



Presented by:

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Active
R3075697

136 7790 KING GEORGE BOULEVARD

Residential Detached

Board: F
Manufactured

Surrey
East Newton
V3W 5Y4

\$147,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$169,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1975
Frontage(feet):	Bathrooms: 1	Age: 51
Frontage(metres):	Full Baths: 1	Zoning: MHR
Depth / Size:	Half Baths: 0	Gross Taxes: \$593.65
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.00	P.I.D.: 800-183-280	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No		
Complex/Subdiv: CRISPEN BAYS		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Manufactured/Mobile	Total Parking: 2	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Aluminum, Mixed	Driveway Finish: Asphalt		
Foundation: None	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE	
Renovations:	Title to Land: Leasehold not prepaid-NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 0	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No	:SOLD AS IS AT THE TIME OF POSSESSION	
Fireplace Fuel:	Fixtures Rmvd:	:SOLD AS IS AT THE TIME OF POSSESSION	
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Wall/Wall/Mixed		
Outdoor Area: None			
Type of Roof: Other			

Legal: **BEDIX LEADER MHR# 015522 SERIAL # GESCEYMP68X126300**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	768	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	13' x 11'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'8" x 11'6"			x	Main 4
Finished Floor (Below):	0	Main	Laundry	3' x 5'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'8"			x	
Finished Floor (Total):	768sq. ft.	Main	Den	13'4" x 11'5"			x	
Unfinished Floor:	0	Main	Bedroom	11'10" x 8'7"			x	
Grand Total:	768sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	

Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: Yes	PAD Rental: \$1,139.32
# of Kitchens: 1	# of Rooms: 6	MHR#: 15522	CSA/BCE: 308138	Maint. Fee:
		ByLaw Restrictions: Pets Allowed w/Rest.		

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

Wow!! Great way to get into the market or downsize. Crispin Bays mobile Home Park, in a very central location, Close to schools, shopping, transit and parks. Nice yard space with outlook onto trees. Home features an enclosed porch that uses as a den. Large living room area open to the kitchen. Bring your paint brush and decorating ideas.



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Active
R3104635
Board: F
Manufactured

6 6571 KING GEORGE BOULEVARD

Surrey
West Newton
V3W 4Z4

Residential Detached

\$250,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$250,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1973
Frontage(feet):	Bathrooms: 2	Age: 53
Frontage(metres):	Full Baths: 2	Zoning: MANU
Depth / Size:	Half Baths: 0	Gross Taxes: \$655.85
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.00	P.I.D.: 800-185-233	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Leasehold prepaid-NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 17814, BAY #6, 14326 NEWTON MHP MANUFACTURED HOME PARK, MHP ROLL # 14-326-6171-58002-8**

Amenities: **In Suite Laundry**

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

Finished Floor (Main):	940	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'6" x 11'			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	11' x 10'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	9' x 8'7"			x	
Finished Floor (Total):	940sq. ft.						x	
Unfinished Floor:	0						x	
Grand Total:	940sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: Yes	PAD Rental: \$799.92				
# of Kitchens: 1	# of Rooms: 4	MHR#: 017814	CSA/BCE: 6129517	Maint. Fee:				
		ByLaw Restrictions: Age Restrictions, Pets Allowed w/ Rest.						

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

Opportunity awaits in this well-located manufactured home in a quiet 55+ community. This 2-bedroom, 2-bath single-wide offers a functional layout and great potential for buyers looking to renovate and add value. Set in a well-managed park with no strata fees, this home features private cedar hedging and a mature pear tree, adding charm and outdoor enjoyment. One pet allowed, making it a welcoming option for pet owners. Conveniently located along King George Blvd in Surrey, you're just minutes from shopping, amenities, and major routes—making everyday living easy and accessible. Ideal for those looking for an affordable entry into the market or a project home. Subject to park approval.



