



Presented by:
Anthony Ibhahe - PREC

Royal LePage West Real Estate Services
Phone: 604-788-0179
www.aibhahe.com
aibhahe@gmail.com



Active
R2140867

Board: F
House with Acreage

34694 DEWDNEY TRUNK ROAD

Mission
Hatzic
V2V 6Y6

Residential Detached

\$530,000 (LP)

(SP)



Sold Date:	Frontage (feet):	90.00	Original Price: \$610,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1972
Depth / Size: 484	Bathrooms:	3	Age: 45
Lot Area (sq.ft.): 43,560.00	Full Baths:	2	Zoning: RU16
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,668.21
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-798-430
			Tour:

View: **Yes: East Mountains & Agassiz**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LT 3 LD 36 SEC 26 TWP 17 NWD PLAN 2979**

Amenities:

Site Influences: **Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	14'8 x 13'8	Bsmt	Bar Room	11'4 x 9'6			x
Main	Bedroom	12'0 x 10'5	Bsmt	Recreation	17'6 x 12'6			x
Main	Bedroom	10'1 x 11'9	Bsmt	Bedroom	11'4 x 8'3			x
Main	Dining Room	10'6 x 9'8			x			x
Main	Kitchen	11'4 x 8'11			x			x
Main	Living Room	18'9 x 13'2			x			x
Main	Eating Area	11'5 x 9'6			x			x
Bsmt	Foyer	12'12 x 12'10			x			x
Bsmt	Laundry	16'7 x 7'5			x			
Bsmt	Storage	8'6 x 5'2			x			

Finished Floor (Main): **1,480**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,150**
Finished Floor (Total): **2,630 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,630 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Partly Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	Yes
2	Main	4	No
3	Bsmt	4	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **20 x 21**
Door Height:

Listing Broker(s): **Vybe Realty**

Check this out! Four bedroom and two and half bath house on one acre lot. Bright home featuring large deck off kitchen, two wood fireplaces, double garage, 2 piece ensuite, walk-in closet and spacious rec room with wet bar. Nice lot in the country yet close to town.



Presented by:
Anthony Ibhaha - PREC

Royal LePage West Real Estate Services
Phone: 604-788-0179
www.aibhahe.com
aibhahe@gmail.com



Active
R2145171
Board: F
House/Single Family

3514 BASSANO TERRACE

Abbotsford
Abbotsford East
V3G 2Y2

Residential Detached

\$683,900 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$749,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2003
Depth / Size: 181	Bathrooms:	3	Age: 14
Lot Area (sq.ft.): 10,871.00	Full Baths:	2	Zoning: RS3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,729.30
Rear Yard Exp: North			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 024-069-558
			Tour:

View: **Yes: North Shore Mountains**
Complex / Subdiv: **Highlands**
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

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

Legal: **PL LMP37058 LT 2 LD 36 SEC 25 TWP 16 PART SE 1/4.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'10	Above	Bedroom	11'6 x 9'10			x
Main	Dining Room	10'3 x 9'6	Bsmt	Bedroom	15' x 11'4			x
Main	Kitchen	13'7 x 9'6	Bsmt	Recreation	19' x 13'5			x
Main	Eating Area	13'7 x 10'2			x			x
Main	Family Room	15'2 x 14'7			x			x
Main	Den	10'4 x 9'4			x			x
Main	Laundry	12'2 x 5'4			x			x
Above	Master Bedroom	17'3 x 12'7			x			x
Above	Walk-In Closet	11' x 9'5			x			
Above	Bedroom	11'5 x 9'10			x			

Finished Floor (Main):	1,355	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,123	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	310	Suite: None	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,788 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	1,006	Basement: Full, Partly Finished	6				
Grand Total:	3,794 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

Nestled in the popular Highlands, this 2 storey with walk-out basement offers an incredible view of the North Shore mountains. Desirable main floor living hosts a spacious kitchen with eating area, family room, den, along with formal living and dining areas. Master bedroom features an ensuite and huge walk-in closet. Home is in need of some TLC, but has good bones and is located in a highly sought-after neighbourhood. Recreation, hiking/biking trails, golf and shopping all nearby. There is an active grow-up in the partly finished basement, so financing through conventional lenders is not available. A great opportunity for a cash buyer or private lending arrangement.



