
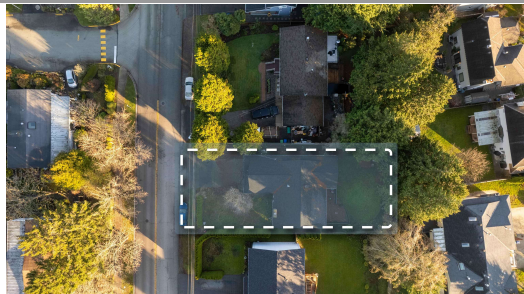


Active R3032581 Board: F House/Single Family	15930 20 AVENUE South Surrey White Rock King George Corridor V4A 2B2	Residential Detached \$1,000,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,000,000
Meas. Type: Feet	Bedrooms: 3	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	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: <500 m	Dist. to School Bus: 1km	
	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:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard	R.I. Plumbing:		
Type of Roof: Asphalt	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	
				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 7,072 sqft R-3 zoned lot offers exceptional building potential 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 create your dream home or investment project in this prime location!

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

Active
R3015507
Board: F
House/Single Family

12347 103A AVENUE

North Surrey
Cedar Hills
V3V 3H1

Residential Detached

\$1,025,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,125,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1972**
Frontage(feet): **63.00** Bathrooms: **2** Age: **53**
Frontage(metres): **19.20** Full Baths: **2** Zoning: **R3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$5,027.81**
Lot Area (sq.ft.): **11,769.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.27** P.I.D.: **006-090-401** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **Sanitation** Water Supply: **City/Municipal**

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

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

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

Total Parking: **6** Covered Parking: **6** Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 52 SECTION 30 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 46520**


Amenities:
Site Influences:
Features: **Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Stove**

Finished Floor (Main):	803	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'0 x 17'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'11 x 7'9			x	Main 4
Finished Floor (Below):	742	Main	Eating Area	9'0 x 9'5			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'0 x 12'8			x	
Finished Floor (Total):	1,545sq. ft.	Main	Bedroom	9'1 x 8'6			x	
Unfinished Floor:	0	Below	Kitchen	9'9 x 12'1			x	
Grand Total:	1,545sq. ft.	Below	Recreation Room	12'2 x 12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Utility	2'9 x 6'3			x	
Suite: Unauthorized Suite		Main	Bedroom	10'10 x 8'8			x	
Basement: Fully Finished		Main	Bedroom	10'10 x 7'1			x	
		Main	Bedroom	8'10 x 10'10			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **RE/MAX 2000 Realty**

Court ordered sale. Here is your chance to own a property located on a LARGE 1/4 acre lot. The home is conveniently situated close to Scott Road and all major amenities. The 5 bed / 2 bath home has tons of potential including a potential subdivision or multi family development. Home needs A LOT OF WORK. Mainly lot value. Contact your Realtor to arrange a viewing.

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:

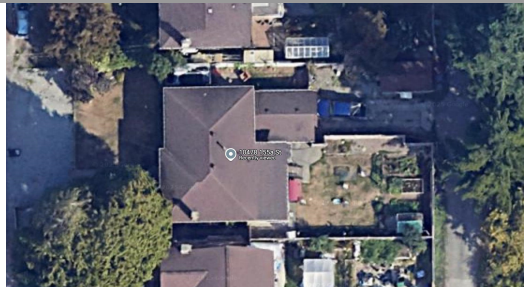
Features:

Finished Floor (Main):	1,060	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 9'			x	
Finished Floor (Basement):	0	Main	Bedroom	13' x 10'			x	
Finished Floor (Total):	1,060sq. ft.	Main	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Main	Laundry	8' x 7'			x	
Grand Total:	1,060sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			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 R3018400 Board: F House/Single Family	10478 155A STREET North Surrey Guildford V3R 4K7	Residential Detached \$1,185,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,259,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1962
Frontage(feet): 60.00	Bathrooms: 2	Age: 63
Frontage(metres): 18.29	Full Baths: 2	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,954.93
Lot Area (sq.ft.): 7,380.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 001-557-858	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: 6	Covered Parking: 1	Parking Access: Front, Rear
Construction: Concrete, Frame - Wood	Parking: Garage; Single, Open		
Exterior: Stucco, Wood	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:	R.I. Fireplaces:	Fixtures Leased: No :	
Fireplace Fuel:	Rain Screen:	Fixtures Rmvd: :	
Fuel/Heating: Electric, Forced Air	Metered Water:	Floor Finish:	
Outdoor Area: None	R.I. Plumbing:		
Type of Roof: Asphalt			

Legal: **LOT 14, BLOCK 2, PLAN NWP18741, PART SE1/4, SECTION 21, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,130	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'06 x 13'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11' x 9'			x	Bsmt 3
Finished Floor (Basement):	1,452	Main	Bedroom	11' x 9'			x	
Finished Floor (Total):	2,582sq. ft.	Main	Kitchen	12' x 8'			x	
Unfinished Floor:	0	Bsmt	Living Room	17' x 12'			x	
Grand Total:	2,582sq. ft.	Bsmt	Kitchen	8' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	12' x 11'			x	
Suite: Unauthorized Suite			Bedroom	9' x 10'			x	
Basement: Fully Finished				x			x	
				x			x	
				x			x	
				x			x	
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): **Homelife Benchmark Realty (Langley) Corp.**

An opportunity to secure a prime holding property with future redevelopment potential and land assembly. Please check and verify with city of Surrey. This 5 bedroom house with a 2 bedroom suite is built on a large lot (7300+ Sqft). Location is very close to banks, Guildford rec centre and Guildford Mall.

Active R3030040 Board: F House/Single Family	9678 PRINCESS DRIVE North Surrey Royal Heights V3V 2T4	Residential Detached \$1,190,700 (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	
Finished Floor (Total):	2,200sq. ft.	Main	Recreation Room	10' x 14'			x	
Unfinished Floor:	0	Main	Foyer	14' x 5'			x	
Grand Total:	2,200sq. ft.	Above	Primary Bedroom	13' x 12'			x	
		Above	Bedroom	11' x 10'			x	
		Above	Bedroom	12' x 10'			x	
		Below	Living Room	13' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	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.

Active R3015352 Board: F House/Single Family	13075 OLD YALE ROAD North Surrey Whalley V3T 3C3	Residential Detached \$1,199,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,298,000
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: 0	Half Baths: 0	Gross Taxes: \$4,620.55
Lot Area (sq.ft.): 7,566.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 006-331-581	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
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: Log	Parking: Carport; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Nearby	Dist. to School Bus: Nearby	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air	Floor Finish: Other		
Outdoor Area: None			
Type of Roof: Asphalt			

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

Amenities: **In Suite Laundry**

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

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

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	16'0 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): **Royal LePage Global Force Realty** **Royal LePage Global Force Realty**

COURT ORDER SALE - Prime opportunity in the heart of Surrey City Centre! This court-ordered sale offers incredible development potential, surrounded by rapid growth and just steps from mid-rise and high-rise projects. Situated on a spacious 7,566 SQFT lot, this centrally located rancher has access from Old Yale Rd and Michel Pl. Conveniently located near schools, SkyTrain, shopping, and all essential amenities. Buyers are advised to verify development potential with the city. Don't miss this rare chance to secure a valuable piece of land through a court-ordered sale!

