



Presented by:
Mylyne Santos PREC*

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



Active
R3082238
 Board: F
 Apartment/Condo

1711 13438 CENTRAL AVENUE

North Surrey
 Whalley
 V3T 0N2

Residential Attached

\$253,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$275,000
Meas. Type:	Bedrooms: 0	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 1	Age: 7
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,600.00
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 030-809-797	Tax Inc. Utilities?:
View: Yes :City & Mountain		Tour:
Complex / Subdiv: PRIME ON THE PLAZA		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Bachelor/Studio**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Metal, Other**

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

Total Parking: **0** Covered Parking: **0** Parking Access:
 Parking: **Garage Underbuilding**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **STRATA LOT 183, PLAN EPS5579, SECTION 27, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, Concierge**

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

Finished Floor (Main): 305	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$220.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management		
Finished Floor (Total): 305 sq. ft.			
Unfinished Floor: 0			
Grand Total: 305 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **3**

Restricted Age: # of Pets:
 # or % of Rentals Allowed: Cats: Dogs:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'7 x 6'			x	1	Main	3	No
Main	Kitchen	9'6 x 4'5			x	2			
Main	Foyer	7'7 x 4'5			x	3			
		x			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Discover modern urban living in this studio at Prime on the Plaza, located in the heart of Downtown Surrey. With sweeping southeast views, murphy bed and an abundance of natural light, this unit has the BEST VALUE in all Central Surrey! Enjoy a full range of amenities including a business centre, entertainment rooms, lounge, gym, wellness yoga studio, sauna/steam room, study room, music room, massage room, kids play area. With the SkyTrain station, Central City Shopping Centre, SFU, and KPU just STEPS away, this home offers the perfect blend of comfort and convenience. A perfect investment or first home! A storage locker is also included for your convenience. Private appointments only.



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Active
R3074479

102 7036 133B STREET

Residential Attached

Board: F
Townhouse

Surrey
East Newton
V3W 7Z9

\$279,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$299,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1980
Frontage(feet):	Bathrooms: 2	Age: 46
Frontage(metres):	Full Baths: 2	Zoning: RM
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 024-383-881	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: SUNCREEK ESTATES		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: Parking Access: **Side**
Parking: **Open, Visitor Parking**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Leasehold prepaid-NonStrata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **THIS IS A LEASEHOLD PROPERTY AND IS SUITE 102 LOCATED IN THE BUILDING WITH CIVIC ADDRESS 7036 133B STREET, SURREY, BC, WHICH FORMS PART OF LOT 1 SECTION 17 TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 58959 AND PID 024-383-881**

Amenities: **Club House, In Suite Laundry**

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

Finished Floor (Main): 1,305	Units in Development: 150	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$450.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Taxes		
Finished Floor (Total): 1,305 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,305 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18' x 14'			x	1	Main	3	No
Main	Kitchen	10' x 10'			x	2	Main	4	Yes
Main	Dining Room	10' x 8'			x	3			
Main	Primary Bedroom	16' x 11'			x	4			
Main	Bedroom	12' x 12'			x	5			
Main	Bedroom	11' x 11'			x	6			
		x			x	7			
		x			x	8			

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

Welcome to #102 this spacious and bright 3-bed, 2-bath townhome in Suncreek Estates, offering 1,305 sq.ft. of comfortable living space plus 1 parking. This solid, wheelchair-friendly home is perfect for families or first-time buyers. Leasehold property until 2092, with property taxes conveniently included in the maintenance fee. Located just minutes from schools, parks, public transit, shopping, Newton Wave Pool, and Kwantlen College.



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Active **204 7131 133A STREET** Residential Attached
R3092156 Surrey **\$289,000 (LP)**
 Board: F West Newton
 Townhouse V3W 8A1 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$289,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **1983**
 Frontage(feet): Bathrooms: **2** Age: **43**
 Frontage(metres): Full Baths: **2** Zoning: **MF**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year:
 Flood Plain: P.I.D.: **800-183-830** Tax Inc. Utilities?:
 View: : Tour:
 Complex / Subdiv: **Suncreek Estates**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage Underbuilding, Visitor Parking**
 Exterior: **Stucco, Wood** Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
 Foundation: **Concrete Perimeter** Title to Land: **Leasehold prepaid-NonStrata**
 Renovations: Property Disc.: **No**
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: :
 Fireplace Fuel: **Wood** Rain Screen: Fixtures Rmvd: :
 Fuel/Heating: **Baseboard, Electric, Wood** Metered Water: Floor Finish: **Carpet**
 Outdoor Area: **Balcony(s), Rooftop Deck** R.I. Plumbing:
 Type of Roof: **Asphalt, Torch-On**

Legal: **THIS IS A LEASEHOLD PROPERTY. LOT 2 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 58959. PARENT PID 024-374-181**

Amenities: **In Suite Laundry, Recreation Center, Storage, Tennis Court(s)**

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

Finished Floor (Main): 584	Units in Development: 323	Tot Units in Strata:	Locker:
Finished Floor (Above): 721	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Westsea construction	Mgmt. Co's #: 604-681-2727	
Finished Floor (Below): 0	Maint Fee: \$851.33	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Taxes, Water		
Finished Floor (Total): 1,305 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed	# of Pets:	Cats: Dogs:
Grand Total: 1,305 sq. ft.	Restricted Age:		
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'7 x 14'3	Above	Storage	8' x 4'	1	Above	4	No
Main	Kitchen	10'6 x 10'5			x	2	Above	3	No
Main	Dining Room	11'4 x 9'4			x	3			
Main	Foyer	7'2 x 6'2			x	4			
Above	Primary Bedroom	14'7 x 10'11			x	5			
Above	Bedroom	12'7 x 9'7			x	6			
Above	Bedroom	13'3 x 9'9			x	7			
Above	Laundry	5'4 x 4'11			x	8			

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

Welcome to Unit #204 at Suncreek Estates in desirable West Newton! This well-maintained townhome offers unbeatable convenience, just steps to transit, Costco, Superstore, shopping, and all levels of schools, including Kwantlen Polytechnic University. Featuring 3 bedrooms and 2 bathrooms, the main floor includes a bright living and dining area, kitchen with eating nook, and a spacious balcony. Upstairs offers three generous bedrooms, two baths, ample storage, and access to a private rooftop patio. Rentals allowed, 2 parking stalls included. Maintenance fees cover water, recreation facility, and property taxes. Prepaid leasehold until 2092.



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Active
R3074344

Board: F
Apartment/Condo

102 10533 UNIVERSITY DRIVE

North Surrey
Whalley
V3T 5T7

Residential Attached

\$332,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$399,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 1	Age: 32
Frontage(metres):	Full Baths: 1	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,964.68
Sq. Footage: 0.00	P.I.D.: 018-700-365	For Tax Year: 2025
Flood Plain:	View: No	Tax Inc. Utilities?:
Complex / Subdiv: PARKVIEW COURT	Services Connctd: Electricity, Sanitary Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **Ground Level Unit, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No : SOLD AS IS AT TIME OF POSSESSION**
Fixtures Rmvd: **No : SOLD AS IS AT TIME OF POSSESSION**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 1 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS1328 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 651	Units in Development: 194	Tot Units in Strata: 194	Locker: Yes
Finished Floor (Above): 0	Exposure: West	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: DORSET REALTY	Mgmt. Co's #: 604-270-1711	
Finished Floor (Below): 0	Maint Fee: \$369.78	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management		
Finished Floor (Total): 651 sq. ft.			
Unfinished Floor: 0			
Grand Total: 651 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'6 x 3'9			x	1	Main	4	No
Main	Living Room	11'2 x 10'7			x	2			
Main	Dining Room	9'3 x 7'6			x	3			
Main	Den	9'2 x 7'10			x	4			
Main	Primary Bedroom	10'10 x 10'10			x	5			
Main	Kitchen	9'2 x 8'0			x	6			
Main	Laundry	3'8 x 2'7			x	7			
Main	Patio	23'0 x 17'0			x	8			

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

WOW!! PARKVIEW COURT- great ground floor 1 bedroom plus den unit with a large West facing fenced patio. Unit has engineered wood floors, older updates ready for your paint and decorating ideas. The building has been rain screened and is well run by on-site strata caretaker. The unit's location is prime for Skytrain Expo line, Whalley Athletic park, Tom Binnie park, local shopping, Royal Kwantlen Secondary and KB Woodward Elementary schools plus more. A great place to call home.



