



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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**Active**  
**R3052978**  
Board: F  
Manufactured

## 235 1840 160 STREET

South Surrey White Rock  
King George Corridor  
V4A 4X4

Residential Detached

**\$154,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$154,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1975</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>51</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>MHR</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$341.00</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.00</b>	P.I.D.: <b>300-023-541</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>:</b>	Tour:
Complex/Subdiv: <b>BREAKWAY BAYS</b>	First Nation Reserve:	
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Manufactured/Mobile**  
 Construction: **Manufactured/Mobile**  
 Exterior: **Aluminum**  
 Foundation: **Concrete Block**

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Metal**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carport; Single**  
 Driveway Finish:  
 Dist. to Public Transit: **1** Dist. to School Bus: **3**  
 Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate**

Legal: **MHR 9790 CSA84367 SILVER LABEL 550209**

Amenities: **Club House, Exercise Centre, Pool; Outdoor**

Site Influences: **Central Location, Cul-de-Sac, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Windows - Thermo**

Finished Floor (Main):	860	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	13' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13' x 11'			x	
Finished Floor (Basement):	0	Main	Living Room	13' x 12'			x	
Finished Floor (Total):	860sq. ft.	Main	Flex Room	10' x 9'			x	
Unfinished Floor:	0	Main	Dining Room	16' x 7'			x	
Grand Total:	860sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	

Crawl/Bsmt. Height: # of Levels: **1** Manuf Type: **Single Wide** Registered in MHR?: **Yes** PAD Rental: **\$1,375.00**  
 # of Kitchens: **1** # of Rooms: **6** MHR#: **9790** CSA/BCE: **550209** Maint. Fee:

ByLaw Restrictions: **Pets Allowed**

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

**Breakway Bays, Family Park with resort like features on cul de sac, one of the best location's in the park a stone throw to clubhouse, pool and visitor parking, HUGE patio half open and other half covered for BBQing year round. Newer appliances, electrical upgrade completed 2025. Island work station on wheels. Vacant move tomorrow Pad Rent \$1375 per month.**



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**Active**  
**R2995796**  
Board: F  
House/Single Family

## 15855 VINE AVENUE

South Surrey White Rock  
White Rock  
V4B 2T5

Residential Detached

**\$999,999** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,139,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1972</b>
Frontage(feet): <b>47.90</b>	Bathrooms: <b>1</b>	Age: <b>54</b>
Frontage(metres): <b>14.60</b>	Full Baths: <b>1</b>	Zoning: <b>RS-2</b>
Depth / Size: <b>136</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,722.50</b>
Lot Area (sq.ft.): <b>6,514.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>007-365-187</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Total Parking:	Covered Parking:	Parking Access:
Parking: <b>Carport; Single</b>		
Driveway Finish:		
Dist. to Public Transit:		Dist. to School Bus:
Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:
Property Disc.: <b>No</b>		
Fixtures Leased: :		
Fixtures Rmvd: :		
Floor Finish:		

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

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

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	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement:None							x	

Crawl/Bsmt. Height: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

Manuf Type: Registered in MHR?: PAD Rental:  
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 0.85 times the lot area with a maximum site coverage of 45%. The changes are Maximum Density (from 1.15 to 0.85) and Maximum Site Coverage (from 50% to 45%).**



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**Active**  
**R3086569**  
Board: F  
House/Single Family

## 13950 BLACKBURN AVENUE

South Surrey White Rock  
White Rock  
V4B 2Z5

Residential Detached

**\$1,239,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,299,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1974</b>
Frontage(feet): <b>85.00</b>	Bathrooms: <b>2</b>	Age: <b>52</b>
Frontage(metres): <b>25.91</b>	Full Baths: <b>2</b>	Zoning: <b>SFD</b>
Depth / Size: <b>60</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,956.32</b>
Lot Area (sq.ft.): <b>5,134.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.12</b>	P.I.D.: <b>007-258-836</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>No :</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>2 Storey, Split Entry</b>	Total Parking: <b>2</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete, Frame - Wood</b>	Parking: <b>Garage; Single, Open</b>	Dist. to School Bus:	
Exterior: <b>Mixed</b>	Driveway Finish: <b>Asphalt, Concrete</b>	Land Lease Expiry Year:	
Foundation: <b>Concrete Perimeter concrete</b>	Dist. to Public Transit: <b>3 Blks</b>		
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>2</b>	Property Disc.: <b>Yes</b>		
R.I. Fireplaces: <b>0</b>	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen: <b>No</b>		
Fuel/Heating: <b>Baseboard, Electric, Natural Gas</b>	Metered Water: <b>No</b>		
Outdoor Area: <b>Fenced Yard, Patio(s), Patio(s) &amp; Deck(s)</b>	R.I. Plumbing: <b>No</b>		
Type of Roof: <b>Asphalt</b>	Fixtures Rmvd: <b>No :</b>		
	Floor Finish: <b>Laminate, Mixed</b>		