Presented by:
Anthony Ibhaha - PREC

Royal LePage West Real Estate Services
 Phone: 604-788-0179
 www.aibhahe.com
 aibhahe@gmail.com



Active
R2170934
 Board: F
 House/Single Family

9368 127A STREET

Surrey
 Queen Mary Park Surrey
 V3V 6C7

Residential Detached

\$789,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$789,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1975
Depth / Size: 130	Bathrooms:	2	Age: 42
Lot Area (sq.ft.): 7,800.00	Full Baths:	2	Zoning: SFD
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,529.50
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-961-351
			Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish:

Legal: **PL 45754 LT 107 LD 36 TWP 2**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	15' x 8'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	12' x 9'			x			x
Bsmt	Kitchen	11' x 10'			x			x
Bsmt	Bedroom	12' x 9'			x			x
Bsmt	Bedroom	10' x 90'			x			x
Bsmt	Recreation	17' x 12'			x			x

Finished Floor (Main):	1,150	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	900	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	2,050 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Part, Partly Finished	6				
Grand Total:	2,050 sq. ft.		7				
			8				

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

Court order sale, great location, 60x130 lot, 5 bedrooms, 2 baths. unauthorized suite. Allow time for showings.



Presented by:
Anthony Ibhaha - PREC

Royal LePage West Real Estate Services
Phone: 604-788-0179
www.aibhahe.com
aibhahe@gmail.com



Active
R2152667

Board: F
House/Single Family

4134 205B STREET

Langley
Brookwood Langley
V3A 2B4

Residential Detached

\$858,000 (LP)

(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$858,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1972
Depth / Size: 131.9	Bathrooms:	2	Age: 45
Lot Area (sq.ft.): 10,552.00	Full Baths:	2	Zoning: SFD
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,875.49
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-704-716
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2011**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **2 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed**

Legal: **PL NWP39939 LT 117 LD 36 SEC 35 TWP 7**

Amenities: **Storage, Workshop Attached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	15'9 x 12'10	Below	Workshop	15'1 x 11'3			x
Main	Dining Room	10'5 x 9'4			x			x
Main	Kitchen	13'5 x 10'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	11'1 x 9'4			x			x
Main	Bedroom	9'1 x 7'3			x			x
Below	Recreation	15'4 x 10'1			x			x
Below	Flex Room	11'4 x 9'11			x			x
Below	Den	10'3 x 8'			x			
Below	Laundry	10'11 x 10'5			x			

Finished Floor (Main): **1,074**
Finished Floor (Above): **0**
Finished Floor (Below): **755**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,829 sq. ft.**

Unfinished Floor: **204**
Grand Total: **2,033 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Below	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Sutton Centre Realty

Fabulous home in beautiful Brookwood area on a private park-like 10550sf lot. The approx. 2000sf of living space on two levels has been totally & tastefully updated with vinyl windows, laminate floors & tile backsplash on the large kitchen. Gas F/P, large windows, a large cement deck. Downstairs has a 1 bdrm & an updated bathroom. Bonus workshop or cold room under deck. Quiet "no-thru" street with walking distance to everywhere. Ideal family home. All meas. are approx. buyer to verify.