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Active
R3078470
Board: F
Apartment/Condo

412 8717 160 STREET
Surrey
Fleetwood Tynehead
V4N 5X7

Residential Attached
\$349,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$389,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 1	Age: 18
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,929.55
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 027-723-780	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Vernazza		
First Nation		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 45, PLAN BCS3199, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **618**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **618 sq. ft.**
Unfinished Floor: **0**
Grand Total: **618 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Pacific Quorum**
Maint Fee: **\$350.39**
Maint Fee Includes: **Gardening, Hot Water**

Tot Units in Strata: **24** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #: **604-854-1734**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'3 x 8'6			x	1	Main	3	No
Main	Living Room	12'8 x 9'			x	2			
Main	Dining Room	12'8 x 7'6			x	3			
Main	Primary Bedroom	10'11 x 14'1			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

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

Court order sale, one bedroom suite, laminate flooring, granite counter tops, spacious bedroom with 2 closets and semi ensuite. Located near Fleetwood Shopping Plaza and future SkyTrain Station.



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Active
R3097153
Board: F
Apartment/Condo

2805 9981 WHALLEY BOULEVARD

North Surrey
Whalley
V3T 0G6

Residential Attached

\$405,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$405,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2011
Frontage(feet):	Bathrooms: 1	Age: 15
Frontage(metres):	Full Baths: 1	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,996.26
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 028-703-243	Tax Inc. Utilities?:
View: Yes : BEAUTIFUL CITY VIEW		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **5 Plus Level**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **HALF BLOCK** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 613, BLOCK 5N, PLAN EPS561, SECTION 35, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Concierge**

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

Finished Floor (Main): 577	Units in Development: 349	Tot Units in Strata: 349	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building: 36	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO MANAGEMENT	Mgmt. Co's #: 604-648-4508	
Finished Floor (Below): 0	Maint Fee: \$348.38	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 577 sq. ft.			
Unfinished Floor: 0			
Grand Total: 577 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'5 x 11'			x	1	Main	4	Yes
Main	Kitchen	8'8 x 7'3			x	2			
Bsmt	Bedroom	10'8 x 6'9			x	3			
Bsmt	Dining Room	12'5 x 7'3			x	4			
Main	Foyer	6'8 x 5'			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal Pacific Realty Corp.**

Welcome to Park Place II by Concord Pacific! This well-designed 1-bedroom home is situated on the 28th floor and showcases expansive south-facing views of the city skyline and lush surroundings. Floor-to-ceiling windows provide abundant natural light, while upgraded flooring, new paint and a modern European-style kitchen with stainless steel appliances enhance the open-concept layout. Residents can enjoy resort-inspired amenities: concierge, fitness centre, ping pang, yoga studio, bowling alley, theatre, steam room, and elegant party lounges. Steps from King George SkyTrain, shopping centre, T&T Supermarket, SFU Surrey Campus, and the future UBC campus. Perfect for owners or investors. this property offers outstanding value. Don't miss this exceptional opportunity. Call now to buy today!



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Active
R3081441
Board: F
Apartment/Condo

334 13768 108 AVENUE

North Surrey
Whalley
V3T 0L9

Residential Attached

\$424,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$469,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 2	Age: 8
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,349.83
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 030-598-354	Tax Inc. Utilities?:
View: Yes : Mountains		Tour:
Complex / Subdiv: THE VENUE		
First Nation:		
Services Connctd: Community, Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Rooftop Deck**
Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **STRATA LOT 76, BLOCK 5N, PLAN EP55304, SECTION 23, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Exercise Centre, In Suite Laundry**

Site Influences: **Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 809	Units in Development: 141	Tot Units in Strata: 141	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Bayside Management	Mgmt. Co's #: 604-531-7774	
Finished Floor (Below): 0	Maint Fee: \$532.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Hot Water, Management, Other		
Finished Floor (Total): 809 sq. ft.			
Unfinished Floor: 0			
Grand Total: 809 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'3 x 9'3			x	1	Main	4	Yes
Main	Kitchen	11'3 x 7'8			x	2	Main	4	No
Main	Primary Bedroom	11'7 x 10'5			x	3			
Main	Bedroom	8'7 x 9'0			x	4			
Main	Eating Area	8'6 x 8'6			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Engel & Volkers Vancouver (Branch)**

Spacious & functional 2 bed/2 bath condo featuring the largest floor plan in the Venue building. The open-concept layout offers 9' ceilings throughout, with 8' ceilings in the bathroom, creating a bright and airy feel. The kitchen is equipped with modern cabinetry in a wood-grain finish, chrome hardware & soft-close doors and drawers. Laminate hardwood flooring runs through the main living areas. The building includes a large fitness facility & an expansive rooftop deck with BBQ and landscaped seating areas. Parking and a bicycle/storage locker are included. Conveniently located just a short walk to Gateway SkyTrain. A great opportunity for end users or investors alike. Foreclosure sale—property is sold "As is where is" requires some TLC. Photos are from the developer when purchased.



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Active **112 7505 138TH STREET** Residential Attached
R3096652 Surrey **\$429,000 (LP)**
 Board: F East Newton (SP)
 Apartment/Condo V3W 0W6



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$469,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1994**
 Frontage(feet): Bathrooms: **2** Age: **32**
 Frontage(metres): Full Baths: **1** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,212.41**
 Sq. Footage: **0.00** P.I.D.: **018-729-479** For Tax Year: **2025**
 Flood Plain: View: : Tax Inc. Utilities?: **No**
 Complex / Subdiv: **Midtown Villas** Tour:
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Gas - Natural** Metered Water:
 Fuel/Heating: **Baseboard, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**
 Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **2 mts** Dist. to School Bus: **700 mts**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **Yes: AS IS WHERE IS - See Schedule A**
 Fixtures Rmvd: **Yes: AS IS WHERE IS - See Schedule A**
 Floor Finish:

Legal: **STRATA LOT 12 SECTION 21 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1364 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator**

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

Finished Floor (Main): 887	Units in Development:	Tot Units in Strata: 54	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Crossroads Management	Mgmt. Co's #: 778-578-4445	
Finished Floor (Below): 0	Maint Fee: \$419.68	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 887 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 887 sq. ft.	Restricted Age:		
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14' x 12'			x	1	Main	4	Yes
Main	Kitchen	9' x 8'			x	2	Main	2	No
Main	Dining Room	9' x 9'			x	3			
Main	Primary Bedroom	13' x 11'			x	4			
Main	Bedroom	10' x 9'			x	5			
					x	6			
					x	7			
					x	8			

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

COURT ORDERED SALE - PROPERTY SOLD AS IS WHERE IS. This home offers the perfect blend of comfort and convenience in the heart of East Newton. Enjoy a functional layout and a private patio for year-round relaxation. Step outside and find everything you need within walking distance. You are minutes from Kings Cross and Newton Town Centre shopping, including Costco, Superstore, and various dining options. Nature lovers will appreciate the proximity to Frank Hurt Park and the Newton Wave Pool for weekend fun. Commuting is a breeze with transit steps away and quick access to King George Blvd. Well-maintained building with parking and storage. A smart choice for those seeking a vibrant, walkable community!



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Active
R3105046
Board: F
Apartment/Condo

412 6628 120 STREET
Surrey
West Newton
V3W 1T7

Residential Attached
\$435,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$435,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2010
Frontage(feet):	Bathrooms: 1	Age: 16
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,051.40
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 028-145-313	Tax Inc. Utilities?: No
View: Yes : NORTH SHORE MOUNTAINS		Tour:
Complex / Subdiv: SALUS		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Penthouse, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Rooftop Deck**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 125 SECTION 18 TOWNSHIP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3422**

Amenities: **Air Cond./Central, Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub, Wheelchair Access**
Site Influences: **Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **637**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **637 sq. ft.**
Unfinished Floor: **0**
Grand Total: **637 sq. ft.**

Units in Development: **245**
Exposure: **West**
Mgmt. Co's Name: **ASSOCIA**
Maint Fee: **\$339.08**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **245** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'11 x 10'5			x	1	Main	4	No
Main	Dining Room	10'11 x 7'6			x	2			No
Main	Kitchen	9'4 x 7'0			x	3			No
Main	Bedroom	12'7 x 9'4			x	4			No
Main	Den	9'5 x 5'11			x	5			No
Main	Foyer	8'10 x 3'7			x	6			No
					x	7			No
					x	8			No

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

PENTHOUSE UNIT AT SALUS | WEST-FACING WITH NORTH SHORE MOUNTAIN VIEWS! Bright and spacious 1 Bed + Den featuring vaulted ceilings and large windows bringing in plenty of natural light. Functional open layout with a modern kitchen, granite countertops, stainless steel appliances, and ample cabinetry. Enjoy a generous west-facing balcony perfect for sunsets and open views. The den offers flexibility for a home office or extra storage. Resort-style amenities include a fitness centre, yoga studio, outdoor heated saltwater pool, hot tub, steam room, infrared sauna, rooftop patio, party room, and on-site spa. Secure gated complex in a prime location close to transit, shopping, restaurants, and schools. Rentals allowed and pet friendly. 1 parking included.