Legal: **LOT 272, PLAN NWP44154, PART NW1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Private Yard, 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	10'5 x 9'11			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13'5 x 10'5			x	Bsmt 3
Finished Floor (Basement):	682	Main	Bedroom	15'6 x 10'3			x	
Finished Floor (Total):	1,856sq. ft.	Main	Bedroom	11'10 x 11'8			x	
Unfinished Floor:	0	Main	Solarium	11'9 x 9'6			x	
Grand Total:	1,856sq. ft.	Bsmt	Primary Bedroom	20'7 x 11'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Walk-In Closet	13'10 x 10'7			x	
		Bsmt	Laundry	6'2 x 4'11			x	
		Bsmt	Storage	8'3 x 6'6			x	
							x	
							x	
							x	
Suite: <b>None</b>								
Basement: <b>Full, Fully Finished</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Totally White Rock! A few minutes to the beach with a smaller town lifestyle, while being convenient to all amenities. Home is situated on a quiet street. The corner lot provides an abundance of natural light. Open main floor concept with a newer kitchen, a 20'x 11' living room, and 2 spacious bedrooms. Downstairs the primary bedroom has its own fireplace, with a huge closet and full ensuite. Outside is easy outdoor living with a private fenced yard and numerous decks. Ideal for a professional couple or smaller family. Better than a townhouse with its own space and w/o strata fees.**



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**Active**  
**R3082732**  
Board: F  
House/Single Family

## 829 STEVENS STREET

South Surrey White Rock  
White Rock  
V4B 4X3

Residential Detached

**\$1,625,000** (LP)

(SP)



Court Date: April 16, 2026  
Court Location: 651 Carnarvon St  
New Westminster BC V3M 1C9 court room 418  
Court Time: Arrive before 9:45AM  
Property Address: 829 Stevens St., White Rock, BC V4B 4X3

Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,450,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1993</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>4</b>	Age: <b>33</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>4</b>	Zoning: <b>RS2</b>
Depth / Size: <b>124</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,264.61</b>
Lot Area (sq.ft.): <b>4,112.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>018-165-991</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>Yes: Peek-A-Boo Ocean</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>3 Level Split</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>None</b>		
Exterior: <b>Stucco, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>3</b> R.I. Fireplaces:	Property Disc.: <b>No</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Forced Air, Heat Pump, Natural Gas</b>	Reno. Year:		
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>	Rain Screen:		
Type of Roof: <b>Other</b>	Metered Water:		
	R.I. Plumbing:		
	Fixtures Rmvd: <b>No</b>		
	Floor Finish:		

Legal: **LOT 1, PLAN LMP9132, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences:  
Features:

Finished Floor (Main):	1,377	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	15'5" x 20'9"	Bsmt	Flex Room	10'6" x 9'3"	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	17'1" x 14'3"	Above	Other	18'9" x 17'11"	Main 3
Finished Floor (Below):	1,206	Above	Kitchen	11'3" x 10'4"			x	Below 3
Finished Floor (Basement):	940	Above	Eating Area	8'10" x 14'1"			x	Main 4
Finished Floor (Total):	3,523sq. ft.	Above	Family Room	11'3" x 6'6"			x	Bsmt 3
Unfinished Floor:	0	Main	Primary Bedroom	14'1" x 24'3"			x	
Grand Total:	3,523sq. ft.	Main	Bedroom	11'8" x 9'11"			x	
		Main	Bedroom	14'2" x 9'7"			x	
		Main	Bedroom	9'3" x 14'3"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	19'10" x 13'8"			x	
		Bsmt	Living Room	10'4" x 9'3"			x	
		Bsmt	Bedroom	11' x 8'9"			x	
		Bsmt	Mud Room	10'8" x 9'11"			x	

