

Macdonald Realty (Surrey/152)
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Active
R3052978
Board: F
Manufactured

235 1840 160 STREET
South Surrey White Rock
King George Corridor
V4A 4X4

Residential Detached
\$179,000 (LP)
(SP) **M**



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**
Construction: **Manufactured/Mobile**
Exterior: **Aluminum**
Foundation: **Concrete Block**

Renovations: Reno. Year:
of Fireplaces: **0** 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)**
Type of Roof: **Metal**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
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								

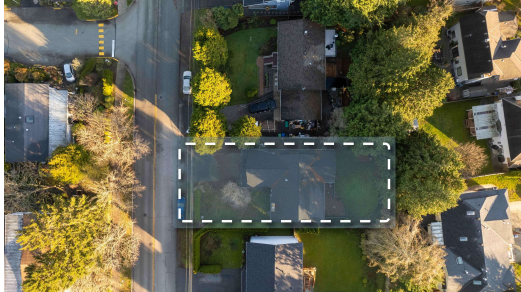
Listing Broker(s): **Royal LePage West Real Estate Services**

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: 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 Leased: **No** :
Type of Roof: **Asphalt** 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	
				x			x	
				x			x	
				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 R3054602 Board: F House/Single Family	13075 OLD YALE ROAD North Surrey Whalley V3T 3C3	Residential Detached \$965,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,025,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1972
Frontage(feet): 60.00	Bathrooms: 1	Age: 53
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	Total Parking: 3	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single, 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:	Fixtures Leased: No :	
Fireplace Fuel:	Rain Screen:	Fixtures Rmvd: :	
Fuel/Heating: Forced Air	Metered Water:		
Outdoor Area: None	R.I. Plumbing:		
Type of Roof: Asphalt		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			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): **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.

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Active R3030040 Board: F House/Single Family	9678 PRINCESS DRIVE North Surrey Royal Heights V3V 2T4	Residential Detached \$1,071,700 (LP) (SP) 
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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: 67
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	Total Parking: 5	Covered Parking:	Parking Access: Front, Side
Construction: Frame - Wood	Parking: Open		
Exterior: Mixed, Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 2 blocks	Dist. to School Bus: 3 blocks	
	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: Forced Air, Natural Gas	Fixtures Rmvd: No		
Outdoor Area: Fenced Yard			
Type of Roof: Asphalt	Floor Finish: Hardwood, Laminate, Carpet		

Legal: **LOT 39 SECTIONS 34 AND 35 BLOCKS 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	
		Main	Recreation Room	10' x 14'			x	
Finished Floor (Total):	2,200sq. ft.	Main	Foyer	14' x 5'			x	
Unfinished Floor:	0	Above	Primary Bedroom	13' x 12'			x	
Grand Total:	2,200sq. ft.	Above	Bedroom	11' x 10'			x	
		Above	Bedroom	12' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	13' x 13'			x	
		Below	Kitchen	8' x 6'5			x	
Suite: Unauthorized Suite		Below	Bedroom	10'11' x 10'			x	
Basement: Separate Entry		Below	Bedroom	10' x 10'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Macdonald Realty (Delta)**

Macdonald Realty (Delta)

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 R2995796 Board: F House/Single Family	15855 VINE AVENUE South Surrey White Rock White Rock V4B 2T5	Residential Detached \$1,080,000 (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 R3055596 Board: F House/Single Family	13983 GROSVENOR ROAD North Surrey Bolivar Heights V3R 5G3	Residential Detached \$1,090,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,090,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1980
Frontage(feet): 0.00	Bathrooms: 2	Age: 45
Frontage(metres): 0.00	Full Baths: 2	Zoning: RES
Depth / Size: 0	Half Baths: 0	Gross Taxes: \$6,220.14
Lot Area (sq.ft.): 11,160.00	Rear Yard Exp: West	For Tax Year: 2025
Lot Area (acres): 0.26	P.I.D.: 000-454-613	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Basement Entry	Total Parking: 9	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Open, RV Parking Avail.		
Exterior: Mixed, Wood	Driveway Finish: Concrete, Gravel		
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: No		
# of Fireplaces: 2	R.I. Fireplaces: 0		
Fireplace Fuel: Natural Gas	Rain Screen: No		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No	:SOLD AS IS AT TIME OF POSSESSION	
	Fixtures Rmvd:	:SOLD AS IS AT TIME OF POSSESSION	
	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 2 BLOCK 139 NEW WESTMINSTER DISTRICT PORT MANN PLAN 8449**