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Active
R3104043
Board: F
Apartment/Condo

406 13727 74 AVENUE

Surrey
East Newton
V3W 0M7

Residential Attached

\$469,999 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$469,999
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1996
Frontage(feet): 0.00	Bathrooms: 2	Age: 30
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.): 0.00	Half Baths: 0	Gross Taxes: \$2,170.33
Sq. Footage: 0.00	P.I.D.: 023-313-731	For Tax Year: 2025
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: King's Court	First Nation:	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 53 SECTION 21 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2260 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

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

Finished Floor (Main): 855	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Hugh & McKinnon Realty Ltd.	Mgmt. Co's #: 604-531-1909	
Finished Floor (Below): 0	Maint Fee: \$436.12	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 855 sq. ft.	Bylaws Restrictions: Pets Allowed	# of Pets: 1	Cats: Yes Dogs: Yes
Unfinished Floor: 0	Restricted Age:		
Grand Total: 855 sq. ft.	# or % of Rentals Allowed: #		
Suite: None	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 1			
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9' x 7'11			x	1	Main	4	No
Main	Living Room	13'5 x 14'11			x	2	Main	4	Yes
Main	Dining Room	4'5 x 12'3			x	3			No
Main	Primary Bedroom	14'10 x 13'10			x	4			No
Main	Bedroom	11'5 x 9'11			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **RE/MAX 2000 Realty**

Spacious and functional 2 bed, 2 bath residence offering a well designed layout with excellent separation between bedrooms. This home features a gas fireplace that anchors the living space and creates a warm, inviting atmosphere. Includes 2 parking stalls, a rare and valuable convenience. Ideally situated within walking distance to King's Crossing, shopping, dining, and everyday amenities. A practical opportunity for end users or investors alike. Court ordered sale.



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Active
R3100863
Board: F
Apartment/Condo

1901 13428 105 AVENUE

North Surrey
Whalley
V3T 0S6

Residential Attached

\$470,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$490,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2023
Frontage(feet):	Bathrooms: 1	Age: 3
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,402.04
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-024-177	Tax Inc. Utilities?: No
View: Yes : Mountain & park		Tour:
Complex / Subdiv: University District North Tower		
First Nation:		
Services Connctd: Electricity, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Concrete Frame**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Electric, Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **4 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **STRATA LOT 204 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTERDISTRICT STRATA PLAN EPS7718 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Club House, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room**

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

Finished Floor (Main): 646	Units in Development: 322	Tot Units in Strata:	Locker: No
Finished Floor (Above): 0	Exposure: West	Storeys in Building: 28	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$483.62	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Management, Recreation Facility		
Finished Floor (Total): 646 sq. ft.			
Unfinished Floor: 0			
Grand Total: 646 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'0 x 12'0			x	1	Main	4	No
Main	Kitchen	10'0 x 9'0			x	2			No
Main	Primary Bedroom	11'0 x 10'0			x	3			No
Main	Bedroom	7'0 x 6'0			x	4			No
		x			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

Experience the perfect blend of urban convenience and breathtaking views in this 19th-floor condo. Sought-after Western exposure, this 2 bed home offers a front-row seat to spectacular sunsets. Enjoy unobstructed views of the mountains and city skyline. Expansive private balcony. Large windows and an elevated position ensure the living space feels open and light throughout the day. In the heart of a rapidly growing hub, you are steps away from everything. Just a short walk to the Skytrain. Perfectly positioned for students or professionals, with SFU Surrey Campus and KPU just a short walk away. Fully equipped fitness center and swimming pool. Whether you are a first-time buyer, a investor, or a student looking for the ultimate study sanctuary, this home delivers on every front.



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Active
R3105862

42 10555 153 STREET

Residential Attached

Board: F
Townhouse

North Surrey
Guildford
V3R 4H8

\$478,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$478,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1972
Frontage(feet):	Bathrooms: 3	Age: 54
Frontage(metres):	Full Baths: 1	Zoning: RM45
Depth / Size (ft.):	Half Baths: 2	Gross Taxes: \$2,462.20
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 001-003-542	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Guildford Mews		
First Nation		
Services Connctd: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 42, PLAN NWS18, SECTION 21, RANGE 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Playground, Pool; Outdoor, Recreation Center**

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

Finished Floor (Main): 507	Units in Development: 162	Tot Units in Strata: 162	Locker:
Finished Floor (Above): 499	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$305.00	Council/Park Apprv?:	
Finished Floor (Basement): 498	Maint Fee Includes: Caretaker, Gardening, Management		
Finished Floor (Total): 1,504 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,504 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: Fully Finished	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 7	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'0 x 12'0			x	1	Main	2	No
Main	Dining Room	8'6 x 8'0			x	2	Above	4	No
Main	Kitchen	8'6 x 7'6			x	3	Bsmt	2	No
Above	Primary Bedroom	13'0 x 11'0			x	4			
Above	Bedroom	13'0 x 9'0			x	5			
Bsmt	Bedroom	11'0 x 7'3			x	6			
Bsmt	Recreation Room	11'6 x 11'0			x	7			
		x			x	8			

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

Opportunity knocks in one of Guildford's most established townhouse communities. This three-level home offers a smart layout with open-concept living, dining, and kitchen on the main floor, stepping out to a large private patio. Two bedrooms upstairs, plus a third bedroom and rec room in the basement — perfect for guests, a home office, or play space. Offered in original condition and priced to reflect it — a true renovator's dream with serious equity potential. Enjoy resort-style amenities including an outdoor pool, playground, and rec centre. Steps to Guildford Town Centre, transit, schools, and parks.



Presented by:
Mylyne Santos PREC*

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Active
R3094220
Board: F
Apartment/Condo

913 13350 CENTRAL AVENUE

North Surrey
Whalley
V3T 0S1

Residential Attached

\$538,000 (LP)

(SP)



Sold Date: _____ If new,GST/HST inc?: **No** Original Price: **\$538,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2023**
Frontage(feet): _____ Bathrooms: **2** Age: **3**
Frontage(metres): _____ Full Baths: **2** Zoning: **CD**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$2,663.11**
Sq. Footage: **0.00** P.I.D.: **031-913-539** For Tax Year: **2025**
Flood Plain: **No** View: **Yes :CITY** Tax Inc. Utilities?: **No**
Complex / Subdiv: **ONE CENTRAL** Tour: _____
First Nation _____
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Fibre Cement Board, Mixed**
Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
of Fireplaces: **0** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Gas - Natural** Metered Water: _____
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: _____
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Tar & Gravel**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: _____
Fixtures Rmvd: **Yes: OWNER HAS THE RIGHT TO TAKE APPLIANCES**
Floor Finish: **Laminate**

Legal: **STRATA LOT 144, BLOCK 5N, PLAN EPS9010, SECTION 27, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry**
Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Sprinkler - Fire**

Finished Floor (Main): **720**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **720 sq. ft.**
Unfinished Floor: **0**
Grand Total: **720 sq. ft.**

Units in Development: _____ Tot Units in Strata: _____ Locker: _____
Exposure: _____ Storeys in Building: _____
Mgmt. Co's Name: **AWM ALLIANCE REAL ESTATE GROUP** Mgmt. Co's #: _____
Maint Fee: **\$484.18** Council/Park Apprv?: _____
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Water**
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: **None, Unauthorized Suite**
Basement: **None**
Crawl/Bsmt. Ht: _____ # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

Restricted Age: _____ # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: _____
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	9'1" x 9'1"			x	1	Main	3	Yes
Main	Kitchen	15' x 6'3"			x	2	Main	3	No
Main	Primary Bedroom	15' x 9'7"			x	3			
Main	Bedroom	11'9" x 10'6"			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **TRG The Residential Group Downtown Realty**

Experience elevated urban living at One Central in the vibrant core of Surrey Central. This beautifully appointed 2 bedroom, 2 bathroom home showcases a bright, open layout with soaring ceilings, expansive windows and a sleek contemporary kitchen featuring quality appliances and stylish finishes. Enjoy seamless indoor-outdoor living with a generous private balcony — perfect for relaxing or entertaining. Residents have access to the exclusive 44th-floor "One Club" with a fully equipped fitness centre, business lounge, entertainment spaces, rooftop patio with panoramic city & mountain views & a dedicated dog run. Steps to SkyTrain, SFU, Central City Shopping Centre, library & schools. Excellent opportunity for homeowners or investors seeking strong rental demand in a thriving community.