Suite: **Legal Suite**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **15**

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

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

**Court Order Sale, 3 level home, in east beach, updated roof 2009, updated furnace, heat pump, vinyl windows, led lights, 2 decks, renos done approx. 4 years ago, 4 bedrooms on main floor, 4 piece ensuite, master bedroom with fireplace, updated flooring, 1 bed room suite . The home is in meticulous condition. Easy to show with 24 hour notice**



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**Active**  
**R3093590**  
Board: F  
House/Single Family

## 14068 NORTH BLUFF ROAD

South Surrey White Rock  
White Rock  
V4B 3C3

Residential Detached

**\$1,650,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,650,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1948</b>
Frontage(feet): <b>70.00</b>	Bathrooms: <b>1</b>	Age: <b>78</b>
Frontage(metres): <b>21.34</b>	Full Baths: <b>1</b>	Zoning: <b>RS-1</b>
Depth / Size: <b>136</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,568.68</b>
Lot Area (sq.ft.): <b>9,520.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.22</b>	P.I.D.: <b>000-766-844</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: <b>Rancher/Bungalow</b>	Total Parking: <b>3</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>		
Exterior: <b>Brick, Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>OUT FRONT</b>	Dist. to School Bus:	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: <b>No</b> :		
Fireplace Fuel:	Fixtures Rmvd: <b>No</b> :		
Fuel/Heating: <b>Forced Air</b>	Floor Finish: <b>Wall/Wall/Mixed</b>		
Outdoor Area: <b>Fenced Yard</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 6, PLAN NWP8281, PART NE1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 30172**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Shopping Nearby**

Features:

Finished Floor (Main):	1,198	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'5 x 12'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'9 x 12'6			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	12'7 x 11'6			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	12'6 x 12'			x	
Finished Floor (Total):	1,198sq. ft.	Main	Bedroom	9' x 11'4			x	
Unfinished Floor:	0	Main	Bedroom	12'9 x 11'4			x	
Grand Total:	1,198sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	

Crawl/Bsmt. Height: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

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

Listing Broker(s): **The Agency White Rock**

**Prime Small-Scale Multi-Unit Housing opportunity in the heart of White Rock. 9,520 sq ft lot with rare & valuable rear lane access, offering exceptional flexibility for site design, parking, and individual unit entry. With new SSMUH, explore the potential for 3-6 units (buyer to verify with City). Outstanding location just minutes to White Rock Beach, the Pier, shops, and amenities. Rare opportunity to secure a prime development site in a high-demand area.**



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**Active**  
**R3076051**  
Board: F  
House/Single Family

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

Residential Detached  
**\$1,839,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2001</b>
Frontage(feet): <b>63.00</b>	Bathrooms: <b>5</b>	Age: <b>25</b>
Frontage(metres): <b>19.20</b>	Full Baths: <b>4</b>	Zoning: <b>RS-2</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$9,981.63</b>
Lot Area (sq.ft.): <b>7,371.00</b>	Rear Yard Exp:	For Tax Year:
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>010-170-812</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>
Exterior: <b>Stucco</b>	Driveway Finish:
Foundation: <b>Concrete Slab</b>	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: <b>2</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b> :
Fuel/Heating: <b>Electric, Hot Water, Radiant</b>	Fixtures Rmvd: :
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>	Floor Finish:
Type of Roof: <b>Tile - Composite</b>	

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):	1,732	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,610	Main	Living Room	12'2 x 12'8	Above	Bedroom	11'6 x 11'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'5 x 11'5	Above	Primary Bedroom	13'3 x 17'3	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'3 x 11'0	Above	Walk-In Closet	9'1 x 5'6	Main 4
Finished Floor (Basement):	0	Main	Eating Area	13'3 x 17'3	Main	Laundry	7'9 x 8'0	Above 4
Finished Floor (Total):	3,342sq. ft.	Main	Pantry	7'5 x 4'11			x	Above 4
Unfinished Floor:	0	Main	Family Room	15'7 x 13'9			x	Above 4
Grand Total:	3,342sq. ft.	Main	Bedroom	10'9 x 11'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	9'8 x 11'1			x	
Suite:		Main	Kitchen	8'2 x 11'1			x	
Basement: <b>None</b>		Main	Den	9'6 x 12'0			x	
Crawl/Bsmt. Height: # of Levels: <b>2</b>		Above	Bedroom	9'6 x 12'0			x	
# of Kitchens: <b>2</b> # of Rooms: <b>17</b>		Above	Bedroom	12'2 x 11'10			x	
		Above	Bedroom	12'3 x 11'10			x	