Amenities:

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

Features:

Finished Floor (Main):	1,428	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	14'9 x 9'6	Bsmt	Bedroom	10'2 x 9'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	16'5 x 13'10	Bsmt	Living Room	21'5 x 14'0	Main 4
Finished Floor (Below):	0	Main	Eating Area	10'0 x 9'6	Bsmt	Laundry	5'6 x 3'8	Bsmt 4
Finished Floor (Basement):	1,109	Main	Primary Bedroom	12'0 x 11'2			x	
Finished Floor (Total):	2,537sq. ft.	Main	Bedroom	13'11 x 10'0			x	
Unfinished Floor:	0	Main	Bedroom	8'0 x 8'0			x	
Grand Total:	2,537sq. ft.	Main	Laundry	4'8 x 3'10			x	
		Main	Den	10'0 x 7'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	11'3 x 9'7			x	
		Bsmt	Foyer	7'7 x 3'7			x	
Suite: Unauthorized Suite		Bsmt	Kitchen	14'4 x 10'2			x	
Basement: Full, Partly Finished, Separate Entry		Bsmt	Bedroom	10'8 x 10'6			x	
		Bsmt	Bedroom	14'0 x 10'0			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 16	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

Renovators delight. Lots of work started but not finished. Some nice features to the work done include gorgeous kitchen with a big onyx top island, adjoining family room with slider to big deck, separate pantry storage. There is lots of unfinished parts and rooms to be completed. The basement has a suite that is also in a semi finished state. Bonus is the detached shop - perfect for the car enthusiast or home wood worker. Lots of open parking.

Active
R3039565
Board: F
House/Single Family

14165 PARK DRIVE

North Surrey
Bolivar Heights
V3R 5N6

Residential Detached

\$1,099,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,265,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1948**
Frontage(feet): **0.00** Bathrooms: **2** Age: **77**
Frontage(metres): **0.00** Full Baths: **2** Zoning: **RES**
Depth / Size: **0** Half Baths: **0** Gross Taxes: **\$6,264.42**
Lot Area (sq.ft.): **12,678.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **0.29** P.I.D.: **010-925-511** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Block**

Renovations: **Partly**

of Fireplaces: **1** R.I. Fireplaces: **0**

Fireplace Fuel: **Wood**

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

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing: **No**

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**

Parking: **Open**

Driveway Finish: **Gravel**

Dist. to Public Transit: **CLOSE**

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :SOLD AS IS WHERE IS AT TIME OF POSSESSION**

Fixtures Rmvd: **:SOLD AS IS WHERE IS AT TIME OF POSSESSION**

Floor Finish: **Laminate, Tile**

Dist. to School Bus: **CLOSE**

Land Lease Expiry Year:

Legal: **LOT 14 BLOCK 130 NEW WESTMINSTER DISTRICT PLAN 2546**

Amenities:

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,102	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'10 x 5'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'5 x 11'4			x	Main 3
Finished Floor (Below):	0	Main	Living Room	13'7 x 13'3			x	Bsmt 3
Finished Floor (Basement):	439	Main	Primary Bedroom	13'10 x 10'8			x	
Finished Floor (Total):	1,541 sq. ft.	Main	Bedroom	11'5 x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	14'2 x 8'11			x	
Grand Total:	1,541 sq. ft.	Main	Laundry	8'2 x 3'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	14'0 x 12'9			x	
		Bsmt	Bedroom	10'0 x 9'6			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Full, Partly Finished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Wow!! Great home located on a large level 12,678 sq ft corner lot. This home is kept clean by the occupants. Great opportunity for investors, young families or build your dream home. Home has some past updates including baths, vinyl siding and windows, laminate floors, updated kitchen. basement has a 1 bedroom suite with separate entry and a secondary space with a low ceiling for storage. Hurry on this one.