Presented by:
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Active
R3103281
Board: F
Apartment/Condo

310 7435 121A STREET

Surrey
West Newton
V3W 0W8

Residential Attached

\$539,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$539,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1994
Frontage(feet): 0.00	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: RM45
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,310.20
Sq. Footage: 0.00	P.I.D.: 018-768-253	For Tax Year: 2025
Flood Plain: No	View: :	Tax Inc. Utilities?:
Complex / Subdiv: Strawberry Hills Estates	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 42, PLAN LMS1422, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,041
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,041 sq. ft.
Unfinished Floor:	0
Grand Total:	1,041 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$470.86**
Maint Fee Includes: **Garbage Pickup, Gas, Heat, Hot Water, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:
Locker:
of Pets:
Cats: **Yes** Dogs: **Yes**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'11 x 4'9	Main	Laundry	10'3 x 5'4	1	Main	4	No
Main	Kitchen	9'8 x 13'6			x	2	Main	3	Yes
Main	Other	5'1 x 8'4			x	3			
Main	Dining Room	12'0 x 8'8			x	4			
Main	Living Room	11'0 x 15'1			x	5			
Main	Primary Bedroom	11'10 x 13'7			x	6			
Main	Walk-In Closet	7'6 x 5'0			x	7			
Main	Bedroom	9'9 x 8'11			x	8			

Listing Broker(s): **Century 21 Creekside Realty**

This renovated 2 bed, 2 bath condo offers stylish living with brand new stainless steel appliances, quartz countertops, a spacious island, and ample storage. The open layout flows into a bright living and dining area with access to a balcony, perfect for entertaining. Strata fees include heat and hot water. Pets are allowed and underground parking is included. Ideally located steps from transit, restaurants, Cineplex, and shopping at Strawberry Hill Plaza. A fantastic opportunity for homeowners or investors seeking value and strong rental appeal in the heart of Surrey.



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Active
R3101412
 Board: F
 Apartment/Condo

118 6841 138 STREET

Surrey
 East Newton
 V3W 7T9

Residential Attached

\$550,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$550,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1989
Frontage(feet):	Bathrooms: 1	Age: 37
Frontage(metres):	Full Baths: 1	Zoning: RM45
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,857.64
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 015-730-646	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Hyland Creek		
First Nation		
Services Connctd: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces: **0**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **STRATA LOT 35, PLAN NWS3056, SECTION 16, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, In Suite Laundry, Recreation Center**

Site Influences:
 Features:

Finished Floor (Main): **1,366**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,366 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,366 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Crossroads Management**
 Maint Fee: **\$396.97**
 Maint Fee Includes: **Gardening, Recreation Facility**

Tot Units in Strata: **38** Locker:
 Storeys in Building:
 Mgmt. Co's #: **778-578-4448**
 Council/Park Apprv?:

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht.: # of Levels: **1**
 # of Kitchens: **0** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest.**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17' x 11'6"	Main		x	1	Main	3	Yes
Main	Dining Room	11'7' x 7'9"			x	2			
Main	Eating Area	9'3' x 10'0"			x	3			
Main	Primary Bedroom	15'2' x 13'2"			x	4			
Main	Bedroom	11'6' x 10'			x	5			
Main	Laundry	8'1' x 6'0"			x	6			
		x			x	7			
		x			x	8			

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

Court order Sale, Gated community at Hyland Creek Village, 2 bedrooms, radiant heat, spacious living room and dining room. EV plug in single garage. Call today to view.



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Active
R3062255
Board: F
Apartment/Condo

201 12088 66 AVENUE

Surrey
West Newton
V3W 1Z9

Residential Attached

\$595,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$595,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 2	Age: 31
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,442.42
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 023-215-445	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Other**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 18, PLAN LMS2150, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **1,137**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,137 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,137 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Hugh McKinnon**
Maint Fee: **\$559.83**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-531-1909**
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: Dogs:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'6" x 18'			x	1	Main	3	Yes
Main	Dining Room	9' x 13'6"			x	2	Main	3	No
Main	Kitchen	10' x 12'			x	3			
Main	Primary Bedroom	12' x 14'			x	4			
Main	Bedroom	10' x 10'			x	5			
					x	6			
					x	7			
					x	8			

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

Court order sale, 2 bedroom, 2 bath at Lakewood Terrace. Private balcony, living room with gas fireplace, 2 parking spots. Allow time for showings.



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Active
R3102193

Board: F
Townhouse

263 7493 140 STREET

Surrey
East Newton
V3W 6G5

Residential Attached

\$640,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$640,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1976
Frontage(feet):	Bathrooms: 3	Age: 50
Frontage(metres):	Full Baths: 2	Zoning: RM45
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,678.54
Sq. Footage: 0.00	P.I.D.: 001-434-969	For Tax Year: 2025
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: Glencoe Estates	First Nation:	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Multiple, Tandem Parking**
Dist. to Public Transit: **200 meters** Dist. to School Bus: **1km**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No : Foreclosure, Sold As Is, Where Is**
Fixtures Rmvd: **No : Foreclosure, Sold As Is, Where Is**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 263, SECTION 21, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, STRATA PLAN NW526 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Exercise Centre, Playground, Pool; Indoor, Sauna/Steam Room**

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

Finished Floor (Main):	757
Finished Floor (Above):	816
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,573 sq. ft.
Unfinished Floor:	0
Grand Total:	1,573 sq. ft.

Units in Development: **272** Tot Units in Strata: **272** Locker: **No**
Exposure: **West** Storeys in Building:
Mgmt. Co's Name: **Quay Pacific** Mgmt. Co's #: **604-521-0876**
Maint Fee: **\$526.50** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'4' x 21'			x	1	Main	2	No
Main	Dining Room	7'5' x 5'1'			x	2			No
Main	Kitchen	14' x 8'			x	3			No
Main	Laundry	3' x 3'1'			x	4			No
Main	Utility	6' x 4'			x	5	Above	4	Yes
Above	Primary Bedroom	16'2' x 16'			x	6			No
Above	Bedroom	16'2' x 9'7'			x	7			No
Above	Bedroom	16'2' x 9'3'			x	8			No

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

Welcome to this bright and spacious, over 1,500 sq. ft., end-unit townhome located in the heart of Glencoe Estates. Featuring 3 bedrooms and 3 bathrooms across two functional levels, this home offers a comfortable living and dining area highlighted by a cozy electric fireplace. Step outside to enjoy your private, fully fenced yard and patio, ideal for quiet outdoor time. With a recently updated kitchen, bathrooms and flooring, this home is move-in ready. Conveniently situated in East Newton, you are minutes away from Costco, local parks, and transit, with easy access to King George Blvd and major highways.



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Active
R3092092

16 14955 60 AVENUE

Residential Attached

Board: F
Townhouse

Surrey
Sullivan Station
V3S 1R8

\$699,999 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$699,999
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2012
Frontage(feet):	Bathrooms: 3	Age: 14
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,171.58
Sq. Footage: 0.00	P.I.D.: 028-961-994	For Tax Year: 2025
Flood Plain:	View: :	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 49, PLAN BCS4474, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Garden**

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

Finished Floor (Main):	524
Finished Floor (Above):	497
Finished Floor (AbvMain2):	0
Finished Floor (Below):	282
Finished Floor (Basement):	0
Finished Floor (Total):	1,303 sq. ft.
Unfinished Floor:	0
Grand Total:	1,303 sq. ft.

Units in Development: **58**
Exposure:
Mgmt. Co's Name: **AWM ALLIANCE**
Maint Fee: **\$321.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-685-3227**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: Dogs:
Short Term (<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'0 x 10'8			x	1	Main	2	No
Main	Living Room	14'0 x 12'0			x	2	Above	4	Yes
Main	Dining Room	9'0 x 8'1			x	3	Above	3	No
Above	Primary Bedroom	12'4 x 9'11			x	4			
Above	Bedroom	10'0 x 10'0			x	5			
Above	Laundry	6'0 x 4'0			x	6			
Below	Den	8'0 x 7'0			x	7			
Below	Foyer	5'0 x 5'0			x	8			

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

Century 21 AAA Realty Inc.