Active
R2985325
Board: F
House/Single Family

13137 106A AVENUE

North Surrey
Whalley
V3T 2E4

Residential Detached

\$1,199,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,249,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1957
Frontage(feet): 63.32	Bathrooms: 2	Age: 68
Frontage(metres): 19.30	Full Baths: 2	Zoning: RF
Depth / Size: 115.87	Half Baths: 0	Gross Taxes: \$5,759.97
Lot Area (sq.ft.): 7,336.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 009-682-422	Tax Inc. Utilities?:
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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open, RV Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 block** Dist. to School Bus: **near by**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 42, BLOCK 5N, PLAN NWP14710, SECTION 21, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,007	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,007	Main	Living Room	16'5 x12'8			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'6 x9'3			x	Main	4
Finished Floor (Below):	0	Main	Primary Bedroom	12'7 x10'10			x	Bsmt	4
Finished Floor (Basement):	0	Main	Bedroom	11' x9'4			x		
		Main	Bedroom	9'10 x9'2			x		
Finished Floor (Total):	2,014sq. ft.	Bsmt	Family Room	16' x12'2			x		
Unfinished Floor:	0	Bsmt	Kitchen	12'10 x9'10			x		
Grand Total:	2,014sq. ft.	Bsmt	Bedroom	15'8 x12'5			x		
		Bsmt	Laundry	13'1 x12'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Foyer	12' x6'			x		
		Bsmt	Storage	6' x5'			x		
				x			x		
				x			x		
Suite: Unauthorized Suite									
Basement: Separate Entry									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 11	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Century 21 Coastal Realty Ltd.

Court-Ordered Sale – Prime Investment Opportunity - Steal the Deal Nestled on a quiet street, this 7,337 SqFt. lot offers incredible potential for first time homeowners, investors, or builders. Conveniently located just minutes from the SkyTrain, public transit, top-rated schools, this property ensures easy access to everything you need. The home features 3 bedrooms and 1 bathroom on main floor, a separate 1 bedroom 1 bath unauthorized suite—perfect for rental income or extended family. Whether you're looking to renovate, rebuild, or invest, this is an opportunity you don't want to miss Property is AS IS WHERE IS. Tenanted, 24 hours notice for all showings. Accepted Offer \$1,135,000.00, Deposit received, Court date is on 5th September at Law Courts of British Columbia – New Westminster

Active
R3039565
Board: F
House/Single Family

14165 PARK DRIVE

North Surrey
Bolivar Heights
V3R 5N6

Residential Detached

\$1,265,000 (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.

Active
R3013648
Board: F
House/Single Family

14361 MELROSE DRIVE

North Surrey
Bolivar Heights
V3R 5R6

Residential Detached

\$1,290,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,310,000**
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**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s) Patio(s) Deck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; 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: :
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	
		Bsmt	Den	7' x 7'6"			x	
			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!

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	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 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
R3042611
Board: F
House/Single Family

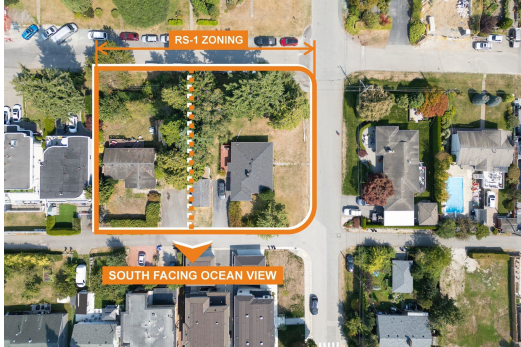
15404 SEMIAHMOO AVENUE

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	
Grand Total:	982sq. ft.	Below	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	10' x 10'			x	
		Below	Laundry	10' x 10'			x	
		Below	Flex Room	10' x 10'			x	
Suite: None							x	
Basement: Fully Finished							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

Can purchased in conjunction with next door property (1129 Dolphin St.) to allow for a 3-lot subdivision of 6000 sqft. per lot or higher density (check with City).

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

Active R2985180 Board: F House/Single Family	14523 104A AVENUE North Surrey Guildford V3R 1R2	Residential Detached \$1,550,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,699,000
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: \$8,173.73
Lot Area (sq.ft.): 10,903.00	Rear Yard Exp: North	For Tax Year: 2024
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 in the Guildford - 104 Avenue NCP. Level property with services at lot line. Excellent potential as a holding property. Property sold as is, where is.