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

Active
R3067459
Board: F
House/Single Family

15847 RUSSELL AVENUE

South Surrey White Rock
White Rock
V4B 2S5

Residential Detached

\$1,149,999 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,199,999**
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: **\$6,759.92**
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):	1,055	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 3
Finished Floor (Below):	158	Main	Kitchen	0' x 0'			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	0' x 0'			x	Below 3
Finished Floor (Total):	1,213sq. ft.	Main	Bedroom	0' x 0'			x	
Unfinished Floor:	617	Main	Bedroom	0' x 0'			x	
Grand Total:	1,830sq. ft.	Below	Recreation Room	0' x 0'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	0' x 0'			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: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **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!

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

Active R3049244 Board: F House/Single Family	14361 MELROSE DRIVE North Surrey Bolivar Heights V3R 5R6	Residential Detached \$1,185,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,240,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1959
Frontage(feet): 70.00	Bathrooms: 3	Age: 66
Frontage(metres): 21.34	Full Baths: 2	Zoning: RA
Depth / Size: 157	Half Baths: 1	Gross Taxes: \$5,053.08
Lot Area (sq.ft.): 11,017.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.25	P.I.D.: 000-591-572	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 1/2 Storey	Total Parking: 5	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Carport; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		
	Title to Land: Freehold NonStrata		Dist. to School Bus:
Renovations:	Reno. Year:	Property Disc.: No	Land Lease Expiry Year:
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Wood	Rain Screen:	Fixtures Rmvd: :	
Fuel/Heating: Forced Air	Metered Water:		
Outdoor Area: Balcony(s) Patio(s) Dck(s)	R.I. Plumbing:		
Type of Roof: Torch-On	Floor Finish: Mixed		

Legal: **LOT D, BLOCK 124, PLAN NWP14129, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,067	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11'6" x 20'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 10'			x	Above 3
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 15'6"			x	Above 4
Finished Floor (Basement):	0	Above	Bedroom	9' x 9'			x	Bsmt 1
Finished Floor (Total):	2,067 sq. ft.	Above	Bedroom	12'6" x 10'6"			x	
Unfinished Floor:	1,000	Above	Bedroom	11' x 8'			x	
Grand Total:	3,067 sq. ft.	Below	Eating Area	15'6" x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Media Room	12' x 22'			x	
		Below	Den	7' x 7'6"			x	
		Bsmt	Other	16' x 19'			x	
Suite: None				x			x	
Basement: Partly Finished				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

An exceptional opportunity to own a 3-bedroom home in the thriving Bolivar Heights community. Situated on a rare, flat 11,000 + sq. ft. lot, this property offers endless potential-perfect for first-time buyers, investors, or those looking to build a custom home in a rapidly developing neighbourhood. Enjoy seamless access to King George Blvd, the Port Mann Bridge, and Highway 1. Don't miss your chance to invest in this prime location!

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

Active
R3060575
Board: F
House/Single Family

13833 114 AVENUE

North Surrey
Bolivar Heights
V3R 2L8

Residential Detached
\$1,279,000 (LP)
(SP) **M**



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: **62**
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**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail.**
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 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	
Suite: Unauthorized Suite		Below	Bedroom	12'7' x 8'0"			x	
Basement: Part		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	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Court Order Court, Rancher with walkout basement in Bolivar Heights, 6 bedrooms, 4 baths. Three bedroom suite, Private backyard, quite street. 24 hour notice required

Active
R3062546
Board: F
House/Single Family

14686 ST. ANDREWS DRIVE

North Surrey
Guildford
V3R 5V4

Residential Detached

\$1,298,000 (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: **39**
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**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Garage; Single**
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**
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	
		Main	Other	6'5 x 7'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	13'5 x 13'			x	
		Below	Kitchen	15'4 x 11'5			x	
		Below	Bedroom	13'3 x 8'7			x	
Suite: Unauthorized Suite		Below	Laundry	5'3 x 5'1			x	
Basement: Fully Finished		Below	Foyer	8'8 x 6'2			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **17**