Spacious and well-maintained townhouse in a desirable family-friendly complex by Dawson + Sawyer. This bright home offers a functional layout with generous living and dining area, a modern kitchen, and plenty of natural light throughout. Upstairs features 2 comfortable bedrooms, while the lower level provides additional flex room perfect for a home office, rec room, or guest area. Enjoy a private outdoor area ideal for relaxing or entertaining. Conveniently location close to schools, parks, shopping, transit, and all amenities. A fantastic opportunity for families or investors alike!



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Active
R3089342

68 12677 63 AVENUE

Residential Attached

Board: F
Townhouse

Surrey
Panorama Ridge
V3X 3T3

\$719,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$719,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2005
Frontage(feet): 0.00	Bathrooms: 4	Age: 21
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.): 0.00	Half Baths: 2	Gross Taxes: \$3,204.58
Sq. Footage: 0.00	P.I.D.: 026-478-668	For Tax Year: 2025
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: Sunridge Estates	First Nation:	Tour:
Services Connctd: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit: **3 blocks** Dist. to School Bus: **3 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 78 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS903 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTIN TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Playground**

Site Influences: **Shopping Nearby**
Features:

Finished Floor (Main): **755**
Finished Floor (Above): **736**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **348**
Finished Floor (Total): **1,839 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,839 sq. ft.**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **Pacific Quorum**
Maint Fee: **\$378.00**
Maint Fee Includes: **Gardening, Management, Snow removal**

Tot Units in Strata: **82** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-685-3828**
Council/Park Apprv?: **No**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'3 x 9'0	Above	Bedroom	10'5 x 9'4	1	Main	2	No
Main	Living Room	18'0 x 16'6	Above	Laundry	4'5 x 3'0	2	Above	3	Yes
Main	Dining Room	16'6 x 10'5	Bsmt	Bedroom	10'5 x 18'6	3	Above	4	No
Main	Kitchen	17'4 x 9'5	Bsmt	Utility	6'3 x 4'11	4	Bsmt	2	No
Main	Family Room	10'5 x 10'0			x	5			No
Above	Primary Bedroom	15'6 x 12'0			x	6			No
Above	Walk-In Closet	7'0 x 6'4			x	7			No
Above	Bedroom	11'5 x 9'3			x	8			No

Listing Broker(s): **RE/MAX 2000 Realty**

Foreclosure, Handyman special! Rare end-unit townhouse offering 4 bedrooms and 4 bathrooms with a fully fenced yard—ideal for families or investors. Open-concept main floor with a functional layout. Double garage plus excellent visitor parking. Located directly across from a park and steps to the playground within the complex. Just 3 blocks to elementary school and transit. The basement offers flexibility as a 4th bedroom or rec room with a convenient 2-piece bath. This is a foreclosure sale offering excellent potential to renovate and add value in a prime family-friendly location. Court order Sale. Please have Schedule A accompany all offers. AS is Where is. Subject to court approval. minimum 24 HRS for showings.



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Active
R3094797

Board: F
Townhouse

TH10 10388 133 STREET

North Surrey
Whalley
V3T 0R2

Residential Attached

\$748,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$748,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: MP
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,042.31
Sq. Footage: 0.00	P.I.D.: 031-392-237	For Tax Year: 2025
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: LINEA	View: No	Tour:
First Nation	Services Connctd: Electricity, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Concrete**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double, Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: **Yes: OWNER HAS THE RIGHT TO REMOVE APPLIANCES**
Floor Finish:

Legal: **STRATA LOT 9, BLOCK 5N, PLAN EPS7143, SECTION 27, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Dishwasher, Oven - Built In, Range Top, Refrigerator, Sprinkler - Fire**

Finished Floor (Main): **562**
Finished Floor (Above): **615**
Finished Floor (AbvMain2): **254**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,431 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,431 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

Units in Development:
Exposure:
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**
Maint Fee: **\$1,048.40**
Maint Fee Includes: **Garbage Pickup, Management, Recreation Facility, Sewer, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?: **No**
Locker:
of Pets: **2** Cats: **Yes** Dogs: **Yes**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14' x 12'			x	1	Main	2	No
Main	Dining Room	9' x 5'			x	2	Above	3	Yes
Main	Kitchen	12' x 11'			x	3	Above	3	No
Above	Primary Bedroom	12' x 9'			x	4			
Above	Bedroom	12' x 8'			x	5			
Above	Bedroom	7' x 8'			x	6			
Abv Main 2	Recreation Room	12' x 9'			x	7			
					x	8			

Listing Broker(s): **TRG The Residential Group Downtown Realty**

LINEA—A rare collection of 15 exclusive concrete city townhomes in the heart of Surrey's vibrant City Centre. This sophisticated 3-level residence features an expansive rooftop terrace adjoining the family room, plus a private garden patio perfect for BBQs and outdoor entertaining. The thoughtfully designed interior showcases 8'8" ceilings on the main floor, upscale finishes, and LED lighting throughout. Modern comforts include a high-efficiency heat pump for heating and AC, wireless smart thermostats, and a gourmet kitchen with Blomberg - Fulgor Milano appliances and a large French door fridge. Residents enjoy over 14,000 sf of world-class indoor and outdoor amenity space. This home includes 2 full-sized tandem parking stalls.



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Active
R3067207
 Board: F
 Apartment/Condo

4908 13495 CENTRAL AVENUE

North Surrey
 Whalley
 V3T 0K2

Residential Attached

\$749,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$839,500
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 2	Age: 8
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,055.38
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 030-458-285	Tax Inc. Utilities?: No
View: Yes :Ocean, mountains, Vancouver DT	Tour:	
Complex / Subdiv: 3 CIVIC - HOTEL PLAZA		
First Nation:		
Services Connctd: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Geothermal**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Add. Parking Avail., Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**

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

Fixtures Rmvd: **Yes: Court ordered sale**

Floor Finish:

Legal: **STRATA LOT 333 SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS4743 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA L**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Pool; Indoor**

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

Features:

Finished Floor (Main): 1,050	Units in Development:	Tot Units in Strata: 349	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 51	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM Alliance Real Estate Group	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 0	Maint Fee: \$703.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal		
Finished Floor (Total): 1,050 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,050 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'2 x 14'6	x			1	Main	5	Yes
Main	Dining Room	8'8 x 14'6	x			2	Main	4	No
Main	Kitchen	13'6 x 10'2	x			3			No
Main	Primary Bedroom	11'8 x 10'6	x			4			No
Main	Bedroom	12'6 x 8'8	x			5			No
			x			6			No
			x			7			No
			x			8			No

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

Civic Plaza — Surrey's landmark mixed-use tower featuring luxury residences, a premium hotel, and KPU's Civic Plaza campus. This stunning 2-bedroom, 2-bath UPPER suite showcases breathtaking panoramic city views, with sparkling night lights and vibrant sunsets. Enjoy 9-foot ceilings, central A/C, and a sleek modern design that embodies upscale urban living. Perfectly situated just steps from KPU, SFU, the library, and SkyTrain, this home offers unmatched convenience in the heart of one of BC's fastest-growing city centres.



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Active
R3077560

Board: F
Townhouse

208 13900 HYLAND ROAD

Surrey
East Newton
V3W 1K4

Residential Attached

\$753,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$796,500
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 4	Age: 33
Frontage(metres):	Full Baths: 3	Zoning: RM-15
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,637.82
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 018-019-471	Tax Inc. Utilities?: No
View: Yes : GREENSPACE		Tour:
Complex / Subdiv: HYLAND GROVE		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No : COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Fixtures Rmvd: **Yes: COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Floor Finish: **Laminate, Tile, Carpet**

Dist. to School Bus:

Legal: **STRATA LOT 25 PLAN LMS628 PART1 SW SECTION 16 TOWNSHIP 2 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Playground**

Site Influences: **Central Location, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **678**
Finished Floor (Above): **744**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **675**
Finished Floor (Total): **2,097 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,097 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$512.53**
Maint Fee Includes: **Garbage Pickup, Gardening, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'2 x 6'7	Above	Bedroom	10'7 x 9'2	1	Main	2	No
Main	Living Room	15'8 x 13'1	Bsmt	Bedroom	12'2 x 10'0	2	Above	4	Yes
Main	Dining Room	11'7 x 9'2	Bsmt	Family Room	10'3 x 15'8	3	Above	3	No
Main	Eating Area	8'2 x 6'1	Bsmt	Laundry	15'3 x 7'2	4	Bsmt	3	No
Main	Kitchen	11'5 x 10'1			x	5			
Above	Primary Bedroom	14'0 x 12'2			x	6			No
Above	Walk-In Closet	6'3 x 5'5			x	7			No
Above	Bedroom	12'2 x 10'3			x	8			No

Listing Broker(s): **Skystreet Real Estate Marketing**

Hyland Grove offers this spacious 2,097 sq ft townhome featuring 4 bedrooms and 3.5 bathrooms, with a washroom on every level. Expansive south-facing main floor with oversized windows fills the home with natural light. Walk-out basement with separate entrance provides excellent flexibility and added potential. Well located just minutes from Hyland Elementary, parks, shopping, and transit. A generously sized home with room to customize and add value. Court Ordered Sale.



