



Presented by:  
**Micky Kandola**  
 Royal LePage - Wolstencroft  
 Phone: 604-530-0231

micky@therealtorwithsoul.com



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

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **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: Covered Parking: Parking Access:  
 Parking: **Add. Parking Avail.**  
 Driveway Finish:  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

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: <b>Unauthorized Suite</b>		Bsmt	Living Room	10'0 x 10'1			x	
Basement: <b>Full, Fully Finished, Separate Entry</b>		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.**



Presented by:  
**Micky Kandola**  
 Royal LePage - Wolstencroft  
 Phone: 604-530-0231

micky@therealtorwithsoul.com



**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: <b>Unauthorized Suite</b>		Bsmt	Dining Room	15'7 x 9'11			x		
Basement: <b>Part</b>		Bsmt	Storage	7'4 x 8'9			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 14	MHR#:		CSA/BCE:		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.**



Presented by:  
**Micky Kandola**  
 Royal LePage - Wolstencroft  
 Phone: 604-530-0231



micky@therealtorwithsoul.com

**Active**  
**R2732499**  
 Board: F  
 House/Single Family

## 6789 138 STREET

Surrey  
 East Newton  
 V3W 5G9

Residential Detached

**\$2,700,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,700,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>13</b>	Approx. Year Built: <b>2018</b>
Frontage(feet): <b>90.00</b>	Bathrooms: <b>12</b>	Age: <b>4</b>
Frontage(metres): <b>27.43</b>	Full Baths: <b>10</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>2</b>	Gross Taxes: <b>\$6,629.02</b>
Lot Area (sq.ft.): <b>7,510.00</b>	Rear Yard Exp: <b>West</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>029-133-238</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **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: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish: **Concrete**  
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 1, PLAN BCPS2094, SECTION 16, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Oven - Built In, Range Top, Smoke Alarm**

Finished Floor (Main):	2,351	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,232	Main	Media Room	20'1 x 18'11	Above	Walk-In Closet	10'4 x 8'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	15' x 13'2	Above	Bedroom	13'5 x 13'2	Main 2
Finished Floor (Below):	2,357	Main	Eating Area	15' x 8'2	Above	Master Bedroom	13'1 x 15'0	Above 4
Finished Floor (Basement):	0	Main	Kitchen	13'2 x 13'6	Above	Kitchen	9'0 x 9'9	Below 3
Finished Floor (Total):	6,940sq. ft.	Main	Wok Kitchen	8'9 x 8'9	Above	Living Room	9'0 x 9'9	Main 2
Unfinished Floor:	0	Main	Foyer	8'8 x 15'10	Above	Bedroom	9'11 x 9'0	Above 4
Grand Total:	6,940sq. ft.	Main	Living Room	13'1 x 12'7	Above	Bedroom	10'4 x 9'0	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	15' x 10'1	Below	Kitchen	8'0 x 7'3	Main 4
Suite: <b>Unauthorized Suite</b>		Main	Mud Room	11' x 9'6	Below	Living Room	10'7 x 11'	Above 4
Basement: <b>Fully Finished, Separate Entry</b>		Above	Master Bedroom	14'9 x 13'11	Below	Bedroom	9'3 x 11'	Below 4
		Above	Master Bedroom	16'5 x 19'1	Below	Kitchen	14'9 x 8'0	Above 5
		Above	Master Bedroom	15'2 x 16'9	Below	Living Room	11'1 x 14'6	Above 3
		Above	Master Bedroom	10'4 x 9'0	Below	Bedroom	11'2 x 10'3	Below 4

Crawl/Bsmt. Height: # of Levels: **3**  
 # of Kitchens: **6** # of Rooms: **32**

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

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

**HUGE newly built home on corner lot with tons of potential rental income! This property contains 4 suites total. Luxury finishes throughout. Beautiful main floor kitchen features an oversized fridge, built in oven & gas range plus wok kitchen. Also found on the main are master bedroom w/ ensuite, media room with LED lights, living area, dining area, family room, 2 half baths & a mud room. Upstairs there are 4 bedrooms all with en-suites. 2 bed suite also located on the upper level. In the basement there is a large rec room & full bath for use of the main home plus 3 suites (1 one bed & 2 two beds). Attached double garage with ample parking for residents & guests.**