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Active
R3101312
Board: F
House/Single Family

14783 101 AVENUE

North Surrey
Guildford
V3R 7H7

Residential Detached

\$925,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$925,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1980
Frontage(feet): 0.01	Bathrooms: 2	Age: 46
Frontage(metres): 0.00	Full Baths: 2	Zoning: R4
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,460.27
Lot Area (sq.ft.): 3,503.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.08	P.I.D.: 005-453-470	Tax Inc. Utilities?: No
Flood Plain:	View: No	Tour:
Complex/Subdiv:	Services Connected: Community, Electricity, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Single		
Exterior: Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Renovations:	Reno. Year:	Title to Land: Freehold NonStrata	
# of Fireplaces: R.I. Fireplaces:	Rain Screen:	Property Disc.: No	
Fireplace Fuel:	Metered Water:	Fixtures Leased: No	
Fuel/Heating: Forced Air	R.I. Plumbing:	Fixtures Rmvd: :	
Outdoor Area: Patio(s)	Floor Finish: Mixed	Land Lease Expiry Year:	
Type of Roof: Asphalt			

Legal: **LOT 249, BLOCK 5N, PLAN NWP56486, SECTION 30, RANGE 1W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,032	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	650	Main	Foyer	0'0 x 0'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	0'0 x 0'0			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	0'0 x 0'0			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	0'0 x 0'0			x	
Finished Floor (Total):	1,682sq. ft.	Main	Office	0'0 x 0'0			x	
Unfinished Floor:	0	Main	Den	0'0 x 0'0			x	
Grand Total:	1,682sq. ft.	Above	Primary Bedroom	0'0 x 0'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	0'0 x 0'0			x	
		Above	Bedroom	0'0 x 0'0			x	
Suite: None							x	
Basement: Crawl, Part							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Yes, it's detached — and priced like a townhome! This 3-bedroom, 2-bathroom Guildford home delivers space, flexibility, and serious value. The bright main floor boasts a spacious living area with a cozy fireplace, a dining room, a kitchen, two dens (work-from-home ready!), a bathroom, and plenty of storage. Upstairs features three large bedrooms and a full bathroom. Enjoy a private fenced yard with plenty of space to garden and entertain, plus parking is a breeze with an attached garage with extra driveway parking. This is a well-rounded home that checks all the boxes in a central, convenient location.



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Active
R3030040
Board: F
House/Single Family

9678 PRINCESS DRIVE

North Surrey
Royal Heights
V3V 2T4

Residential Detached

\$964,500 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,260,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1958
Frontage(feet): 115.00	Bathrooms: 2	Age: 68
Frontage(metres): 35.05	Full Baths: 2	Zoning: CD
Depth / Size: 63	Half Baths: 0	Gross Taxes: \$4,645.83
Lot Area (sq.ft.): 7,314.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 001-295-209	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: Yes: Fraser River & New West		
Complex/Subdiv: Royal Heights		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Level Split	Total Parking: 5	Covered Parking:	Parking Access: Front, Side
Construction: Frame - Wood	Parking: Open		
Exterior: Mixed, Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 2 blocks	Dist. to School Bus: 3 blocks	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel: Natural Gas	Fixtures Leased: No		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No		
Outdoor Area: Fenced Yard	Floor Finish: Hardwood, Laminate, Carpet		
Type of Roof: Asphalt			

Legal: **LOT 39 SECTIONS 34 AND 35 BLOCK5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	837	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	696	Main	Kitchen	15' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'			x	Above 4
Finished Floor (Below):	0	Main	Living Room	18' x 15'			x	Bsmt 4
Finished Floor (Basement):	667	Main	Family Room	13' x 10'			x	
Finished Floor (Total):	2,200sq. ft.	Main	Recreation Room	10' x 14'			x	
Unfinished Floor:	0	Main	Foyer	14' x 5'			x	
Grand Total:	2,200sq. ft.	Above	Primary Bedroom	13' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 10'			x	
		Above	Bedroom	12' x 10'			x	
		Below	Living Room	13' x 13'			x	
		Below	Kitchen	8' x 6'5			x	
Suite: Unauthorized Suite		Below	Bedroom	10'11 x 10'			x	
Basement: Separate Entry		Below	Bedroom	10' x 10'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Macdonald Realty (Surrey/152)