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Active **7 8676 158 STREET** Residential Attached
R3103206 Surrey **\$765,000 (LP)**
 Board: F Fleetwood Tynehead (SP)
 Townhouse V4N 5W3



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$765,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2008**
 Frontage(feet): Bathrooms: **3** Age: **18**
 Frontage(metres): Full Baths: **2** Zoning: **RM-30**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,507.29**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **027-584-186** Tax Inc. Utilities?: **No**
 View: **No** Tour:
 Complex / Subdiv: **Springfield**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **1** Parking Access:
 Construction: **Frame - Wood** Parking: **Carport; Single**
 Exterior: **Mixed** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: **No** :
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No** :
 Fireplace Fuel: **Electric** Metered Water: Floor Finish:
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 7, PLAN BCS3002, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Finished Floor (Main): 646	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 645	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Property Management	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 230	Maint Fee: \$305.83	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 1,521 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,521 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 1	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 7	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Library	16'9 x 14'7			x	1	Above	3	No
Main	Kitchen	11'2 x 9'11			x	2	Above	3	Yes
Main	Dining Room	11'3 x 8'2			x	3	Main	2	No
		x			x	4			
Above	Primary Bedroom	14' x 10'7			x	5			
Above	Bedroom	11'7 x 9'0			x	6			
Above	Bedroom	10'3 x 8'1			x	7			
Below	Den	14'6 x 8'10			x	8			

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

Court order sale, 3 bedroom and den, 2.5 baths, balcony off the dining room, corner unit, den with 2 piece bath. Great starter home. Allow time for showings.



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Active
R3087547

Board: F
Townhouse

121 13898 64 AVENUE

Surrey
Sullivan Station
V3W 1L6

Residential Attached

\$798,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$830,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 4	Age: 6
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,634.71
Sq. Footage:		For Tax Year: 2025
Flood Plain: No	P.I.D.: 030-934-206	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Carport & Garage**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 71, PLAN EPS4760, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, In Suite Laundry, Playground**

Site Influences:
Features:

Finished Floor (Main):	645
Finished Floor (Above):	686
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	258
Finished Floor (Total):	1,589 sq. ft.
Unfinished Floor:	459
Grand Total:	2,048 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$303.02**
Maint Fee Includes: **Garbage Pickup, Management, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed: **100**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	14'1 x 11'			x	1	Main	2	No
Main	Den	11' x 8'6			x	2	Above	3	Yes
Main	Living Room	18' x 16'5			x	3	Above	3	No
Above	Primary Bedroom	11' x 12'			x	4	Bsmt	3	No
Above	Bedroom	11' x 8'8			x	5			
Above	Bedroom	12'4 x 9'			x	6			
Bsmt	Bedroom	10'9 x 10'3			x	7			
Bsmt	Foyer	10' x 5'			x	8			

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

Court-Ordered Sale- Don't miss this rare opportunity to own a 4-bed, 4-bath townhome at Panorama West Coast, offered for sale under court order. This modern, move-in-ready home features a custom fireplace wall, crown moulding, recessed lighting, and a bright open layout with large windows. The kitchen includes stainless steel appliances, maple shaker cabinets, quartz countertops, and track lighting. A ground4level bedroom with a 3-piece bath is ideal for guests or extended family. Serious buyers please.



Presented by:
Mylyne Santos PREC*

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Active
R3092512

45 12711 64 AVENUE

Residential Attached

Board: F
Townhouse

Surrey
West Newton
V3W 1X1

\$799,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$799,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2004
Frontage(feet):	Bathrooms: 3	Age: 22
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,721.74
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 025-813-218	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Palette on the Park		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

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

Legal: **STRATA LOT 32, PLAN BCS592, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	755
Finished Floor (Above):	774
Finished Floor (AbvMain2):	0
Finished Floor (Below):	421
Finished Floor (Basement):	0
Finished Floor (Total):	1,950 sq. ft.
Unfinished Floor:	0
Grand Total:	1,950 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$452.47**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata: **131** Locker:
Storeys in Building: **3**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

Suite: **None**
Basement: **Part**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	9'6 x 17'3	Above	Bedroom	9'3 x 11'3	1	Main	3	Yes
Main	Dining Room	9'7 x 14'4			x	2	Above	3	No
Main	Kitchen	10'11 x 10'3	Below	Bedroom	19'1 x 10'10	3	Below	3	No
Main	Eating Area	10'3 x 7'10			x	4			
Main	Family Room	8'10 x 11'9			x	5			
		x			x	6			
Above	Primary Bedroom	14' x 13'8			x	7			
Above	Bedroom	9'6 x 11'3			x	8			

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

Court order Sale, 3 levels, 4 bedrooms, 3 baths, end unit, double garage, private back yard, central location.



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Active
R3094194

13 14057 60A AVENUE

Residential Attached

Board: F
Townhouse

Surrey
Sullivan Station
V3X 0J2

\$825,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$825,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 4	Age: 9
Frontage(metres):	Full Baths: 3	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,701.92
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 030-369-801	Tax Inc. Utilities?: No
View: Yes : MOUNTAIN		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Rooftop Deck**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 69, PLAN EPS3861, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Storage**

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

Finished Floor (Main): **708**
Finished Floor (Above): **730**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **246**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,684 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,684 sq. ft.**

Units in Development: **89** Tot Units in Strata: **89** Locker:
Exposure:
Mgmt. Co's Name: **ASCENT PROPERTY MANAGEMENT** Storeys in Building:
Maint Fee: **\$350.35** Mgmt. Co's #: **604-431-1800**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal** Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'9 x 6'0	Below	Bedroom	11'5 x 9'6	1	Main	2	No
Main	Kitchen	14'2 x 10'0			x	2	Above	4	Yes
Main	Living Room	12'2 x 10'0			x	3	Above	4	No
Main	Dining Room	10'2 x 8'8			x	4	Below	3	Yes
Main	Family Room	14'8 x 11'3			x	5			
Above	Primary Bedroom	12'8 x 12'0			x	6			
Above	Bedroom	10'8 x 9'7			x	7			
Above	Bedroom	9'7 x 8'7			x	8			

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

Calling all renovators! This spacious corner unit at Summit in Sullivan Station has an abundance of living space and a layout that really works. The main floor has an open kitchen and dining area that flows into a sunken living room with soaring ceilings—lots of room for everyday living or entertaining. Upstairs, you'll find three bedrooms, including a roomy primary with a big ensuite, plus another full bath. Downstairs has a bonus bedroom/flex space with its own ensuite -- perfect for guests, teens, or a home office. A spacious rooftop patio catches mountain and city views, and parking is a breeze with a side-by-side garage. With TLC and a little vision, this townhome is a knockout opportunity in a central location.



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Active
R3099678

29 8140 166 STREET

Residential Attached

Board: F
Townhouse

Surrey
Fleetwood Tynehead
V4N 6W1

\$825,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$825,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 3	Age: 2
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,712.44
Sq. Footage: 0.00	P.I.D.: 031-251-358	For Tax Year: 2025
Flood Plain:	View: :	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Community, Electricity, Natural Gas, Water	Tour: Virtual Tour URL
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **: Court Order Sale**
Floor Finish: **Laminate**

Legal: **STRATA LOT 29, PLAN EPS6268, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	695
Finished Floor (Above):	722
Finished Floor (AbvMain2):	0
Finished Floor (Below):	215
Finished Floor (Basement):	0
Finished Floor (Total):	1,632 sq. ft.
Unfinished Floor:	0
Grand Total:	1,632 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$332.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets:
or % of Rentals Allowed: **100%** Cats: Dogs:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'3 x 12'	Below	Foyer	5'5 x 7'7	1	Main	2	No
Main	Living Room	15'6 x 17'8			x	2	Above	3	No
Main	Dining Room	11'3 x 13'4			x	3	Above	3	No
Above	Primary Bedroom	12'2 x 12'1			x	4			No
Above	Bedroom	9'3 x 8'1			x	5			No
Above	Bedroom	9'3 x 10'			x	6			No
Above	Walk-In Closet	8'4 x 2'10			x	7			No
Below	Bedroom	9'7 x 11'4			x	8			No

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

Century 21 Coastal Realty Ltd.

