



Presented by:

Mylyne Santos PREC*

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Active
R2702906
Board: F
House/Single Family

13440 78A AVENUE

Surrey
West Newton
V3W 2Y3

Residential Detached

\$1,299,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1977
Frontage(feet): 61.00	Bathrooms: 3	Age: 45
Frontage(metres): 18.59	Full Baths: 3	Zoning: SFD
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,967.90
Lot Area (sq.ft.): 7,249.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.17	P.I.D.: 010-479-562	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, Rancher/Bungalow w/Loft	Total Parking: Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail.	
Exterior: Mixed	Driveway Finish:	
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:
Renovations:	Property Disc.: Yes	
# of Fireplaces: 0 R.I. Fireplaces:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish:	
Type of Roof: Asphalt		

Legal: **LOT 4 PLAN NWP19187 SECTION 20 TOWNSHIP 2 LAND DISTRICT 36**

Amenities: **None**

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

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

Finished Floor (Main):	880	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Below	Living Room	18'1 x 12'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'1 x 9'1			x	Main 4
Finished Floor (Below):	0	Main	Nook	8'1 x 7'1			x	Bsmt 4
Finished Floor (Basement):	920	Main	Dining Room	10'0 x 9'1			x	Bsmt 4
Finished Floor (Total):	1,800sq. ft.	Main	Master Bedroom	12'1 x 11'1			x	
Unfinished Floor:	0	Main	Bedroom	10'1 x 9'1			x	
Grand Total:	1,800sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: Unauthorized Suite		Bsmt	Living Room	10'0 x 10'1			x	
Basement: Full, Fully Finished, Separate Entry		Bsmt	Kitchen	10'1 x 8'0			x	
		Bsmt	Bedroom	12'1 x 12'1			x	
		Bsmt	Bedroom	10'0 x 10'0			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): **Century 21 Coastal Realty Ltd.**

Century 21 Coastal Realty Ltd.

Great home located in West Newton ideal for first time home buyers or as an investment property. This basement entry home comprises of 4 bedrooms and 3 bathrooms with a 2 bedroom mortgage helper suite in the basement. Well maintained and cared for both inside and outside by the current owners makes this home move in ready. Huge covered sun-deck on-looking the fully fenced private back yard making this perfect for entertaining family and friends. Move in today or build your new home on this huge rectangle lot 61' x 119. Close proximity to transportation, walking distance to all amenities makes this the perfect location to call home.



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Active
R2728928
Board: F
House/Single Family

14830 89 AVENUE

Surrey
Bear Creek Green Timbers
V3R 7C4

Residential Detached

\$1,299,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,299,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1978
Frontage(feet): 35.00	Bathrooms: 3	Age: 44
Frontage(metres): 10.67	Full Baths: 3	Zoning: RF
Depth / Size: 114x48x107x	Half Baths: 0	Gross Taxes: \$4,725.61
Lot Area (sq.ft.): 8,351.00	Rear Yard Exp: East	For Tax Year: 2022
Lot Area (acres): 0.19	P.I.D.: 000-507-181	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Unknown		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit: **2 blks** Dist. to School Bus: **2blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **Yes :court ordered sale-as is where is**
Fixtures Rmvd: **Yes :court ordered sale-as is where is**
Floor Finish: **Mixed**

Legal: **LOT 248 SECTION 34 TOWNSHIP 2 NEW WESTMISTER DISTRICT PLAN 54852**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,472	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11'6 x 17'1	Bsmt	Den	6'2 x 7'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'10 x 10'7			x	Main 4
Finished Floor (Below):	1,692	Main	Dining Room	14'11 x 14'3			x	Main 3
Finished Floor (Basement):	0	Main	Master Bedroom	10'4 x 12'3			x	Bsmt 4
		Main	Bedroom	9'6 x 11'			x	
Finished Floor (Total):	3,164sq. ft.	Main	Den	11'9 x 12'1			x	
Unfinished Floor:	0	Bsmt	Bedroom	11'6 x 20'4			x	
Grand Total:	3,164sq. ft.	Bsmt	Living Room	26'10 x 19'2			x	
		Bsmt	Flex Room	18'11 x 10'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Den	10' x 5'8			x	
		Bsmt	Kitchen	17' x 8'10			x	
Suite: Unauthorized Suite		Bsmt	Dining Room	15'7 x 9'11			x	
Basement: Part		Bsmt	Storage	7'4 x 8'9			x	

Crawl/Bsmt. Height:

of Levels: **2**

of Kitchens: **2**

of Rooms: **14**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

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

Large 8300 sq ft lot in the desirable Bear Creek neighbourhood. Situated on a quiet culdesac with some surrounding newer built homes.Great location close to schools, parks and Fraser Hwy.This property requires extensive renovations and debris removal.Land Value.Please contact listing agent for further details.Do not walk on property without an appt.Court Ordered Sale.All offers Subject to Court approval.