Presented by:
Anthony Ibhaha - PREC

Royal LePage West Real Estate Services
 Phone: 604-788-0179
 www.aibhahe.com
 aibhahe@gmail.com



Active
R2165174
 Board: F
 House/Single Family

6477 189 STREET

Cloverdale
 Cloverdale BC
 V3S 8V4

Residential Detached

\$999,800 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$1,100,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2004
Depth / Size: 100	Bathrooms:	4	Age: 13
Lot Area (sq.ft.): 6,600.00	Full Baths:	4	Zoning: RES
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,414.39
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-411-250
			Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Stone, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Legal: **PL LMP53848 LT 4 LD 36 SEC 16 TWP 8**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Bsmt	Recreation	12'6 x 32'6			x
Main	Dining Room	11'6 x 11'8	Bsmt	Bedroom	11' x 11'			x
Main	Kitchen	13' x 16'	Bsmt	Bedroom	11' x 11'			x
Main	Family Room	13' x 14'	Bsmt	Games Room	11' x 17'			x
Main	Den	11' x 13'			x			x
Main	Laundry	5' x 6'			x			x
Above	Master Bedroom	13' x 16'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Bedroom	11' x 11'			x			
Above	Bedroom	11'8 x 11'8			x			

Finished Floor (Main):	1,294	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,220	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,200	Suite: Legal Suite	3	Above	3	No	Pool:
Finished Floor (Total):	3,714 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz:
		Beds in Basement: 2	5	Bsmt		No	Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	3,714 sq. ft.	Beds not in Basement: 4	7				
			8				

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

Court order sale, 3 level home, 4 bedrooms up, finished basement.



Presented by:
Anthony Ibhaha - PREC

Royal LePage West Real Estate Services
Phone: 604-788-0179
www.aibhaha.com
aibhaha@gmail.com



Active
R2166431
Board: F
House/Single Family

15682 109A AVENUE

North Surrey
Fraser Heights
V4N 4T6

Residential Detached

\$1,100,000 (LP)

(SP)

Sold Date:	Frontage (feet):	4,980.0	Original Price: \$1,100,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2004
Depth / Size:	Bathrooms:	6	Age: 13
Lot Area (sq.ft.): 9,473.00	Full Baths:	4	Zoning: R1
Flood Plain: No	Half Baths:	2	Gross Taxes: \$4,582.80
Rear Yard Exp:			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 024-503-061
			Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Brick**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus: **2 BLKS**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **PL LMP41574 LT 3 SEC 15 BLK 5 RNG 1W NWD**

Amenities:

Site Influences: **Cul-de-Sac, Private Yard, Shopping Nearby**

Features: **Dishwasher, Jetted Bathtub, Oven-Built In, Range Top, Refrigerator, Swimming Pool Equip., Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 19'			x			x
Main	Kitchen	11' x 19'			x			x
Main	Family Room	16' x 19'			x			x
Main	Den	13' x 10'			x			x
Above	Master Bedroom	14'8 x 14'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	10'6 x 16'			x			x
Above	Bedroom	10'4 x 10'4			x			x
Below	Media Room	15'6 x 9'			x			
		x			x			

Finished Floor (Main):	1,614	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,262	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	2,104	# of Levels:	3	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,980 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No	Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5	Below	4	No	Door Height:
Unfinished Floor:	0	Basement:	Part, Partly Finished	6	Below	2	No	
Grand Total:	4,980 sq. ft.			7				
				8				

Listing Broker(s): **Sutton Group - 1st West Realty**

Attention investors. Bring your ideas. Huge home on large lot. Priced appropriately for complicated situation. Call for more info. Measurements taken from original floor plans. If deemed important buyer/buyers agent to verify.