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

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

Active
R3066947
Board: F
House/Single Family

13950 BLACKBURN AVENUE

South Surrey White Rock
White Rock
V4B 2Z5

Residential Detached

\$1,299,000 (LP)

(SP) **M**



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: **51**
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: **South** For Tax Year: **2025**
Lot Area (acres): **0.12** P.I.D.: **007-258-836** 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: **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:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Property Disc.: **Yes**
of Fireplaces: **2** R.I. Fireplaces: **0** Rain Screen: **No** Fixtures Leased: **No :**
Fireplace Fuel: **Natural Gas** Metered Water: **No**
Fuel/Heating: **Baseboard, Electric, Natural Gas** R.I. Plumbing: **No** Fixtures Rmvd: **No :**
Outdoor Area: **Fenced Yard, Patio(s), Patio(s) & Deck(s)** 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	
		Bsmt	Other	15'2 x 4'4			x	
				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: 11	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 quite 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 a smaller family. Better than a townhouse with its own space and w/o strata fees. Priced to sell at nearly \$200K under current assessed value. OPEN HOUSE SATURDAY & SUNDAY November 29th & 30th from 2:00 to 4:00 pm.

Active R3063845 Board: F House/Single Family	14523 104A AVENUE North Surrey Guildford V3R 1R2	Residential Detached \$1,399,000 (LP) (SP) M
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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: 49
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	Total Parking: 2	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
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: 0	Fixtures Leased: No		
R.I. Fireplaces: 0			
Fireplace Fuel:	Fixtures Rmvd: No		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Sundeck(s)	Floor Finish:		
Type of Roof: Asphalt			

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			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: 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.



Active
R3056930
Board: F
House/Single Family

10476 169A STREET

North Surrey
Fraser Heights
V4N 3L9

Residential Detached

\$1,499,000 (LP)

(SP)



Sold Date:		If new, GST/HST inc?:	Original Price: \$1,650,000
Meas. Type:	Feet	Bedrooms: 5	Approx. Year Built: 1994
Frontage(feet):	0.00	Bathrooms: 4	Age: 31
Frontage(metres):	0.00	Full Baths: 3	Zoning: R3
Depth / Size:	0	Half Baths: 1	Gross Taxes: \$6,444.59
Lot Area (sq.ft.):	7,909.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres):	0.18	P.I.D.: 018-501-222	Tax Inc. Utilities?: No
Flood Plain:			Tour:
View:	Yes : MOUNTAINS		
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: **Brick, Mixed, Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No :SOLD AS IS WHERE IS**
 Fixtures Rmvd: **:SOLD AS IS WHERE IS**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed, Carpet**

Legal: LOT 15 SECTION 7 TOWNSHIP 9 NEW WESTMINSTER DISTRICT PLAN LMP12747

Amenities:

Site Influences: Central Location, Private Yard

Features:

Finished Floor (Main):	1,404	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,188	Main	Foyer	7'0 x 8'4	Bsmt	Recreation Room	22'0 x 11'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'9 x 13'2	Bsmt	Bedroom	11'2 x 11'0	Main	2
Finished Floor (Below):	0	Main	Dining Room	14'10 x 11'3			x	Above	4
Finished Floor (Basement):	617	Main	Kitchen	16'0 x 12'0			x	Above	5
Finished Floor (Total):	3,209sq. ft.	Main	Eating Area	11'2 x 9'5			x	Bsmt	3
Unfinished Floor:	0	Main	Family Room	15'0 x 12'0			x		
Grand Total:	3,209sq. ft.	Main	Den	13'0 x 9'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'0 x 6'6			x		
Suite: None		Above	Primary Bedroom	16'0 x 10'0			x		
Basement: Fully Finished, Part, Separate Entry		Above	Walk-In Closet	11'3 x 6'4			x		
Crawl/Bsmt. Height:	# of Levels: 3	Above	Bedroom	13'0 x 11'0			x		
# of Kitchens: 1	# of Rooms: 15	Above	Bedroom	16'0 x 10'0			x		
		Above	Bedroom	15'3 x 12'0			x		
		Manuf Type:		Registered in MHR?:	PAD Rental:				
		MHR#:		CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:							