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:
Meas. Type: **Feet**
Frontage(feet): **83.00**
Frontage(metres): **25.30**
Depth / Size: **113.33**
Lot Area (sq.ft.): **9,775.00**
Lot Area (acres): **0.22**
Flood Plain:
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**

If new, GST/HST inc?:
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Rear Yard Exp:
P.I.D.: **011-372-672**

Original Price: **\$1,599,900**
Approx. Year Built: **1952**
Age: **73**
Zoning: **RS-1**
Gross Taxes: **\$7,254.01**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour:

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

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

Active
R3011996
Board: F
House/Single Family

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

Residential Detached
\$1,775,000 (LP)
(SP)



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 September 6th, 12 to 2pm.

Active
R3036331
Board: F
House/Single Family

12711 104A AVENUE

North Surrey
Cedar Hills
V3V 6C1

Residential Detached

\$1,800,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,800,000
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.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **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: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **1 Block** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **LOT 6, PLAN EPP69700, SECTION 20, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

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

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

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

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

Suite: **Legal Suite, Unauthorized Suite**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **4** # of Rooms: **18**

Manuf Type: Registered in MHR?: PAD Rental:
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 gathering. 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
R3006154
Board: F
House/Single Family

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

Residential Detached
\$1,928,000 (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: **\$9,411.59**
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
Finished Floor (Total):	3,223sq. ft.	Main	Kitchen	14'0 x 17'9			x	Above 4
Unfinished Floor:	0	Main	Living Room	14'0 x 12'0			x	Above 4
Grand Total:	3,223sq. ft.	Main	Kitchen	9'0 x 8'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'9 x 10'5			x	
Suite:		Main	Laundry	7'5 x 8'7			x	
Basement:None		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	

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.**

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
R2979331
Board: F
House with Acreage

2650 141 STREET
South Surrey White Rock
Sunnyside Park Surrey
V4P 2G5

Residential Detached
\$1,945,250 (LP)
(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,490,000
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: City/Municipal	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
Finished Floor (Total):	2,565sq. ft.	Main	Family Room	16'9 x21'6			x		
Unfinished Floor:	0	Main	Bar Room	7'9 x5'3			x		
Grand Total:	2,565sq. ft.	Main	Flex Room	7'11 x10'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'5 x9'6			x		
Suite: None		Abv Main 2	Primary Bedroom	12'3 x15'7			x		
Basement: None		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		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Nestled in the prestigious Elgin neighbourhood, this exceptional 0.777-acre lot offers the perfect canvas to build your dream home. Tucked away on a peaceful cul-de-sac, the property is accessed by a long driveway alongside a lush greenbelt with a serene creek, creating an idyllic and private setting. This expansive lot provides ample space for a custom estate, surrounded by nature yet just minutes from top-rated schools, parks, and essential amenities. A rare opportunity to secure a prime piece of real estate in one of South Surrey's most sought-after communities.

Active
R3037630
Board: F
House/Single Family

14022 20A AVENUE

South Surrey White Rock
Sunnyside Park Surrey
V4A 9S3

Residential Detached

\$2,399,000 (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 Basement: None		Main	Foyer	9'6 x 7'			x		
		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 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!

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

Active
R2973849
Board: F
House/Single Family

13698 113 AVENUE
North Surrey
Bolivar Heights
V3R 2J1

Residential Detached
\$2,798,000 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **1.00**
Frontage(metres): **0.30**
Depth / Size:
Lot Area (sq.ft.): **22,219.00**
Lot Area (acres): **0.51**
Flood Plain:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:**No**
Bedrooms: **4**
Bathrooms: **6**
Full Baths: **6**
Half Baths: **0**
Rear Yard Exp:
P.I.D.: **011-631-040**

Original Price: **\$2,998,000**
Approx. Year Built: **2021**
Age: **4**
Zoning: **CD**
Gross Taxes: **\$10,109.76**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour:

