



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

Phone: 604-530-0231

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Active
R2849242
Board: F
House/Single Family

13548 80A AVENUE

Surrey
Queen Mary Park Surrey
V3W 8A6

Residential Detached

\$1,299,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **27.00**

Frontage(metres): **8.23**

Depth / Size:

Lot Area (sq.ft.): **2,931.00**

Lot Area (acres): **0.07**

Flood Plain:

View: **No :**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **5**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

Rear Yard Exp:

P.I.D.: **026-818-612**

Original Price: **\$1,299,900**

Approx. Year Built: **2007**

Age: **17**

Zoning: **RF-9**

Gross Taxes: **\$5,599.45**

For Tax Year: **2023**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed, Vinyl, Wood**

Foundation: **Concrete Perimeter**

Renovations: **Partly**

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

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Baseboard, Natural Gas**

Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**

Parking: **DetachedGrge/Carport**

Driveway Finish:

Dist. to Public Transit: **3 Minute walk**

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Mixed, Tile**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 7, PLAN BCP25401, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**

Features:

Finished Floor (Main):	797	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	596	Main	Living Room	12'1 x 11'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 9'			x	Main 2
Finished Floor (Below):	0	Main	Family Room	10' x 10'			x	Above 4
Finished Floor (Basement):	787	Main	Kitchen	9'8 x 9'7			x	Above 4
				x			x	Bsmt 4
Finished Floor (Total):	2,180sq. ft.	Above	Primary Bedroom	15' x 10'1			x	
Unfinished Floor:	0	Above	Bedroom	15'2 x 9'5			x	
Grand Total:	2,180sq. ft.	Above	Bedroom	15'3 x 9'2			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	10'2 x 8'2			x	
		Bsmt	Kitchen	9' x 5'3			x	
Suite: Unauthorized Suite		Bsmt	Bedroom	13' x 12'1			x	
Basement: Fully Finished, Separate Entry		Bsmt	Bedroom	9'4 x 9'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

Sutton Premier Realty

YOUR perfect starter home is here & is much better than a townhouse! 5 bedrooms, 4 bathrooms, including a 2-bedroom rental suite as a Mortgage Helper (unauthorized but registered with City Hall). Quick access to transit, Costco/Superstore & much more! Discover the urban charm and convenience with this exquisite property nestled in Queen Mary Park, offering seamless access to King George Boulevard. Situated in a coveted location, this home combines the allure of city living with the tranquility of a welcoming neighborhood. Enjoy the ease of accessing nearby amenities, parks, and recreational facilities, making it an ideal setting for both relaxation and exploration.



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Active
R2842728
Board: F
House/Single Family

5867 132 STREET

Surrey
Panorama Ridge
V3X 1N2

Residential Detached

\$1,499,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,600,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1959**
Frontage(feet): **0.00** Bathrooms: **2** Age: **65**
Frontage(metres): **0.00** Full Baths: **2** Zoning: **RES**
Depth / Size: **0** Half Baths: **0** Gross Taxes: **\$4,682.63**
Lot Area (sq.ft.): **7,364.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.17** P.I.D.: **010-294-741** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **4** Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Open**
Driveway Finish:
Dist. to Public Transit: **STEPS** Dist. to School Bus: **STEPS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Other**

Legal: **LOT 12, PLAN NWP17740, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,410	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'1 x 12'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'1 x 10'1			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	12'1 x 10'1			x	Main 4
Finished Floor (Basement):	0	Main	Kitchen	13'1 x 11'1			x	
Finished Floor (Total):	1,410sq. ft.	Main	Bedroom	13'1 x 9'1			x	
Unfinished Floor:	0	Main	Bedroom	10'1 x 9'1			x	
Grand Total:	1,410sq. ft.	Main	Bedroom	11'1 x 11'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				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: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Keller Williams Elite Realty

COURT ORDERED SALE OPPORTUNITY! This POTENTIALLY SUB-DIVIDEABLE (PLA APPROVED!) 7360+ square foot lot is located in the desirable Panorama Ridge area. Potential to sub-divide to two lots (neighbouring lot also for sale, buyers to verify potential with City of Surrey). Surrounding area is undergoing development to higher density so value growth is likely. Current house is in good condition and ready to be lived in or rented out. CLOSE TO: commuter routes, school of all levels, shopping, services & more! **BC's new SSMUH regulations may allow for further density (subdivide and build 4plexes or 6plexes) as lot is located steps to transit - may have potential for future sub-division/development, buyer to verify**