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

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

**Located on quiet Lee St in White Rock, this two level house has a spacious floor plan of 3342 square feet with six bedrooms and 5 washrooms. Five bedrooms and three 4 piece washrooms are located on the 2nd floor. House is located on a sunny corner lot of 7731SF. Navien tankless water heater (2023), radiant heat on main floor. 2 car garage 19'x19' with work bench and lots of additional parking on the property. A secondary suite includes kitchen, bedroom, washroom with a separate entrance. Area schools include Peace Arch K-7 (7minute walk) and Earl Marriot grades 8-12 )10 minute walk) Some images in this listing have been virtually staged. Furniture and décor shown are digitally rendered. Original photos of the current condition are also included in the gallery.**



Presented by:

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**Active**  
**R3104157**  
Board: F  
House with Acreage

## 17311 HILLVIEW PLACE

South Surrey White Rock  
Grandview Surrey  
V3Z 0C3

Residential Detached

**\$2,175,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$2,175,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1976</b>
Frontage(feet): <b>157.48</b>	Bathrooms: <b>3</b>	Age: <b>50</b>
Frontage(metres): <b>48.00</b>	Full Baths: <b>1</b>	Zoning: <b>RA</b>
Depth / Size: <b>104</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$9,338.42</b>
Lot Area (sq.ft.): <b>53,143.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>1.22</b>	P.I.D.: <b>008-031-428</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>Yes: Mountain, Valley</b>	Tour:
Complex/Subdiv: <b>Country Woods/Hillview</b>	First Nation Reserve:	
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **3** 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: **8** 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:

Legal: **LOT 27, BLOCK LS 15, PLAN NWP45247, SECTION 19, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,115	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	780	Main	Living Room	18'10 x 15'	Below	Bedroom	13'8 x 13'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'11 x 10'4	Below	Flex Room	12'3 x 6'3	Main 2
Finished Floor (Below):	0	Main	Kitchen	27' x 9'11			x	Above 3
Finished Floor (Basement):	1,115	Main	Family Room	17' x 16'			x	Below 2
Finished Floor (Total):	3,010sq. ft.	Main	Laundry	22' x 6'1			x	
Unfinished Floor:	0	Above	Primary Bedroom	14' x 12'3			x	
Grand Total:	3,010sq. ft.	Above	Bedroom	15' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	16' x 14'			x	
Suite: <b>None</b>		Below	Kitchen	13'11 x 12'4			x	
Basement: <b>Full</b>		Below	Dining Room	14' x 10'			x	
		Below	Bedroom	23' x 14'			x	

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **13**

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

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

**Court order sale, 2 story home with basement, 4 bedrooms, 3 baths, family room, 3 fireplaces, private retreat on 1.22 acres. RV parking, hot water on demand. Allow time for showings.**



Presented by:

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**Active**  
**R3093591**  
Board: F  
House/Single Family

## 1113 DOLPHIN STREET

South Surrey White Rock  
White Rock  
V4B 4G6

Residential Detached

**\$2,199,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,299,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2023</b>
Frontage(feet): <b>44.60</b>	Bathrooms: <b>6</b>	Age: <b>3</b>
Frontage(metres): <b>13.59</b>	Full Baths: <b>6</b>	Zoning: <b>RS-2</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$10,351.14</b>
Lot Area (sq.ft.): <b>5,385.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.12</b>	P.I.D.: <b>030-543-347</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: Ocean View</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Reverse 2 Storey w/Bsmt**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
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 :As is where is**  
Floor Finish: **Hardwood, Mixed, Tile, Carpet**

Legal: **LOT B, PLAN EPP83089, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Lane Access, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Wet Bar**