Nova! Located in the Fleetwood neighborhood, c/s to future SkyTrain station. 4 BEDROOM & 3 BATH unit features a big roof-top patio. Close to William Watson elementary, Fleetwood Park secondary, Fleetwood Park, Fleetwood Community Centre, Surrey Sports and Leisure Centre, transit, Surrey Public Library, Golf Courses, Fleetwood Park, restaurants, all your shopping needs, and more! Easy access to Fraser Highway and No. 1 hwy.



Presented by:

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Active
R3069200

Board: F
Townhouse

31 16511 WATSON DRIVE

Surrey
Fleetwood Tynehead
V4N 6T7

Residential Attached

\$850,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$915,500
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 3	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: RM30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,555.82
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-284-574	Tax Inc. Utilities?: No
View: Yes :Peekaboo Mountains on Rooftop		Tour: Virtual Tour URL
Complex / Subdiv: Fleetwood Point		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Balcony(s), Rooftop Deck**
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, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 32, PLAN EPS5917, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Pantry, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **628**
Finished Floor (Above): **672**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **153**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,453 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,453 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **ECM Strata Management**
Mgmt. Co's #: **604-855-9895**
Maint Fee: **\$325.00**
Council/Park Apprv?:
Maint Fee Includes: **Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building:
Locker: **No**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **4**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age:
of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'3 x 13'11			x	1	Main	2	No
Main	Dining Room	11'8 x 6'5	Below	Flex Room	14'8 x 9'7	2	Above	4	No
Main	Kitchen	12'5 x 9'6			x	3	Above	4	Yes
Main	Pantry	5'11 x 3'			x	4			No
		x			x	5			No
Above	Primary Bedroom	11'7 x 12'4			x	6			No
Above	Bedroom	8'9 x 13'1			x	7			No
Above	Bedroom	9'7 x 13'1			x	8			No

Listing Broker(s): **eXp Realty of Canada Inc.**

eXp Realty of Canada Inc.

Set in the heart of Fleetwood, this 3-bedroom + den townhouse delivers modern living with thoughtful design and incredible outdoor space. The open layout blends a bright living area, electric fireplace, and large windows with a contemporary kitchen featuring quartz counters, gas stove, stainless appliances, soft-close cabinetry, built-in microwave, and a walk-in pantry. Upstairs, all three bedrooms sit together, including a spacious primary suite with a spa-inspired ensuite. The showstopper is the 650+ sq.ft. private rooftop deck—perfect for sunsets, gatherings, and effortless entertaining. With laminate flooring throughout and a double side-by-side garage, this home brings comfort and convenience steps to shopping, parks, transit, and the future SkyTrain.



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info@mylyne.com



Active
R3074552

95 15778 85 AVENUE

Residential Attached

Board: F
Townhouse

Surrey
Fleetwood Tynehead
V4N 6W8

\$865,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$999,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2023
Frontage(feet): 0.00	Bathrooms: 4	Age: 3
Frontage(metres): 0.00	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,506.07
Sq. Footage: 0.00	P.I.D.: 031-960-090	For Tax Year: 2025
Flood Plain: No	View: No :	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Electricity, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: Court ordered sale**
Floor Finish:

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

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

Legal: **STRATA LOT 95, PLAN EPS7681, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

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

Finished Floor (Main): **614**
Finished Floor (Above): **645**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **286**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,545 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,545 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$314.04**
Maint Fee Includes: **Caretaker, Gardening, Management, Snow removal**
Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: Dogs:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'9 x 12'9			x	1	Main	2	No
Main	Kitchen	13'2 x 11'5			x	2	Above	4	Yes
Main	Dining Room	9'9 x 11'5			x	3	Above	4	No
Above	Primary Bedroom	13'2 x 11'7			x	4	Below	4	No
Above	Bedroom	11'2 x 8'8			x	5			No
Above	Bedroom	11'2 x 8'8			x	6			No
Below	Foyer	7'7 x 3'4			x	7			No
Below	Bedroom	11' x 9'6			x	8			No

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

Fleetwood Village 2 by Dawson + Sawyer, ideally located near the future Surrey-Langley SkyTrain extension and within walking distance to shopping, dining, parks, and schools. This spacious 4-bedroom, 4-bathroom townhome features a functional layout with a sunken living room, open kitchen with large island, dining area, and powder room on the main level. Upstairs offers a generous primary bedroom with walk-through closet and ensuite, plus two additional bedrooms, full bath, and laundry. The lower level includes a 4th bedroom and full bathroom, ideal for guests or a home office.



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info@mylyne.com



Active
R3072533

30 12635 63 AVENUE

Residential Attached

Board: F
Townhouse

Surrey
Panorama Ridge
V3X 1T9

\$873,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: Yes	Original Price: \$970,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2023
Frontage(feet):	Bathrooms: 3	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: RMF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,686.35
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 032-052-910	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: JASPER		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No : COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Fixtures Rmvd: **Yes: COURT ORDERED SALE "SOLD AS IS - WHERE IS"**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **STRATA LOT 11 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9283 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House**

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

Finished Floor (Main): **705**
Finished Floor (Above): **730**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **239**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,674 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,674 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **ECM Strata Management Ltd**
Maint Fee: **\$295.44**
Maint Fee Includes: **Garbage Pickup, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **2** **# of Rooms: 10**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
of Pets: **2** Cats: Dogs:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'1 x 12'8	Below	Bedroom	8'1 x 10'5	1	Main	2	No
Main	Dining Room	15'2 x 11'1	Below	Foyer	5'3 x 10'1	2	Above	4	Yes
Main	Kitchen	10'1 x 9'8			x	3	Above	3	No
Main	Wok Kitchen	7'10 x 4'9			x	4			
Above	Primary Bedroom	12'9 x 11'2			x	5			Yes
Above	Walk-In Closet	9'5 x 4'3			x	6			No
Above	Bedroom	10'10 x 9'4			x	7			No
Above	Bedroom	8'7 x 11'1			x	8			

Listing Broker(s): **Skystreet Real Estate Marketing**

Priced \$40,000 below BC Assessment, this 2023-built 4 bedroom, 3 bathroom townhome at Jasper in Boundary Park offers exceptional value in a quiet, low-density community. Thoughtfully designed by award-winning Sarah Galop, the home features 10' main-floor ceilings, gas heating, a full spice kitchen, and a side-by-side garage. The main kitchen includes solid wood cabinetry, quartz countertops and backsplash, and generous storage. Conveniently located close to schools, parks, and transit—ideal for growing or multigenerational families seeking space, comfort, and long-term value.



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Active
R3101233

Board: F
Townhouse

30 12585 104A AVENUE

North Surrey
Cedar Hills
V3V 0G7

Residential Attached

\$875,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$875,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2023
Frontage(feet):	Bathrooms: 4	Age: 3
Frontage(metres):	Full Baths: 3	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,807.58
Sq. Footage: 0.00	P.I.D.: 032-066-589	For Tax Year: 2025
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: YALE GARDENS	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **NRBY** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SCHEDULE A**
Fixtures Rmvd: **: SCHEDULE A**
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 29, BLOCK 5N, PLAN EPS9721, SECTION 20, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Club House, Playground**

Site Influences:
Features:

Finished Floor (Main):	703
Finished Floor (Above):	777
Finished Floor (AbvMain2):	0
Finished Floor (Below):	264
Finished Floor (Basement):	0
Finished Floor (Total):	1,744 sq. ft.
Unfinished Floor:	0
Grand Total:	1,744 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$405.00**
Maint Fee Includes: **Management**

Tot Units in Strata: **48** Locker: **No**
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Bedroom	12'1 x 9'3	Above	Primary Bedroom	12'11 x 13'3	1	Below	4	Yes
Below	Other	19'10 x 19'2			x	2	Main	2	No
Main	Kitchen	15'10 x 9'5			x	3	Above	3	Yes
Main	Dining Room	15'4 x 7'4			x	4	Above	4	No
Main	Living Room	15'4 x 13'4			x	5			
Main	Flex Room	7'6 x 8'7			x	6			
Above	Bedroom	12'6 x 8'11			x	7			
Above	Bedroom	10'4 x 9'9			x	8			

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

Macdonald Realty

A rare opportunity to own in a townhome community designed without compromise. Yale Gardens is tucked into a peaceful residential neighbourhood, yet just a five-minute drive connects you to North Surrey's parks, shopping and SkyTrain access—bringing everyday convenience right to your doorstep. Inside, these thoughtfully designed four-bedroom homes are tailored for modern living. Spacious, open-concept layouts create the perfect setting for entertaining, while versatile rooms easily adapt to a home office, fitness space or guest suite. Spa-inspired bathrooms and well-planned living areas complete homes built to support both today's needs and the future ahead. A refuge minutes from Central City. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C