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Active
R2841073
Board: F
House/Single Family

12935 SOUTHRIDGE DRIVE

Surrey
Panorama Ridge
V3X 3C7

Residential Detached

\$1,699,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,699,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1979**
Frontage(feet): **99.00** Bathrooms: **8** Age: **45**
Frontage(metres): **30.18** Full Baths: **6** Zoning: **SF**
Depth / Size: **334 irreg** Half Baths: **2** Gross Taxes: **\$5,662.54**
Lot Area (sq.ft.): **35,719.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.82** P.I.D.: **004-948-173** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **Yes: Ocean and farmland**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **Other** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple**
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 :C/O Sale sold "As Is" on possession date**
Fixtures Rmvd: **No :C/O Sale sold "As Is" on possession date**
Floor Finish:

Legal: **LOT 119, PLAN NWP51506, DISTRICT LOT 51, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Features:

Finished Floor (Main):	1,800	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,800	Main	Living Room	23' x 16'	Bsmt	Recreation Room	26' x 17'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 11'	Bsmt	Games Room	16' x 27'	Main	2
Finished Floor (Below):	0	Main	Kitchen	12' x 15'	Bsmt	Bedroom	13' x 11'	Above	5
Finished Floor (Basement):	1,800	Main	Nook	14' x 12'	Bsmt	Laundry	13' x 11'	Above	4
		Main	Family Room	16' x 22'			x	Above	4
Finished Floor (Total):	5,400sq. ft.			x			x	Above	4
Unfinished Floor:	0	Above	Primary Bedroom	19' x 14'			x	Above	2
Grand Total:	5,400sq. ft.	Above	Bedroom	12' x 10'			x	Bsmt	4
		Above	Bedroom	12' x 11'			x	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14' x 12'			x		
		Above	Bedroom	12' x 10'			x		
Suite: None		Above	Den	12' x 11'			x		
Basement: Full				x			x		
		Manuf Type:			Registered in MHR?:		PAD Rental:		
Crawl/Bsmt. Height:	# of Levels: 3	MHR#:			CSA/BCE:		Maint. Fee:		
# of Kitchens: 1	# of Rooms: 15	ByLaw Restrictions:							

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

Panorama Ridge property with view of Ocean and farmland from front Deck boasting over 5,400 square feet on three levels on a vast 35,719 square foot lot is a unique canvas waiting to be brought to life. The natural beauty and tranquil surroundings of Panorama Ridge, coupled with the property's size and potential, make it an enticing choice for those seeking a distinctive living experience. The "As Is" status only adds to the intrigue, making this property an opportunity for visionary buyers to shape their own dream home in a captivating neighborhood that offers both serenity and convenience. BC Hydro Right-Of-Way Sold "As Is".



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Active
R2851857
Board: F
House/Single Family

6603 126 STREET

Surrey
West Newton
V3W 1V8

Residential Detached

\$1,725,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,725,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2011**
Frontage(feet): **60.69** Bathrooms: **6** Age: **13**
Frontage(metres): **18.50** Full Baths: **5** Zoning: **RF-12**
Depth / Size: **62.30** Half Baths: **1** Gross Taxes: **\$7,402.14**
Lot Area (sq.ft.): **4,042.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.09** P.I.D.: **027-258-149** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

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

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Mixed**

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: **Garage; Double**

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 88, PLAN BCP32074, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	1,160	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,131	Main	Living Room	15'0" x 10'0"	Below	Living Room	10'0" x 10'0"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'0" x 10'0"	Below	Bedroom	10'0" x 10'0"	Main 2
Finished Floor (Below):	1,150	Main	Wok Kitchen	5'0" x 5'0"	Below	Bedroom	10'0" x 10'0"	Above 3
Finished Floor (Basement):	0	Main	Kitchen	10'0" x 10'0"	Below	Kitchen	10'0" x 10'	Above 3
Finished Floor (Total):	3,441 sq. ft.	Main	Nook	5'0" x 5'0"	Below	Living Room	10'0" x 10'	Above 3
Unfinished Floor:	0	Main	Family Room	15'0" x 10'0"	Below	Bedroom	10'0" x 10'0"	Below 3
Grand Total:	3,441 sq. ft.	Main	Office	5'0" x 5'0"	Below	Bedroom	10'0" x 10'0"	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'0" x 15'0"			x	
		Above	Bedroom	15'0" x 15'0"			x	
		Above	Bedroom	15'0" x 15'0"			x	
		Above	Bedroom	15'0" x 15'0"			x	
		Above	Office	10'0" x 10'0"			x	
		Below	Kitchen	10'0" x 10'0"			x	

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **4**

of Rooms: **20**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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

Century 21 Coastal Realty Ltd.