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

WOW!! North Surrey Fraser Heights location, quiet street with large level lot. A beautiful big backyard with a mountain view. Features include; beautiful wood floors throughout, sunken living room, large formal dining room, perfect main floor office for those that work from home, kitchen with separate eating area which has access to rear deck/yard. Upper floor has generous sized bedrooms with the primary bedroom offering a deep tub, large shower in it's spa like en-suite and a walk in closet. The fully finished part basement has a large playroom and a bedroom for one more, slider door to rear yard. There is a large 1/2 basement/crawl space for lots of additional storage. Bring your paint brush and decorating ideas.

Active R3066085 Board: F House/Single Family	13028 19A AVENUE South Surrey White Rock Crescent Bch Ocean Pk. V4A 8A8	Residential Detached \$1,549,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$1,549,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1986
Frontage(feet): 7,993.0	Bathrooms: 3	Age: 39
Frontage(metres): 2,436.2	Full Baths: 2	Zoning: SFR
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,307.85
Lot Area (sq.ft.): 7,993.00	Rear Yard Exp:	For Tax Year: 2025
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	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double, Open		
Exterior: Stucco	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close		Dist. to School Bus: Close
	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
Renovations:	Property Disc.: No		
# of Fireplaces: 1	Reno. Year:	Fixtures Leased: No :	
R.I. Fireplaces: 0	Rain Screen:	Fixtures Rmvd: No :	
Fireplace Fuel: Natural Gas	Metered Water: No	Floor Finish: Mixed, Tile, Carpet	
Fuel/Heating: Hot Water, Natural Gas	R.I. Plumbing: No		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

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		
		Above	Primary Bedroom	21'5 x 14'4			x		
Suite: None		Above	Bedroom	12'2 x 11'9			x		
Basement: None		Above	Bedroom	12'1 x 11'9			x		
		Manuf Type:			Registered in MHR?:		PAD Rental:		
Crawl/Bsmt. Height:		# of Levels: 2		MHR#:		CSA/BCE:		Maint. Fee:	
# of Kitchens: 1		# of Rooms: 15		ByLaw Restrictions:					

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

Spacious 3700 sq.ft. 2 level Ocean Park 4 bedroom and den executive home situated at the center of a tree lined quiet cul-de-sac. Central and convenient location close to Laronde French Immersion School, soccer field and park. Near library, Safeway, Starbucks, and much more. Add your personal touch to make this a great home now and for the future.FORECLOSURE SALE. COURT DATE IS DECEMBER 11TH AT VANCOUVER COURT HOUSE 10:00 AM PRICE TO BE APPROVED IS \$1,499,999.00.

Active R3068176 Board: F House/Single Family	13115 107A AVENUE North Surrey Whalley V3T 2G9	Residential Detached \$1,599,000 (LP) (SP) 
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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: 0	Age: 56
Frontage(metres): 18.29	Full Baths: 0	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:	Property Disc.: Yes		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Natural Gas			
Outdoor Area: Fenced Yard			
Type of Roof: Asphalt, Torch-On	Floor Finish:		

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	
Finished Floor (Below):	0	Main	Kitchen	14'7 x 7'6			x	
Finished Floor (Basement):	696	Main	Primary Bedroom	12'8 x 15'7			x	
Finished Floor (Total):	1,997 sq. ft.	Main	Bedroom	10'1 x 15'8			x	
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.

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

Active
R3070697
Board: F
House/Single Family

12711 104A AVENUE
North Surrey
Cedar Hills
V3V 6C1

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



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: **7**
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:
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
		Main	Kitchen	14'6 x 12'6	Bsmt	Bedroom	13'8 x 11'4	Above	4
Finished Floor (Total):	3,990sq. ft.	Main	Wok Kitchen	10'8 x 6'			x	Bsmt	3
Unfinished Floor:	0	Above	Primary Bedroom	16' x 14'6			x	Bsmt	3
Grand Total:	3,990sq. ft.	Above	Primary Bedroom	15'5 x 13'			x		
		Above	Bedroom	15' x 12'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	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 neighborhood near transit, parks, schools, Hwy 17, Pattullo Bridge, and shopping. Balance of 2/5/10 home warranty.