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Active
R2723562
Board: F
House/Single Family

6149 151 STREET

Surrey
Sullivan Station
V3S 5J7

Residential Detached

\$1,399,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,399,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2006**
Frontage(feet): **43.96** Bathrooms: **4** Age: **16**
Frontage(metres): **13.40** Full Baths: **3** Zoning: **RF 12**
Depth / Size: **83.44** Half Baths: **1** Gross Taxes: **\$4,798.50**
Lot Area (sq.ft.): **3,778.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.09** P.I.D.: **026-255-596** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv: **Oliver's Lane**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
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:
Rain Screen:
Metered Water:
R.I. Plumbing:

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

Legal: **LOT 38, PLAN BCP16874, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,291	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	939	Main	Living Room	18'0 x 12'0			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'0 x 12'0			x	Main	2
Finished Floor (Below):	0	Main	Great Room	17'0 x 15'10			x	Above	3
Finished Floor (Basement):	876	Main	Kitchen	17'0 x 16'0			x	Above	3
		Main	Den	12'10 x 10'0			x	Bsmt	3
Finished Floor (Total):	3,106sq. ft.	Above	Master Bedroom	15'10 x 15'0			x		
Unfinished Floor:	0	Above	Bedroom	12'0 x 10'0			x		
Grand Total:	3,106sq. ft.	Above	Bedroom	12'0 x 10'0			x		
		Bsmt	Living Room	18'0 x 12'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	12'0 x 9'0			x		
		Bsmt	Eating Area	10'0 x 6'0			x		
Suite: Unauthorized Suite		Bsmt	Bedroom	13'0 x 12'0			x		
Basement: Fully Finished				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order Sale, Oliver's Lane, 3-level home. Home features great room, gourmet kitchen, granite counter tops, 3 bedrooms up, vaulted ceilings, walk-in closet. Basement is fully finished with a 1 bedroom in-law suite. Allow time for showings.



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Active
R2716463
Board: F
House/Single Family

17031 79B AVENUE

Surrey
Fleetwood Tynehead
V4N 0C6

Residential Detached

\$1,599,999 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,599,999**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2010**
Frontage(feet): **36.61** Bathrooms: **7** Age: **12**
Frontage(metres): **11.16** Full Baths: **6** Zoning: **RF**
Depth / Size: **111x99x92** Half Baths: **1** Gross Taxes: **\$6,469.69**
Lot Area (sq.ft.): **6,203.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.14** P.I.D.: **027-262-847** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Mountain**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **1.5 Blks** Dist. to School Bus: **1.5 Blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed, Tile, Wall/Wall/Mixed, Carpet**