3 Level House with Two Rental Suites (2 bed each - 2+2). Lots of Rental Income. West Newton Surrey - Corner Lot House.



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Active
R2850347
Board: F
House/Single Family

6830 123 STREET

Surrey
West Newton
V3W 3V1

Residential Detached

\$1,750,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,750,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1990**
Frontage(feet): **59.67** Bathrooms: **4** Age: **34**
Frontage(metres): **18.19** Full Baths: **4** Zoning: **RF-SS**
Depth / Size: **119.00** Half Baths: **0** Gross Taxes: **\$6,776.77**
Lot Area (sq.ft.): **7,106.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.16** P.I.D.: **015-054-373** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **Community**

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **Patio(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: **10 minutes** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 9, PLAN NWP83282, PART NW1/4, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**

Features:

		Floor	Type	Dimensions	Floor	Type	Dimensions
Finished Floor (Main):	2,058	Main	Living Room	10' x 10'	Bsmt	Bedroom	10' x 10'
Finished Floor (Above):	0	Main	Dining Room	10' x 10'			
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			
Finished Floor (Below):	0	Main	Family Room	10' x 10'			
Finished Floor (Basement):	1,730	Main	Primary Bedroom	10' x 10'			
Finished Floor (Total):	3,788sq. ft.	Main	Bedroom	10' x 10'			
Unfinished Floor:	0	Main	Bedroom	10' x 10'			
Grand Total:	3,788sq. ft.						
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	10' x 10'			
		Bsmt	Kitchen	10' x 10'			
		Bsmt	Bedroom	10' x 10'			
		Bsmt	Living Room	10' x 10'			
		Bsmt	Kitchen	10' x 10'			

Suite: **Unauthorized Suite**
Basement: **Full**

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 3	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Sutton Premier Realty

Welcome to your ideal sanctuary nestled in the heart of West Newton, where comfort meets convenience. This exquisite property boasts 5 bedrooms and 4 bathrooms, offering ample space for both relaxation and entertainment. Situated in close proximity to Cougar Creek Park, nature's tranquility is just steps away, providing endless opportunities for outdoor adventures and leisurely strolls. Whether you're seeking a peaceful retreat or a vibrant community to call home, this residence embodies the perfect blend of modern living and natural beauty. With access to nearby shopping entertainment and more, do not hesitate to make this your future home!



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Active
R2846513
Board: F
House/Single Family

9352 133A AVENUE

Surrey
Queen Mary Park Surrey
V3V 5R7

Residential Detached

\$1,949,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,949,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2013**
Frontage(feet): **61.70** Bathrooms: **6** Age: **11**
Frontage(metres): **18.81** Full Baths: **6** Zoning: **R-1E**
Depth / Size: **118.6** Half Baths: **0** Gross Taxes: **\$6,884.58**
Lot Area (sq.ft.): **7,311.00** Rear Yard Exp: **West** For Tax Year: **2023**
Lot Area (acres): **0.17** P.I.D.: **009-546-600** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
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: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
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, Rear**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
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 :Court order sale**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 8, PLAN NWP20783, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,800	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,233	Above	Living Room	12'1 x 12'2	Main	Kitchen	14'2 x 7'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	14'1 x 8'7	Main	Bedroom	14'2 x 9'8	Main 3
Finished Floor (Below):	0	Above	Kitchen	14'0 x 11'9	Main	Living Room	12'4 x 12'11	Main 3
Finished Floor (Basement):	0	Above	Nook	11'9 x 4'11	Main	Kitchen	12'4 x 10'10	Main 3
Finished Floor (Total):	4,033sq. ft.	Above	Family Room	13'3 x 17'3	Main	Bedroom	12'3 x 11'11	Above 5
Unfinished Floor:	0	Above	Wok Kitchen	11'9 x 6'3	Main	Bedroom	12'3 x 10'0	Above 4
Grand Total:	4,033sq. ft.	Above	Primary Bedroom	18'7 x 18'5	Main	Bedroom	12'3 x 14'1	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	4'6 x 4'10	Main	Laundry	12'3 x 9'8	
Suite: Other		Above	Primary Bedroom	14'0 x 19'2			x	
Basement: Fully Finished		Above	Walk-In Closet	5'2 x 9'4			x	
		Above	Bedroom	10'0 x 9'6			x	
		Above	Bedroom	10'0 x 9'0			x	
		Main	Living Room	14'2 x 10'9			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **4** # of Rooms: **21**