Finished Floor (Main):	1,634	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,177	Main	Primary Bedroom	13'5 x 19'1	Bsmt	Kitchen	14'7 x 10'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	14'2 x 16'2	Bsmt	Living Room	13'5 x 12'4	Main 3
Finished Floor (Below):	1,589	Main	Bedroom	13'4 x 15'8	Bsmt	Bedroom	10'9 x 13'5	Main 3
Finished Floor (Basement):	0	Main	Laundry	10'8 x 12'7				Main 6
Finished Floor (Total):	4,400sq. ft.	Above	Kitchen	13'7 x 14'4				Above 3
Unfinished Floor:	0	Above	Dining Room	13'7 x 10'2				Bsmt 3
Grand Total:	4,400sq. ft.	Above	Living Room	15'9 x 20'9				Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'0 x 12'7				
		Above	Kitchen	8'2 x 8'3				
Suite: <b>Unauthorized Suite</b>		Bsmt	Recreation Room	18'3 x 13'11				
Basement: <b>Full</b>		Bsmt	Storage	13' x 10'11				
		Bsmt	Gym	14'3 x 10'5				
		Bsmt	Bar Room	10'6 x 11'7				

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **3** # of Rooms: **16**

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

Listing Broker(s): **The Agency White Rock**

**The Agency White Rock**

**The Agency White Rock**

**Beautiful custom-built home in an incredible location offering over 4,400 sq ft of living space. The open-concept main floor is filled with natural light and designed for entertaining. The stunning kitchen features high-end finishes, ample prep space, and a full spice kitchen, seamlessly connecting to the bright living and dining areas. Step out to the south-facing patio with an outdoor kitchen and peekaboo ocean views - perfect for morning coffee or hosting. The lower level offers 3 bedrooms, including a spacious primary with a spa-inspired 7-piece ensuite. The basement includes a large rec room with a wet bar, a guest bedroom, storage, and a 1-bedroom mortgage helper. Elevator included for convenience. Steps to the beach, White Rock strip, highway, and border. Call today!**



Presented by:

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**Active**  
**R3085055**  
Board: F  
House/Single Family

**2828 164 STREET**  
South Surrey White Rock  
Grandview Surrey  
V3Z 0X9

Residential Detached  
**\$2,359,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,999,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>0</b>	Approx. Year Built: <b>2026</b>
Frontage(feet): <b>65.00</b>	Bathrooms: <b>0</b>	Age: <b>0</b>
Frontage(metres): <b>19.81</b>	Full Baths: <b>0</b>	Zoning: <b>CD</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$10,737.12</b>
Lot Area (sq.ft.): <b>10,979.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.25</b>	P.I.D.: <b>031-615-058</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: <b>Storm Sewer, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>3 Storey</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Other</b>	Parking: <b>Garage; Double</b>
Exterior: <b>Mixed, Other</b>	Driveway Finish:
Foundation: <b>Other concrete</b>	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>Yes</b>
Fireplace Fuel:	Fixtures Leased: <b>No</b> :
Fuel/Heating: <b>Other</b>	Fixtures Rmvd: :
Outdoor Area: <b>None</b>	Floor Finish:
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 2, PLAN EPP82281, SECTION 24, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences:  
Features:

	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
	Main	Living Room	15' x 15'				Floor #Pcs
Finished Floor (Main):	2,303						
Finished Floor (Above):	2,006						
Finished Floor (AbvMain2):	0						
Finished Floor (Below):	0						
Finished Floor (Basement):	2,994						
Finished Floor (Total):	7,303sq. ft.						
Unfinished Floor:	0						
Grand Total:	7,303sq. ft.						
Flr Area (Det'd 2nd Res):	sq. ft.						
Suite:							
Basement: <b>Unfinished</b>							
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:			
# of Kitchens: <b>0</b>	# of Rooms: <b>1</b>	MHR#:	CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:					

Listing Broker(s): **Century 21 AAA Realty Inc.** **Century 21 AAA Realty Inc.**

**Great opportunity to complete a nearly finished 3-storey home to your own taste. Construction has started and the exterior is completed, while the interior awaits finishing. The planned layout offers 6 bedrooms, 8 bathrooms, living room, dining room, family room, main kitchen with spice kitchen, theatre room, and a basement suite. Ideal for a buyer or builder looking to customize finishes and design to their preference. Excellent potential in a sought-after area. Bring your vision and complete this impressive home!**



Presented by:

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**Active**  
**R3075724**  
Board: F  
House/Single Family