Presented by:
Anthony Ibhaha - PREC

Royal LePage West Real Estate Services
Phone: 604-788-0179
www.aibhahe.com
aibhahe@gmail.com



Active
R2158559
Board: F
House/Single Family

3888 159 STREET

South Surrey White Rock
Morgan Creek
V3S 0Y3

Residential Detached

\$2,149,000 (LP)

(SP)



Sold Date:	Frontage (feet):	74.50	Original Price: \$2,149,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2004
Depth / Size:	Bathrooms:	4	Age: 13
Lot Area (sq.ft.): 11,087.00	Full Baths:	3	Zoning: CDZ
Flood Plain:	Half Baths:	1	Gross Taxes: \$8,301.63
Rear Yard Exp: East			For Tax Year: 2017
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-688-154
			Tour:

View: **Yes: Lake and mntn view from rear**

Complex / Subdiv: **Morgan Creek**

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Wood**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed**

Legal: **PL BCP6068 LT 196 SEC 26 TWP 1**

Amenities:

Site Influences:

Features: **Air Conditioning**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 10'6	Above	Laundry	12'2 x 5'			x
Main	Dining Room	16'4 x 10'9	Below	Bedroom	15'9 x 10'10			x
Main	Family Room	23'4 x 14'8	Below	Bedroom	11'6 x 9'10			x
Main	Kitchen	11'8 x 14'8	Below	Recreation	45' x 14'2			x
Main	Eating Area	10'6 x 14'8	Below	Media Room	17'6 x 20'6			x
Main	Office	11'6 x 12'4	Below	Gym	10'4 x 11'10			x
Main	Foyer	16'2 x 17'9	Below	Storage	8' x 17'6			x
Above	Master Bedroom	20'4 x 15'10						x
Above	Bedroom	11'6 x 11'2						x
Above	Bedroom	11'9 x 11'						x

Finished Floor (Main): **1,636**
Finished Floor (Above): **1,211**
Finished Floor (Below): **0**
Finished Floor (Basement): **2,155**
Finished Floor (Total): **5,002 sq. ft.**

Unfinished Floor: **0**
Grand Total: **5,002 sq. ft.**

of Rooms: **17**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	5	No
4	Below	4	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Royal LePage Westside**

Finally... a home with it all! This large executive home in exclusive Morgan Creek offers everything a family needs. Enjoy serene lake views with your morning coffee, movie nights in your media room, or just relax in the spacious master suite featuring spa-inspired amenities and private lake view balcony. Air conditioned comfort on all 3 floor levels. With 5 bedrooms, 4 bathrooms and approx. 5000 sq ft of living space, you won't need to leave home! But when you do, you are within mere minutes driving time to the best schools, recreation and shops. Call today to book a private showing.



Presented by:
Anthony Ibhaha - PREC

Royal LePage West Real Estate Services
Phone: 604-788-0179
www.aibhahe.com
aibhahe@gmail.com



Active
R2165990

Board: F
House with Acreage

2038 174 STREET

South Surrey White Rock
Pacific Douglas
V3S 9Z8

Residential Detached

\$3,000,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$3,000,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1980
Depth / Size: (1AC)	Bathrooms: 0	Age: 37
Lot Area (sq.ft.): 0.00	Full Baths: 0	Zoning: RA
Flood Plain:	Half Baths: 0	Gross Taxes: \$6,159.71
Rear Yard Exp:		For Tax Year: 2016
Approval Req?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 005-553-041
		Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Carpport; Single, Open, RV Parking Avail.**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **PL 57174 LT 68 LD 36 SEC 18 TWP 7**

Amenities:

Site Influences: **Private Yard**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	23'3 x 12'9			x			x
Main	Kitchen	13'9 x 10'1			x			x
Main	Dining Room	10'6 x 9'1			x			x
Main	Living Room	18'1 x 12'7			x			x
Main	Laundry	12'9 x 9'10			x			x
Above	Bedroom	10' x 9'4			x			x
Above	Bedroom	10'6 x 9'4			x			x
Above	Master Bedroom	14' x 12'8			x			x
		x			x			
		x			x			

Finished Floor (Main):	628	# of Rooms:8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	655	# of Kitchens: 1	1				Barn:
Finished Floor (Below):	623	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,906 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	1,906 sq. ft.	Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

This solid 2 storey home is on a beautiful one acre lot. Renovate for yourself or keep as a holding property for the future development that surrounds this area.