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Hot Water**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **PARCEL A, LOT 2, BLOCK 5N, PLAN NWP494, SECTION 11, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 16942) OF THE W 247.5' EXC: FIRSTLY: PT SUBDIVIDED BY PL 38650; SECONDLY: PT SUBDIVIDED BY PL 45187; THIRDLY: PT SUBDIVIDED BY PL 55644**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,657	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,325	Main	Kitchen	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	1,402	Main	Dining Room	16' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Family Room	16' x 13'			x	Main 3
Finished Floor (Basement):	0	Main	Den	10' x 12'			x	Above 4
Finished Floor (Total):	4,384sq. ft.	Above	Primary Bedroom	18' x 14'			x	Above 3
Unfinished Floor:	0	Above	Bedroom	12' x 11'			x	Above 3
Grand Total:	4,384sq. ft.	Above	Bedroom	14' x 13'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Hobby Room	10' x 16'			x	
Suite: Legal Suite		Main	Bedroom	8' x 8'			x	
Basement: None		Main	Kitchen	10' x 10'			x	
				x			x	
				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): **RE/MAX City Realty**

Court order sale, 2 level home, Great layout, centre island in kitchen, Wok kitchen formal dining room, 3 bedrooms up plus games room above garage. 1 bedroom suite. Radiant heat and air conditioning. Subdividable lot at rear of house. Easy to show.

Active R2929416 Board: F House/Single Family	13851 115 AVENUE North Surrey Bolivar Heights V3R 5Y3	Residential Detached \$3,999,999 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$3,999,999
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1984
Frontage(feet): 253.25	Bathrooms: 4	Age: 41
Frontage(metres): 77.19	Full Baths: 3	Zoning: RF
Depth / Size: 1.86	Half Baths: 1	Gross Taxes: \$15,235.94
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 1.86	P.I.D.: 002-328-691	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: Water, Mountain		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Level Split	Total Parking: 9	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	Fixtures Leased: No		
R.I. Fireplaces:	Fixtures Rmvd: :		
Fireplace Fuel: Wood			
Fuel/Heating: Forced Air			
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Asphalt	Floor Finish:		

Legal: **LOT 145, PLAN NWP67522, SECTION 11, RANGE 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,719	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	700	Main	Living Room	20'5 x 13'4	Bsmt	Living Room	15' x 11'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'5	Bsmt	Kitchen	5' x 6'	Main 2
Finished Floor (Below):	0	Main	Family Room	20' x 13'4	Bsmt	Bedroom	19'6 x 13'	Above 4
Finished Floor (Basement):	800	Main	Kitchen	13'4 x 11'	Bsmt	Laundry	15'4 x 14'	Above 3
Finished Floor (Total):	3,219sq. ft.	Main	Eating Area	13'4 x 9'			x	Bsmt 3
Unfinished Floor:	0	Main	Den	13'6 x 8'8			x	
Grand Total:	3,219sq. ft.	Main	Games Room	13'3 x 12'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: Unauthorized Suite		Above	Primary Bedroom	14'5 x 12'3			x	
Basement: Fully Finished		Above	Walk-In Closet	7'6 x 6'1			x	
		Above	Bedroom	14'5 x 9'4			x	
		Above	Bedroom	10'8 x 9'4			x	
				x			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): **Sutton Premier Realty**

Sutton Premier Realty

Court-Ordered Sale! Exciting opportunity for developers: six approved view lots totaling 1.86 acres, with services already at the lot line. Lots range from 6,027 to 18,567 square feet, making this a prime location for building. All preliminary work is complete, and we're ready for the fourth reading. Enjoy convenient access to all of Metro Vancouver, just minutes from Surrey City Centre, and within walking distance to both elementary and secondary schools. Don't miss out on this exceptional investment!