**3689 159A STREET**  
South Surrey White Rock  
Morgan Creek  
V3Z 0P1

Residential Detached  
**\$2,538,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,700,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2004</b>
Frontage(feet): <b>85.30</b>	Bathrooms: <b>4</b>	Age: <b>22</b>
Frontage(metres): <b>26.00</b>	Full Baths: <b>3</b>	Zoning: <b>CD</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$10,086.56</b>
Lot Area (sq.ft.): <b>10,075.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.23</b>	P.I.D.: <b>025-437-615</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: Golf Course - the 15th Fairway</b>		
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: **Stone, Wood**  
Foundation: **Concrete Perimeter**

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

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: **Wood**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Legal: **LOT 226, PLAN LMP54522, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences:  
Features:

Finished Floor (Main):	1,562	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,235	Main	Great Room	18'6 x 17'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'10 x 13'2			x	Main 2
Finished Floor (Below):	0	Main	Nook	13'2 x 8'5			x	Above 5
Finished Floor (Basement):	1,565	Main	Dining Room	13'4 x 10'4			x	Above 4
Finished Floor (Total):	4,362sq. ft.	Main	Office	12'11 x 12'4			x	Bsmt 3
Unfinished Floor:	0	Main	Laundry	7'11 x 5'7			x	
Grand Total:	4,362sq. ft.	Above	Primary Bedroom	15'10 x 13'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'4 x 12'7			x	
		Above	Bedroom	13'4 x 11'3			x	
		Above	Walk-In Closet	7'9 x 6'6			x	
		Bsmt	Recreation Room	22'5 x 12'2			x	
		Bsmt	Games Room	22'8 x 17'1			x	
		Bsmt	Bedroom	12'3 x 11'7			x	

Suite: **None**  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **13**

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

Listing Broker(s): **Parallel 49 Realty**

**Court order sale. Amazing Price. Allow 24 hours' for showings.**



Presented by:

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**Active**  
**R3099258**  
Board: F  
House with Acreage

**2987 184 STREET**  
South Surrey White Rock  
Hazelmere  
V3Z 9V2

Residential Detached  
**\$2,600,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$2,600,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1928</b>
Frontage(feet): <b>262.00</b>	Bathrooms: <b>3</b>	Age: <b>98</b>
Frontage(metres): <b>79.86</b>	Full Baths: <b>3</b>	Zoning: <b>A1</b>
Depth / Size: <b>757</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,012.60</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>4.54</b>	P.I.D.: <b>002-378-337</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>:</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas</b>	
First Nation Reserve:	Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>0</b>	Covered Parking: <b>0</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>No</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Other</b>	Fixtures Rmvd: <b>No</b>		
Outdoor Area: <b>None</b>	Floor Finish:		
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 6, PLAN NWP1998, PART NE1/4, SECTION 20, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,743	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,076	Main	Living Room	27'3 x 15'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'4 x 16'10			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	15'8 x 10'11			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	15'8 x 19'8			x	Below 3
Finished Floor (Total):	2,819sq. ft.	Main	Bedroom	4'9 x 9'8			x	
Unfinished Floor:	0	Above	Primary Bedroom	18'7 x 11'5			x	
Grand Total:	2,819sq. ft.	Above	Bedroom	18'9 x 9'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	24'8 x 8'			x	
		Above	Bedroom	19'5 x 18'1			x	
				x			x	
		Below	Bedroom	19'6 x 18'1			x	
		Below	Steam Room	12'2 x 8'9			x	
		Below	Laundry	10'5 x 10'11			x	

Suite: <b>None</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>None</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: <b>3</b>	ByLaw Restrictions:		
# of Kitchens: <b>1</b> # of Rooms: <b>12</b>			

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

**Court order sale, classic style home built 1928, features high ceilings, stained glass windows. Separate 6 stall barn, 4.535 acres, great Hazelmere area. call today.**



Presented by:

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**Active**  
**R3105197**  
Board: F  
House/Single Family