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

Listing Broker(s): **Royal LePage Global Force Realty** **Royal LePage Global Force Realty**

Basement entry home very quiet Queen Mary location close to both schools. Fully gated and fenced yard, over 7300 sqft lot, over 3900 sqft built area. 4 bedrooms (including 2 masters) and 3 full baths, huge family room, living/dining, designer kitchen, and spice kitchen all on top floor. One legal suite and one in-law suite on Main floor plus a theatre room with attached full bath. Granite counters throughout the house, radiant hot-water heat on both floors, cedar soffits, 2 legal driveways, wrap around veranda, B/I vacuum and security system.



Presented by:
Micky Kandola

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micky@therealtorwithsoul.com



Active
R2833796
Board: F
House/Single Family

9117 149 STREET

Surrey
Bear Creek Green Timbers
V3R 3Z5

Residential Detached

\$2,250,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,250,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1957
Frontage(feet): 0.00	Bathrooms: 1	Age: 67
Frontage(metres): 0.00	Full Baths: 1	Zoning: SF
Depth / Size: 0	Half Baths: 0	Gross Taxes: \$5,462.35
Lot Area (sq.ft.): 12,474.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.29	P.I.D.: 000-519-367	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 3, PLAN NWP15865, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	15'6 x13'2			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x16'6			x	Main	4
Finished Floor (Below):	0	Main	Primary Bedroom	12' x10'			x		
Finished Floor (Basement):	0	Main	Bedroom	10' x9'			x		
Finished Floor (Total):	1,190sq. ft.	Main	Bedroom	16' x9'6			x		
Unfinished Floor:	0	Main	Bedroom	16' x9'6			x		
Grand Total:	1,190sq. ft.		Utility	16' x9'6			x		
				x			x		
				x			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
Suite:				x			x		
Basement:None				x			x		
Crawl/Bsmt. Height: # of Levels: 1		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1 # of Rooms: 6		MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX Westcoast**

Great investment opportunity in the up and coming Fleetwood OCP. 12474 sf lot, 1190 sf rancher and out buildings. Stage 1 planning was endorsed by Surrey Council March 7 2022, Stage 2 planning is now underway to develop a servicing and financial plan and fine-tune land uses. As per Stage 1 Plan for Fleetwood this area is designated Low-Rise.



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Active
R2836180
Board: F
House/Single Family

8671 154A STREET
Surrey
Fleetwood Tynehead
V3S 3N7

Residential Detached
\$2,275,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,275,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2021**
Frontage(feet): **0.00** Bathrooms: **6** Age: **3**
Frontage(metres): **56.07** Full Baths: **5** Zoning: **RF**
Depth / Size: **120.47** Half Baths: **1** Gross Taxes: **\$7,372.31**
Lot Area (sq.ft.): **6,760.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.16** P.I.D.: **031-122-531** Tax Inc. Utilities?:
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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year:
of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric, Natural Gas** Metered Water:
Fuel/Heating: **Natural Gas, Radiant** R.I. Plumbing:
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**
Total Parking: **2** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Garage; Double**
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 2, PLAN EPP95408, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences:
Features: **Air Conditioning**