Active R3048009 Board: F House/Single Family	13139 14 AVENUE South Surrey White Rock Crescent Bch Ocean Pk. V4A 1G6	Residential Detached \$1,650,000 (LP) (SP) M
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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	Fixtures Leased: No :		
R.I. Fireplaces:			
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Hot Water, Natural Gas			
Outdoor Area: Fenced Yard, Patio(s)	Floor Finish: Wall/Wall/Mixed		
Type of Roof: Other			

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	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'0 x 9'0			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
R3006154
Board: F
House/Single Family

1388 LEE STREET
South Surrey White Rock
White Rock
V4B 4P8

Residential Detached
\$1,899,000 (LP)
(SP) **M**



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:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Tile - Composite**

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

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.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,488	Main	Living Room	12'4 x 12'2	Above	Bedroom	12'3 x 11'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	15'0 x 13'5	Above	Bedroom	9'8 x 12'8	Main	2
Finished Floor (Below):	0	Main	Dining Room	13'3 x 12'2	Above	Walk-In Closet	9'1 x 5'5	Main	4
Finished Floor (Basement):	0	Main	Den	9'8 x 12'8			x	Above	4
		Main	Kitchen	14'0 x 17'9			x	Above	4
Finished Floor (Total):	3,223sq. ft.	Main	Living Room	14'0 x 12'0			x	Above	4
Unfinished Floor:	0	Main	Kitchen	9'0 x 8'0			x		
Grand Total:	3,223sq. ft.	Main	Bedroom	10'9 x 10'5			x		
		Main	Laundry	7'5 x 8'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Pantry	7'4 x 4'11			x		
Suite:		Above	Primary Bedroom	17'9 x 14'0			x		
Basement:None		Above	Bedroom	12'0 x 12'2			x		
		Above	Bedroom	12'4 x 12'2			x		
Crawl/Bsmt. Height:		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Levels: 2		MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 2		# of Rooms: 16		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)

Active
R3037630
Board: F
House/Single Family

14022 20A AVENUE

South Surrey White Rock
Sunnyside Park Surrey
V4A 9S3

Residential Detached

\$2,199,000 (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:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
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
Finished Floor (Total):	4,098sq. ft.	Main	Wok Kitchen	11'6 x 5'10	Above	Walk-In Closet	5' x 5'	Above 4
Unfinished Floor:	0	Main	Eating Area	15'2 x 7'4	Above	Walk-In Closet	5' x 5'	Above 4
Grand Total:	4,098sq. ft.	Main	Media Room	14'2 x 11'2	Above	Laundry	10'6 x 5'6	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	11'1 x 7'6	Above	Den	12'4 x 9'10	Above 3
Suite: Legal Suite		Main	Foyer	9'6 x 7'			x	
Basement: None		Main	Kitchen	15'10 x 13'3			x	
		Main	Bedroom	11'8 x 10'6			x	
		Main	Bedroom	12' x 9'4			x	
		Above	Primary Bedroom	19'10 x 13'8			x	

Crawl/Bsmt. Height:
of Kitchens: **3**

of Levels: **2**
of Rooms: **21**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
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
R3053076

Board: F
House/Single Family

13698 113 AVENUE

North Surrey
Bolivar Heights
V3R 2J1

Residential Detached

\$2,575,000 (LP)

(SP) **M**



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: **4**
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:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Hot Water**
Outdoor Area: **Fenced Yard, Patio(s), Rooftop Deck**
Type of Roof: **Asphalt, Other**

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

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			x	
Basement:None				x			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.



Active
R3061950
Board: F
House/Single Family

9990 138 STREET
North Surrey
Whalley
V3T 4K2

Residential Detached
\$2,999,000 (LP)
(SP)



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: **68**
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** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Concrete Block, Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Block**
Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:
Total Parking: Covered Parking: Parking Access:
Parking: **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:

Legal: **LOT 1 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICTPLAN 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	Manuf 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.