**13371 21A AVENUE**  
South Surrey White Rock  
Elgin Chantrell  
V4A 9N1

Residential Detached  
**\$2,650,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,650,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1992</b>
Frontage(feet): <b>90.00</b>	Bathrooms: <b>6</b>	Age: <b>34</b>
Frontage(metres): <b>27.43</b>	Full Baths: <b>4</b>	Zoning: <b>RH</b>
Depth / Size:	Half Baths: <b>2</b>	Gross Taxes: <b>\$9,179.00</b>
Lot Area (sq.ft.): <b>14,897.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.34</b>	P.I.D.: <b>016-147-332</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>No :</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>2 Storey</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Concrete, Frame - Wood</b>	Parking: <b>Garage; Double</b>
Exterior: <b>Mixed</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No :</b>
Fuel/Heating: <b>Forced Air</b>	Fixtures Rmvd: <b>No :</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish:
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 46, PLAN NWP85706, PART NE1/4, SECTION 17, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:  
Features:

Finished Floor (Main):	2,325	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,938	Main	Living Room	14'5 x 16'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'5 x 13'4			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'6 x 14'5			x	Above 2
Finished Floor (Basement):	0	Main	Family Room	14'7 x 15'4			x	Main 3
Finished Floor (Total):	4,263 sq. ft.	Main	Patio	14'7 x 6'3			x	Above 5
Unfinished Floor:	0	Main	Bedroom	9'8 x 13'5			x	Above 3
Grand Total:	4,263 sq. ft.	Main	Media Room	22'11 x 16'1			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14'6 x 17'2			x	
Suite:		Above	Walk-In Closet	8'2 x 10'3			x	
Basement: <b>None</b>		Above	Bedroom	12'5 x 12'1			x	
		Above	Bedroom	10'2 x 11'2			x	
		Above	Bedroom	11'1 x 10'11			x	
		Above	Games Room	17'1 x 12'0			x	

Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>13</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**Welcome to this beautifully refined mansion in the prestigious Elgin Chantrell neighborhood. Recently upgraded with over \$300,000 in high-end renovations, this exceptional property is a rare opportunity you won't want to miss. Boasting more than 4,700 sq ft of living space, the home features soaring ceilings, solid oak flooring, and premium finishes throughout. Designed for both comfort and entertaining, it offers 6 spacious bedrooms and 6 bathrooms, a gourmet kitchen with elegant marble countertops, and a classic cross-hall living layout ideal for hosting guests. Additional highlights include a private theatre room and thoughtfully designed living areas. Step outside to your own secluded outdoor oasis, complete with a pool set in a serene, private setting.**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3078709**  
Board: F  
House/Single Family

**17588 28 AVENUE**  
South Surrey White Rock  
Grandview Surrey  
V3Z 0E7

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>4</b>	Approx. Year Built: <b>1991</b>
Frontage(feet): <b>123.50</b>	Bathrooms: <b>4</b>	Age: <b>35</b>
Frontage(metres): <b>37.64</b>	Full Baths: <b>4</b>	Zoning: <b>RA</b>
Depth / Size: <b>(1AC)</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$10,620.00</b>
Lot Area (sq.ft.): <b>43,560.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>1.00</b>	P.I.D.: <b>016-438-248</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>6</b>	Covered Parking: <b>3</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple</b>		
Exterior: <b>Brick, Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>R.I.</b> Fireplaces:	Property Disc.: <b>No</b>		
Fireplace Fuel:	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Natural Gas</b>	Fixtures Rmvd: <b>:</b>		
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>	Floor Finish:		
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 4 SECTION 19 TOWNSHIP 7 PLAN NWP86518 NWD**

Amenities:

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

Features:

Finished Floor (Main):	2,113	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,457	Main	Living Room	17' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	20' x 14'			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	15' x 14'			x	Above 6
Finished Floor (Basement):	0	Main	Kitchen	19' x 14'			x	Above 5
Finished Floor (Total):	4,570sq. ft.	Main	Bedroom	12'9 x 12'			x	Above 4
Unfinished Floor:	2,100	Above	Primary Bedroom	22' x 15'			x	
Grand Total:	6,670sq. ft.	Above	Walk-In Closet	8' x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	20' x 14'			x	
		Above	Bedroom	21' x 11'			x	
		Above	Games Room	30' x 15'			x	
							x	
							x	
							x	
Suite: <b>None</b>								
Basement: <b>Full, Separate Entry, Unfinished</b>								
Crawl/Bsmt. Height: # of Levels: <b>3</b>		Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Royal Pacific Riverside Realty Ltd.**