Legal: **LOT 7 PLAN BCP33013 SECTION 19 TOWNSHIP 8 LAND DISTRICT 36**

Amenities: **In Suite Laundry**

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

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

Finished Floor (Main):	1,550	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,422	Main	Living Room	15'5 x 11'9	Above	Bedroom	16' x 13'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'2	Above	Bedroom	16'9 x 12'2	Below	3
Finished Floor (Below):	0	Main	Kitchen	12' x 12'	Above	Nook	9' x 3'	Below	3
Finished Floor (Basement):	1,550	Main	Wok Kitchen	9'10 x 5'9	Below	Living Room	13'5 x 8'	Main	2
Finished Floor (Total):	4,522sq. ft.	Main	Dining Room	14' x 9'	Below	Dining Room	13'4 x 8'5	Main	3
Unfinished Floor:	0	Main	Family Room	16'4 x 13'10	Below	Kitchen	8' x 6'7	Above	5
Grand Total:	4,522sq. ft.	Main	Bedroom	11'2 x 11'	Below	Dining Room	11'6 x 6'5	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7' x 5'5	Below	Kitchen	15' x 11'5	Above	3
Suite:		Main	Foyer	9'5 x 6'	Below	Bedroom	10'9 x 9'4		
Basement: Fully Finished		Main	Den	8'9 x 7'	Below	Bedroom	11' x 9'4		
		Above	Master Bedroom	16'9 x 12'2	Below	Flex Room	12'1 x 16'6		
		Above	Walk-In Closet	8'4 x 4'1	Below	Bedroom	12' x 11'		
		Above	Bedroom	12'8 x 11'5			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 4	# of Rooms: 25	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Excellent home in private cul-de-sac in Fleetwood. 3 STOREY home on a 6203 sqft lot. Grand high ceilings upon entry. Home features GRANITE countertops, WOOD floors, 19 ft ceilings in the foyer & RADIANT heat. This home has 4 bedrooms & 3 FULL bathrooms upstairs of which 2 rooms are Master Suites and other 2 have Jack n Jill. The main floor has a family room, formal living/dining, OFFICE, large kitchen with WOK-SPICE kitchen, laundry, & a BONUS MASTER bedroom with EnSuite on the main. The basement is FULLY FINISHED into a 2+1 SUITES & also a large REC-MEDIA ROOM. DOUBLE garage and LONG driveway. Make this your forever home with some TLC. Court Ordered Sale Sold as is where is. Court date set for September 8, 2022 9:45 am | Competing offer must be received by 4:00PM SEPTEMBER 6TH



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Active
R2696236
Board: F
House/Single Family

17018 79B AVENUE

Surrey
Fleetwood Tynehead
V4N 0C6

Residential Detached

\$1,900,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,998,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2011**
Frontage(feet): **29.00** Bathrooms: **7** Age: **11**
Frontage(metres): **8.84** Full Baths: **7** Zoning: **RES**
Depth / Size: **129** Half Baths: **0** Gross Taxes: **\$6,894.00**
Lot Area (sq.ft.): **6,848.00** Rear Yard Exp: **West** For Tax Year: **2021**
Lot Area (acres): **0.16** P.I.D.: **027-262-812** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Mount Baker**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **Other** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Propane Gas**
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
Outdoor Area: **Balcony(s) Patio(s) Deck(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**
Driveway Finish: **Aggregate**
Dist. to Public Transit: **2** Dist. to School Bus: **4**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Other, Tile**

Legal: **LOT 4 SECTION 19 TOWNSHIP 8 NWD PLAN BCP33013**

Amenities: **None**

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

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Intercom, Microwave, Oven - Built In, Pantry, Range Top, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	1,782	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,272	Main	Living Room	14' x 15'	Above	Walk-In Closet	5' x 10'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'8 x 11'6	Above	Bedroom	14'6 x 10'	Main	4
Finished Floor (Below):	1,782	Main	Kitchen	14' x 14'4	Above	Walk-In Closet	5' x 5'	Above	5
Finished Floor (Basement):	0	Main	Wok Kitchen	6'8 x 14'4	Above	Bedroom	10'6 x 14'	Above	4
Finished Floor (Total):	4,836sq. ft.	Main	Nook	10' x 14'4	Above	Walk-In Closet	5' x 4'	Above	4
Unfinished Floor:	0	Main	Family Room	19'6 x 14'4	Above	Bedroom	11'2 x 14'4	Above	4
Grand Total:	4,836sq. ft.	Main	Bedroom	13' x 12'	Above	Walk-In Closet	5' x 5'	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	11' x 10'			x	Bsmt	4
		Main	Laundry	8'2 x 10'4			x		
				x			x		
				x			x		
Suite: Unauthorized Suite				x	Bsmt	Living Room	18'6 x 12'8		
Basement: Full, Fully Finished, Separate Entry		Above	Master Bedroom	19' x 13'4	Bsmt	Kitchen	18'6 x 10'		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 4	# of Rooms: 24	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Beautiful luxury 3 level home in popular Fleetwood neighbourhood located on a quiet cul-de-sac. Main floor features 10' ceilings, hardwood flooring, high end appliances, large spice kitchen, covered deck, office, laundry, full bath and much more. This custom built home offers 4 large bedrooms on the top floor each with an ensuite. This home also features 2 unauthorized suites or an option keep one suite to yourself and transform into your media / entertainment paradise. Large fenced backyard, 10' x 10' custom shed and oversized garage 20' x 21'.