres): 19.20 Full Baths: 4 Zoning: RS2 Depth / Size: 117.00 Half Baths: 1 Gross Taxes: \$9,981.63 Lot Area (sq.ft.): 7,371.00 Rear Yard Exp: _____ For Tax Year: 2024 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: 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: Stucco Foundation: Concrete Slab Renovations: _____ Reno. Year: _____ # of Fireplaces: 1 R.I. Fireplaces: _____ Rain Screen: _____ Fireplace Fuel: Natural Gas Metered Water: _____ Fuel/Heating: Electric, Natural Gas, Radiant R.I. Plumbing: _____ Outdoor Area: Fenced Yard, Sundeck(s) Fixtures Rmvd: _____ : _____ Type of Roof: Tile - Composite Floor Finish: _____																																																																																																					
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): 1,735 Finished Floor (Above): 1,488 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 3,223sq. ft. Unfinished Floor: 0 Grand Total: 3,223sq. ft. Flr Area (Det'd 2nd Res): sq. ft.		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>12'4 x 12'2</td> <td>Above</td> <td>Bedroom</td> <td>12'3 x 11'3</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>15'0 x 13'5</td> <td>Above</td> <td>Bedroom</td> <td>9'8 x 12'8</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>13'3 x 12'2</td> <td>Above</td> <td>Walk-In Closet</td> <td>9'1 x 5'5</td> <td>Main 4</td> </tr> <tr> <td>Main</td> <td>Den</td> <td>9'8 x 12'8</td> <td></td> <td></td> <td>x</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>14'0 x 17'9</td> <td></td> <td></td> <td>x</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>14'0 x 12'0</td> <td></td> <td></td> <td>x</td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>9'0 x 8'0</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>10'9 x 10'5</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>7'5 x 8'7</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Main</td> <td>Pantry</td> <td>7'4 x 4'11</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>17'9 x 14'0</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>12'0 x 12'2</td> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>12'4 x 12'2</td> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	12'4 x 12'2	Above	Bedroom	12'3 x 11'3	Floor #Pcs	Main	Family Room	15'0 x 13'5	Above	Bedroom	9'8 x 12'8	Main 2	Main	Dining Room	13'3 x 12'2	Above	Walk-In Closet	9'1 x 5'5	Main 4	Main	Den	9'8 x 12'8			x	Above 4	Main	Kitchen	14'0 x 17'9			x	Above 4	Main	Living Room	14'0 x 12'0			x	Above 4	Main	Kitchen	9'0 x 8'0			x		Main	Bedroom	10'9 x 10'5			x		Main	Laundry	7'5 x 8'7			x		Main	Pantry	7'4 x 4'11			x		Above	Primary Bedroom	17'9 x 14'0			x		Above	Bedroom	12'0 x 12'2			x		Above	Bedroom	12'4 x 12'2			x	
Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms																																																																																																	
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Suite: _____ Basement: None Crawl/Bsmt. Height: _____ # of Levels: 2 # of Kitchens: 2 # of Rooms: 16		Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____ MHR#: _____ CSA/BCE: _____ Maint. Fee: _____ ByLaw Restrictions: _____																																																																																																					
Listing Broker(s): Nationwide Realty Corp.																																																																																																							
Price reduced! This 24-year-old home is located on a 7,731.00 SF corner lot, spacious floor plan of 3,223 SF, with 5 bedrooms on upper level. Lots of room for a growing family. Radiant heat on main floor. Utility shed in backyard for your gardening tools. Recent upgrade Navien tankless water heater (2023). House also has a 1-bedroom suite with kitchen and a separate entrance. Area schools include Peace Arch K-grade 7 (7-minute walk) and Earl Marriot grades 8-12 (10-minute walk)																																																																																																							

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

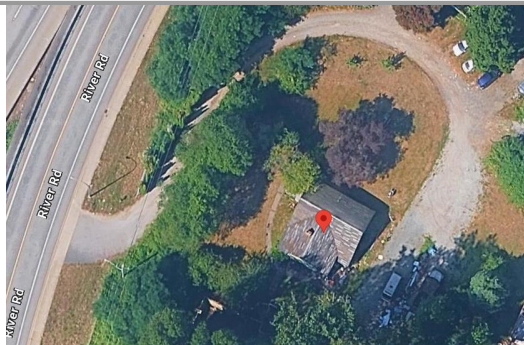
Features:

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) 
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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:	Land Lease Expiry Year:
	Title to Land: Freehold NonStrata		
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: :		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Forced Air	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
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	
Suite:		Above	Attic	7'2 x 18'11			x	
Basement: Crawl		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	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 14	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 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
R3037630
Board: F
House/Single Family

14022 20A AVENUE
South Surrey White Rock
Sunnyside Park Surrey
V4A 9S3

Residential Detached
\$2,299,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,399,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2022**
Frontage(feet): **67.00** Bathrooms: **7** Age: **3**
Frontage(metres): **20.42** Full Baths: **6** Zoning: **R3**
Depth / Size: **124** Half Baths: **1** Gross Taxes: **\$10,080.37**
Lot Area (sq.ft.): **8,438.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.19** P.I.D.: **029-976-090** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, 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: **No** :
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **LOT 2, PLAN EPP57574, SECTION 16, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In**

Finished Floor (Main):	2,356	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,742	Main	Living Room	13' x 14'	Above	Bedroom	13'10 x 12'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'	Above	Bedroom	13'2 x 11'4	Main 2
Finished Floor (Below):	0	Main	Family Room	18' x 13'0	Above	Bedroom	15'6 x 12'2	Main 3
Finished Floor (Basement):	0	Main	Kitchen	20'4 x 14'8	Above	Walk-In Closet	10' x 8'8	Main 4
		Main	Wok Kitchen	11'6 x 5'10	Above	Walk-In Closet	5' x 5'	Above 4
Finished Floor (Total):	4,098sq. ft.	Main	Eating Area	15'2 x 7'4	Above	Walk-In Closet	5' x 5'	Above 4
Unfinished Floor:	0	Main	Media Room	14'2 x 11'2	Above	Laundry	10'6 x 5'6	Above 3
Grand Total:	4,098sq. ft.	Main	Mud Room	11'1 x 7'6	Above	Den	12'4 x 9'10	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	9'6 x 7'			x	
		Main	Kitchen	15'10 x 13'3			x	
Suite: Legal Suite		Main	Bedroom	11'8 x 10'6			x	
Basement:None		Main	Bedroom	12' x 9'4			x	
		Above	Primary Bedroom	19'10 x 13'8			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 21	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

The Agency White Rock

The Agency White Rock

Luxury like-new 4,098 sqft home on an 8,438 sqft south-facing lot in sought-after Sunnyside Park. This 6 bed, 6.5 bath residence offers a bright, open layout with soaring ceilings, elegant living/dining, a modern kitchen + wok kitchen, and seamless indoor-outdoor flow—perfect for entertaining. The main floor includes an office/guest room with ensuite. Upstairs features 4 spacious bedrooms, each with a private ensuite + heated floors, plus an open den and laundry room. Other features incl. hardwood flooring throughout, oversized windows, A/C, hot water on demand, Culligan water filtration, fully fenced yard, gated entry, double garage and extra parking, and a legal above-ground suite for a mortgage helper. Located only steps away from transit, parks, schools and beaches. Call today!

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**

Construction: **Frame - Wood**

Exterior: **Stone, Stucco**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas, Radiant**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No** :

Fixtures Rmvd: **No** :

Floor Finish: **Hardwood, Tile, Carpet**

Dist. to School Bus:

Land Lease Expiry Year:

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
Finished Floor (Total):	5,793sq. ft.	Main	Wok Kitchen	9'2 x 6'10	Below	Kitchen	10'9 x 8'0	Above 3
Unfinished Floor:	0	Main	Foyer	19'4 x 3'2	Below	Bedroom	10'7 x 9'7	Above 3
Grand Total:	5,793sq. ft.	Main	Bedroom	12'0 x 11'0	Below	Bedroom	10'7 x 10'2	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'6 x 12'2	Below	Living Room	14'5 x 14'2	Below 2
Suite: Other, Unauthorized Suite		Above	Walk-In Closet	6'3 x 9'5	Below	Bedroom	10'11 x 10'0	Below 3
Basement: Fully Finished		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	

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **3**

of Rooms: **22**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

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
\$16,500,000 (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.