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Active
R3095993

47 5867 129 STREET

Residential Attached

Board: F
Townhouse

Surrey
Panorama Ridge
V3X 0J4

\$890,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$890,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 4	Age: 9
Frontage(metres):	Full Baths: 3	Zoning: RM30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,855.40
Sq. Footage: 0.00	P.I.D.: 030-439-612	For Tax Year: 2025
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: Panorama Mews	First Nation:	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Other**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

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

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

Legal: **STRATA LOT 55, PLAN EPS4389, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Central Location**
Features:

Finished Floor (Main): **729**
Finished Floor (Above): **801**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **302**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,832 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,832 sq. ft.**

Units in Development: **80** Tot Units in Strata: Locker: **No**
Exposure: **East** Storeys in Building: **3**
Mgmt. Co's Name: **City Base Mgmt** Mgmt. Co's #: **604-708-8998**
Maint Fee: **\$269.88** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Other**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8' x 14'10	Below	Bedroom	11'7 x 9'5	1	Main	2	No
Main	Family Room	9'7 x 18'			x	2	Above	4	Yes
Main	Dining Room	9'2 x 7'8			x	3	Below	4	Yes
Main	Living Room	18'8 x 10'9			x	4	Above	4	No
Above	Primary Bedroom	13'5 x 12'			x	5			
Above	Bedroom	9' x 13'7			x	6			
Above	Bedroom	9'3 x 9'2			x	7			
Above	Laundry	5' x 8'			x	8			

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

Sutton Group-West Coast Realty

Welcome to Panorama Mews. This 1,832 square foot 4 bedroom and 4 bathroom home features impressive high ceilings that create a bright, open atmosphere throughout! This home features central air conditioning, large foyer, and double side by side garage. The entry level offers a spacious separate bedroom with 3 piece ensuite, ideal for guests or a home office. The main level has a bright corner kitchen, separate living areas, and a powder room. The top floor includes a large primary bedroom with ensuite, and two additional well sized bedrooms and a full bathroom. Close to parks, schools, and amenities and major commuter road networks.



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Active
R3093688

13127 BALLOCH DRIVE

Residential Attached

Board: F
1/2 Duplex

Surrey
Queen Mary Park Surrey
V3V 6Y2

\$899,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$929,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1977
Frontage(feet): 107.00	Bathrooms: 2	Age: 49
Frontage(metres): 32.61	Full Baths: 1	Zoning: R2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$7,675.66
Sq. Footage: 5,671.00	P.I.D.: 001-550-977	For Tax Year: 2025
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water	Tour: Virtual Tour URL
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Single**
Dist. to Public Transit: **1 BLK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Renovations: **Addition**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt, Other**

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

Legal: **STRATA LOT 1, PLAN NWS908, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Retirement Community, Shopping Nearby**
Features: **Storage Shed**

Finished Floor (Main): **688**
Finished Floor (Above): **902**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,590 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,590 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **SELF MANAGED**
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **Unauthorized Suite**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'11 x 5'0	Above	Storage	7'7 x 4'8	1	Main	2	No
Main	Family Room	10'11 x 17'0	Above	Recreation Room	8'1 x 23'5	2	Above	4	No
Main	Kitchen	8'1 x 8'3			x	3			
Main	Dining Room	8'6 x 8'8			x	4			
Main	Living Room	13'6 x 10'6			x	5			
Above	Primary Bedroom	13'6 x 10'6			x	6			
Above	Bedroom	9'6 x 11'11			x	7			
Above	Bedroom	9'6 x 9'8			x	8			

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

Discover a smart alternative to townhome living in this renovated half duplex in Queen Mary Park. So much potential with a bright, functional plan ready to welcome you home. The main level offers both living and family rooms, an open kitchen, dining area, and powder room. Upstairs are three generous bedrooms, a full bath, and a versatile mega-sized bonus space—ideal for a home office or playroom. Enjoy the detached-home feel with a fully fenced yard and room to grow. A sweet little home ready for its next chapter, conveniently located near parks, schools, transit, and Surrey Memorial Hospital on a quiet cul-de-sac. Don't miss this opportunity to make it yours.



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Active
R3099968

Board: F
 1/2 Duplex

6860 134 STREET

Surrey
 West Newton
 V3W 8G7

Residential Attached

\$914,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$914,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1982
Frontage(feet): 0.00	Bathrooms: 2	Age: 44
Frontage(metres):	Full Baths: 1	Zoning: RM-D
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,046.26
Sq. Footage: 10,082.00	P.I.D.: 002-116-880	For Tax Year: 2025
Flood Plain: No	View: :	Tax Inc. Utilities?:
Complex / Subdiv:	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	
	Water Supply: City/Municipal	

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

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

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

Total Parking: **5** Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **STRATA LOT 1, PLAN NWS1925, PART NE1/4, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

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

Finished Floor (Main): 820	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 600	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,420 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,420 sq. ft.	Bylaws Restrictions: No Restrictions		

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **8**

Restricted Age: # of Pets: Cats: Dogs:
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'0 x 11'5			x	1	Main	2	No
Main	Kitchen	9'7 x 8'			x	2	Above	4	No
Main	Family Room	15'3 x 9'6			x	3			
Main	Dining Room	11'5 x 6'			x	4			
Main	Laundry	5'3 x 5'			x	5			
Above	Primary Bedroom	13'6 x 11'7			x	6			
Above	Bedroom	10'6 x 9'5			x	7			
Above	Bedroom	10' x 9'5			x	8			

Listing Broker(s): **Century 21 Creekside Realty**

BETTER THAN A TOWNHOME! This charming semi-detached 2-storey home offers a spacious main floor with bright living and dining areas, a well-sized kitchen, and a cozy family room with a fireplace and French doors leading to the backyard. The main level also features a convenient 2-piece bathroom and laundry room. Upstairs you'll find 3 bedrooms, including a generous primary bedroom with a large walk-in closet, plus a full main bathroom. Located in a quiet neighbourhood with great neighbours, this home is close to parks, schools, and everyday amenities. No strata fees, no restrictions, and a large yard—all the freedom of detached living without the limitations of a townhouse.



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Active
R3093698

13125 BALLOCH DRIVE

Residential Attached

Board: F
1/2 Duplex

Surrey
Queen Mary Park Surrey
V3V 6Y2

\$999,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$999,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1977
Frontage(feet): 107.00	Bathrooms: 5	Age: 49
Frontage(metres): 32.61	Full Baths: 4	Zoning: R2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$7,675.66
Sq. Footage: 5,671.00	P.I.D.: 001-550-969	For Tax Year: 2025
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	
	Water Supply: City/Municipal	

Style of Home: **2 Storey, End Unit**
Construction: **Concrete, Concrete Frame, Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed, Tile, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 1, PLAN NWS908, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Retirement Community, Shopping Nearby**
Features:

Finished Floor (Main): 2,360	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 650	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: SELF MANAGED	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 3,010 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 3,010 sq. ft.	# or % of Rentals Allowed:		
Suite: Unauthorized Suite	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 2			
# of Kitchens: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	0'0 x 0'0	Above	Recreation Room	0'0 x 0'0	1	Main	2	No
Main	Living Room	0'0 x 0'0	Main	Kitchen	0'0 x 0'0	2	Main	3	No
Main	Kitchen	0'0 x 0'0	Main	Living Room	0'0 x 0'0	3	Above	4	No
Main	Dining Room	0'0 x 0'0	Main	Bedroom	0'0 x 0'0	4	Main	3	No
Main	Storage	0'0 x 0'0	Main	Kitchen	0'0 x 0'0	5	Main	3	No
Main	Primary Bedroom	0'0 x 0'0	Main	Living Room	0'0 x 0'0	6			
Above	Bedroom	0'0 x 0'0	Main	Bedroom	0'0 x 0'0	7			
Above	Bedroom	0'0 x 0'0	Main	Kitchen	0'0 x 0'0	8			

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

This versatile and value-packed half duplex in Queen Mary Park offers plenty of potential. The residence features a living room, kitchen, dining area, and foyer on the main floor, along with three bedrooms and a spacious rec room upstairs. At the back, there are three one-bedroom, one-bath suites, making this home ideal for multi-generational living or generating extra income. Recent updates provide a great starting point for those looking to add their finishing touches. Don't miss a property with promise in a convenient location near parks, schools, transit, and Surrey Memorial Hospital.