Active
R3004661
Board: F
House with Acreage

8415 184 STREET

North Surrey
Port Kells
V4N 6G4

Residential Detached

\$7,777,888 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$7,777,888**
Meas. Type: **Feet** Bedrooms: **13** Approx. Year Built: **2010**
Frontage(feet): **663.48** Bathrooms: **11** Age: **15**
Frontage(metres): **202.23** Full Baths: **10** Zoning: **A-1**
Depth / Size: **1909 feet** Half Baths: **1** Gross Taxes: **\$4,180.84**
Lot Area (sq.ft.): **1,259,681.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **28.92** P.I.D.: **015-022-668** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., DetachedGrge/Carport**
Driveway Finish:
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 4 EXCEPT: PART SUBDIVIDED BY PLAN 52270, SECTION 29 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 38258**

Amenities:

Site Influences:

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

Finished Floor (Main):	3,124	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,157	Main	Foyer	12'7 x 12'6	Above	Flex Room	20'8 x 13'3	Floor	#Pcs
Finished Floor (AbvMain2):	1,801	Main	Living Room	13'7 x 19'5	Main	Living Room	15'3 x 10'4	Main	2
Finished Floor (Below):	2,575	Main	Bedroom	10'4 x 11'5	Main	Dining Room	12'10 x 9'2	Main	3
Finished Floor (Basement):	0	Main	Kitchen	13'10 x 11'4	Main	Kitchen	7'8 x 11'2	Above	4
Finished Floor (Total):	9,657sq. ft.	Main	Nook	11'0 x 11'0	Main	Bedroom	12'10 x 14'7	Above	4
Unfinished Floor:	0	Main	Wok Kitchen	6'11 x 4'11			x	Above	4
Grand Total:	9,657sq. ft.	Main	Den	9'4 x 9'2	Main	Living Room	18'9 x 13'0	Main	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'0 x 14'7	Main	Kitchen	18'3 x 16'5		
Suite: Unauthorized Suite Basement: None		Above	Primary Bedroom	15'6 x 16'11	Main	Family Room	12'8 x 14'11	Main	4
		Above	Den	10'10 x 11'0	Main	Dining Room	12'8 x 11'7	Main	4
		Above	Bedroom	13'10 x 11'9	Main	Den	9'11 x 8'2	Below	4
		Above	Bedroom	10'2 x 11'7	Main	Primary Bedroom	10'11 x 13'5	Below	4
		Above	Bedroom	13'10 x 10'10	Main	Bedroom	10'7 x 9'11	Below	4
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 5	# of Rooms: 35	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

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



Active
R2980965
Board: F
House with Acreage

2185 176 STREET
South Surrey White Rock
Pacific Douglas
V3Z 9W4

Residential Detached
\$21,900,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$21,900,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **9999**
Frontage(feet): **513.00** Bathrooms: **1** Age: **999**
Frontage(metres): **156.36** Full Baths: **1** Zoning: **RA**
Depth / Size: Half Baths: **0** Gross Taxes: **\$75,038.00**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **7.94** P.I.D.: **011-040-441** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Other**
Outdoor Area: **Patio(s)**
Type of Roof: **Wood**
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 5, PLAN NWP3933, SECTION 18, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXC, PT ON SRW PL 84544**

Amenities: **None**

Site Influences: **Golf Course Nearby**

Features:

Finished Floor (Main):	1,127	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Great Room	8'1 x 8'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	6'1 x 6'1			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	8'1 x 8'1			x	
Finished Floor (Basement):	0	Main	Laundry	6'1 x 4'1			x	
Finished Floor (Total):	1,127sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,127sq. 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: 4	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Century 21 Coastal Realty Ltd.

Court-Ordered Sale. Spanning about 8 acres, this promising parcel is designated for future redevelopment under the Grandview OCP (Area #5). Grandview Heights General Land Use Plan Designates this property as Urban Residential (4 to 15 UPA). Perched at one of the area's highest elevations, it offers the potential for stunning views from forthcoming developments. An exceptional investment opportunity in a sought-after location primed for growth.