**Court Ordered Sale. 1-Acre Property in Grandview Area 5 - Future NCP Development. Land Value - Home requires updates. Being sold as-is, where-is.**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3097949**  
Board: F  
House/Single Family

**13512 14 AVENUE**  
South Surrey White Rock  
Crescent Bch Ocean Pk.  
V4A 5H5

Residential Detached  
**\$3,600,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$3,600,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2026</b>
Frontage(feet): <b>72.00</b>	Bathrooms: <b>8</b>	Age: <b>0</b>
Frontage(metres): <b>21.95</b>	Full Baths: <b>6</b>	Zoning: <b>RS1</b>
Depth / Size: <b>88</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$10,749.55</b>
Lot Area (sq.ft.): <b>6,372.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>030-770-190</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>Yes: Ocean</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/ Bsmt., 3 Storey</b>	Total Parking: <b>6</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage; Double</b>
Exterior: <b>Brick, Mixed, Stucco</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 Block</b> Dist. to School Bus: <b>2 Blocks</b>
Renovations:	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: <b>1</b> R.I. Fireplaces: <b>0</b>	Property Disc.: <b>No</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b>
Fuel/Heating: <b>Forced Air, Radiant</b>	Reno. Year:
Outdoor Area: <b>Sundeck(s)</b>	Rain Screen: <b>Full</b>
Type of Roof: <b>Asphalt</b>	Metered Water:
	R.I. Plumbing:
	Fixtures Rmvd: <b>:</b>
	Floor Finish:

Legal: **LOT 2, PLAN EPP85136, SECTION 8, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,769	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,789	Main	Living Room	14'1 x 12'11	Above	Office	9'2 x 8'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	14'1 x 13'2	Bsmt	Media Room	18'9 x 19'3	Main 4
Finished Floor (Below):	0	Main	Bedroom	14'4 x 13'0	Bsmt	Recreation Room	15'3 x 15'0	Main 4
Finished Floor (Basement):	2,201	Main	Bedroom	15'3 x 10'11	Bsmt	Wine Room	12'2 x 7'7	Main 4
Finished Floor (Total):	5,759sq. ft.	Main	Foyer	14'0 x 19'7	Bsmt	Bar Room	12'8 x 11'7	Main 2
Unfinished Floor:	0	Main	Laundry	15'4 x 6'6	Bsmt	Sauna	4'4 x 5'9	Above 5
Grand Total:	5,759sq. ft.	Main	Walk-In Closet	9'0 x 6'6	Bsmt	Kitchen	11'10 x 7'2	Above 2
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Family Room	19'0 x 12'2	Bsmt	Living Room	14'11 x 9'0	Bsmt 4
		Above	Dining Room	13'0 x 12'10	Bsmt	Bedroom	10'9 x 10'2	Bsmt 4
		Above	Kitchen	12'10 x 12'6	Bsmt	Bedroom	12'3 x 9'7	Bsmt 4
		Above	Wok Kitchen	16'10 x 5'5	Bsmt	Laundry	5'0 x 3'0	
		Above	Primary Bedroom	14'3 x 13'10	Bsmt	Utility	8'5 x 6'6	
		Above	Walk-In Closet	8'5 x 7'0	Main	Porch (enclosed)	8'0 x 5'0	
Suite:		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: <b>Full, Fully Finished, Separate Entry</b>		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	ByLaw Restrictions:						
# of Kitchens: <b>3</b>	# of Rooms: <b>27</b>							

Listing Broker(s): **Oakwyn Realty Ltd.**

**Court Ordered Sale offered on an "as is, where is" basis. Discover this luxury reverse floor plan residence in the heart of Crescent Beach/Ocean Park, situated on a 72' x 88' lot. This home is ready for finishings, with major work already completed: roofing, stucco, stone accents, driveway, drywall, & primer. The expansive decks offer ocean views, perfect for entertaining. The main level features a grand foyer and three ensuite bedrooms, while the upper floor boasts a gourmet plus spice kitchen & a private primary retreat. The lower level is an entertainer's dream with a theatre, sauna, gym, & a two-bedroom legal suite. Remaining work includes cabinetry, millwork, feature walls, bedroom flooring, elevator, patio rails, fixtures, etc. Steps to the beach, parks, & shops. Price excludes GST.**