Finished Floor (Main):	1,912	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,594	Main	Kitchen	17'4 x 14'7	Above	Bedroom	11'5 x 15'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14' x 17'	Above	Bedroom	15'1 x 10'1	Main	2
Finished Floor (Below):	0	Main	Dining Room	6'10 x 15'2	Above	Bedroom	13'8 x 12'8	Main	4
Finished Floor (Basement):	0	Main	Wok Kitchen	14'7 x 5'5			x	Above	4
		Main	Great Room	15'7 x 13'4			x	Above	4
Finished Floor (Total):	3,506sq. ft.	Main	Kitchen	11'7 x 6'1			x	Above	4
Unfinished Floor:	0	Main	Living Room	11'8 x 11'11			x	Above	3
Grand Total:	3,506sq. ft.	Main	Dining Room	14'2 x 5'11			x		
		Main	Bedroom	10'1 x 9'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'0 x 11'11			x		
Suite:		Above	Loft	12'5 x 19'6			x		
Basement:None		Above	Primary Bedroom	14'10 x 16'3			x		
		Above	Bedroom	12'5 x 12'6			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Court ordered sale, 7 bedroom home, 6 baths, Air conditioning, legal 2 bedroom suite, modern design, custom kitchen, quartz counter top, wok kitchen., radiant heat. Fully fenced and private yard. Central location. Call today to view this great home. OPEN HOUSE SUNDAY JANUARY 28 FROM 1 TO 3



Presented by:
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Active
R2838791
Board: F
House with Acreage

12364 53 AVENUE

Surrey
Panorama Ridge
V3X 3B7

Residential Detached

\$6,199,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$6,199,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
Frontage(feet): **200.00** Bathrooms: **2** Age: **999**
Frontage(metres): **60.96** Full Baths: **2** Zoning: **HALFAC**
Depth / Size: **640(2.92AC)** Half Baths: **0** Gross Taxes: **\$40,538.20**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **2.92** P.I.D.: **009-755-276** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Open**
Exterior: **Mixed** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **No**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No :**
Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: **No :**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Legal: **PARCEL B, PLAN NWP12941, DISTRICT LOT 51A, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	1,267	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	22'0 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 12'0			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	14'0 x 9'0			x	Bsmt 3
Finished Floor (Basement):	1,267	Main	Bedroom	10'0 x 9'8			x	
Finished Floor (Total):	2,534sq. ft.	Main	Bedroom	11'0 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	12'0 x 11'9			x	
Grand Total:	2,534sq. ft.	Bsmt	Recreation Room	30'0 x 12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Games Room	23'0 x 12'0			x	
		Bsmt	Utility	2'6 x 12'0			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: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Century 21 Coastal Realty Ltd.

This Property is located in the prestigious Panorama Ridge neighbourhood with development potential. 2.92 Acres of LAND! Property is free of creeks, right of ways and easements. Rectangular parcel. Please call for additional information.



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Active
R2845296
Board: F
House with Acreage

14318 60 AVENUE

Surrey
Sullivan Station
V3X 2N5

Residential Detached

\$7,375,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,375,000**
Meas. Type: **Metres** Bedrooms: **3** Approx. Year Built: **1983**
Frontage(feet): **158.99** Bathrooms: **3** Age: **41**
Frontage(metres): **48.46** Full Baths: **2** Zoning: **RA**
Depth / Size: **(1.15AC)** Half Baths: **1** Gross Taxes: **\$25,921.53**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **1.15** P.I.D.: **003-412-113** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Natural Gas, Sanitary Sewer, Septic, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
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: :
Floor Finish:

Legal: **LOT 88 SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 63769**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,730	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,323	Main	Living Room	14' x 20'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	30' x 13'			x	Main	2
Finished Floor (Below):	0	Main	Dining Room	18' x 16'			x		
Finished Floor (Basement):	1,406	Main	Den	10' x 10'			x		
		Main	Laundry	9' x 7'			x		
Finished Floor (Total):	4,459sq. ft.	Main	Storage	12' x 11'			x	Above	3
Unfinished Floor:	0	Above	Primary Bedroom	19' x 18'			x		
Grand Total:	4,459sq. ft.	Above	Bedroom	14' x 13'			x		
		Above	Bedroom	13' x 12'			x	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
Suite:				x			x		
Basement:Fully Finished				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Homelife Advantage Realty (Central Valley) Ltd.**

This property is designated as Apartments (45 UPA) in the South Newton Land Use Plan. Recent discussions with the City lead us to believe that higher density would work. Please check with the city to verify. Many active development applications in the area. Good location with minutes of schools and parks such as Goldstone & Hyland Creek Park. Close proximity to Newton Town Centre & Panorama Village Shopping Centre.