Royal Heights - 3 level split home with view of the Fraser River and mountains. Set on a generous 7,314 sq ft lot, this property offers 3 spacious bedrooms up and 1 full bathroom. The main floor features a bright west exposed living room, dining room, kitchen family room and solarium. The lower level includes a suite, perfect for extended family or rental income. Located close to schools, transit, South Perimeter Road, Pattullo and Alex Fraser Bridge, Hwy 91 and Skytrain. This home blends comfort with convenience in a desirable neighbourhood.



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Active
R3101425
Board: F
House/Single Family

9496 160A STREET

Surrey
Fleetwood Tynehead
V4N 2P4

Residential Detached

\$999,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$999,999
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1989
Frontage(feet): 42.88	Bathrooms: 2	Age: 37
Frontage(metres): 13.07	Full Baths: 2	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,359.80
Lot Area (sq.ft.): 7,110.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 011-695-501	Tax Inc. Utilities?: No
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 1 Storey	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish: Paving Stone		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close by	Dist. to School Bus: Close by	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel:	Fixtures Leased: No		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :		
Outdoor Area: Fenced Yard	Floor Finish: Other		
Type of Roof: Asphalt			

Legal: **LOT 22, PLAN NWP78402, SECTION 36, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,689	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'3 x 16'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	8'7 x 10'6			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	15'5 x 10'3			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	11'10 x 12'1			x	
Finished Floor (Total):	1,689 sq. ft.	Main	Family Room	13'3 x 12'1			x	
Unfinished Floor:	0	Main	Bedroom	10'7 x 9'9			x	
Grand Total:	1,689 sq. ft.	Main	Primary Bedroom	13'11 x 12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	7'3 x 5'7			x	
		Main	Bedroom	10'1 x 11'2			x	
		Main	Laundry	10'7 x 5'3			x	
Suite:							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Discover a rare opportunity in prestigious Fleetwood Tynehead. This 3 bed, 2 bath rancher sits on a private, fully fenced 7,110 sq.ft. pie-shaped lot in a quiet, established neighbourhood. The home has been taken down to the studs, offering a true blank canvas to finish and customize to your vision, or consider building new. Ideal for a large custom single-family home or explore potential duplex / small-scale multi-unit options (buyer to verify with City of Surrey; BC Hydro right-of-way and transit guidelines may affect buildable area). Centrally located minutes to future SkyTrain, Guildford & Fleetwood Rec Centres, Guildford Mall, T&T, Hwy 1, Tynehead Park, and walking distance to Serpentine Heights Elementary & North Surrey Secondary. VIRTUALLY STAGED FOR ILLUSTRATION PURPOSE ONLY.



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Active
R3083084
Board: F
House/Single Family

9043 155 STREET
Surrey
Fleetwood Tynehead
V3R 8W3

Residential Detached
\$1,049,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,076,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1985
Frontage(feet): 50.00	Bathrooms: 3	Age: 41
Frontage(metres): 15.24	Full Baths: 3	Zoning: RES
Depth / Size: 91	Half Baths: 0	Gross Taxes: \$5,504.00
Lot Area (sq.ft.): 3,954.00	Rear Yard Exp: Northwest	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 001-308-165	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv: Fleetwood		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: Basement Entry	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish: Other		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close	Dist. to School Bus: Close	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: Yes		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Other	Rain Screen:		
Fuel/Heating: Forced Air	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: No		
	Floor Finish: Mixed		

Legal: **LOT 102, PLAN NWP69179, SECTION 35, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, PORTION LS5&6**

Amenities:

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

Features:

Finished Floor (Main):	1,198	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'5 x 13'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 10'0			x	Main 3
Finished Floor (Below):	771	Main	Kitchen	15'0 x 11'0			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	14'0 x 10'6			x	Below 3
Finished Floor (Total):	1,969sq. ft.	Main	Bedroom	10'0 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	10'0 x 9'0			x	
Grand Total:	1,969sq. ft.	Below	Living Room	7'7 x 12'0			x	
		Below	Kitchen	9'0 x 12'0			x	
		Below	Bedroom	10'0 x 10'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
							x	
							x	
							x	
Suite: Unauthorized Suite							x	
Basement: Fully Finished, Separate Entry							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 9	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX All Points Realty**

Welcome home! This basement entry home is located in Fleetwood. The main floor offers three bedrooms, two bathrooms with vaulted ceilings in the living room and renovations throughout. Patio off the kitchen with stairs leading to the private fenced backyard. Below has a one bedroom suite with separate entry, double garage and large driveway for additional parking. Close to schools, transportation, shopping, recreation and parks. OPEN HOUSE Saturday April 4 12:00-2:00pm!



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Active
R3076416
Board: F
House/Single Family

13517 79A AVENUE

Surrey
West Newton
V3W 2Z3

Residential Detached

\$1,060,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,190,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1956
Frontage(feet): 65.00	Bathrooms: 2	Age: 70
Frontage(metres): 19.81	Full Baths: 2	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,535.02
Lot Area (sq.ft.): 162.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.00	P.I.D.: 007-982-895	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Legal: **LOT 11, PLAN NWP16388, SECTION 20, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,196	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	13'8 x 13'			x	Below 3
Finished Floor (Basement):	1,196	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Total):	2,392sq. ft.	Main	Bedroom	11' x 10'10			x	
Unfinished Floor:	0	Main	Bedroom	11'10 x 10'10			x	
Grand Total:	2,392sq. ft.	Below	Recreation Room	21' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	8'4 x 6'5			x	
		Below	Living Room	14' x 13'			x	
		Below	Bedroom	10' x 10'			x	
		Below	Laundry	9' x 7'			x	
		Below	Workshop	13' x 10'			x	
							x	

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

Crawl/Bsmt. Height: # of Levels: **1**
 # of Kitchens: **2** # of Rooms: **12**

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

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

Court order sale, house of little value, boarded up, 65x162 lot, 10540 square foot, located near Newton Elementary School. Build your new home or redevelop. Try your offer. COURT DATE TO APPROVE SALE IS MAY 5 NEW WESTMINSTER COURT



Presented by:

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Active
R3102498
Board: F
House/Single Family

11875 99A AVENUE

North Surrey
Royal Heights
V3V 2P9

Residential Detached

\$1,079,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,079,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1959
Frontage(feet): 64.60	Bathrooms: 3	Age: 67
Frontage(metres): 19.69	Full Baths: 3	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,154.86
Lot Area (sq.ft.): 7,852.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 010-587-888	Tax Inc. Utilities?:
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Carport; Single, Open		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: No		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Torch-On			

Legal: **LOT 27, BLOCK 5N, PLAN NWP19953, SECTION 36, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Amenities:								
Site Influences:								
Features:								
Finished Floor (Main):	1,563	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'9 x 12'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	21'1 x 10'1			x	Main 5
Finished Floor (Below):	0	Main	Dining Room	10'4 x 13'5			x	Bsmt 3
Finished Floor (Basement):	1,073	Main	Living Room	23'9 x 13'4			x	Bsmt 3
Finished Floor (Total):	2,636sq. ft.	Main	Primary Bedroom	15'4 x 11'2			x	
Unfinished Floor:	0	Main	Bedroom	11'4 x 12'4			x	
Grand Total:	2,636sq. ft.	Main	Bedroom	11'4 x 9'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Foyer	16' x 7'11			x	
Suite: Unauthorized Suite		Bsmt	Kitchen	10'2 x 10'6			x	
Basement: Fully Finished		Bsmt	Dining Room	6'1 x 11'3			x	
		Bsmt	Bedroom	12'11 x 16'2			x	
		Bsmt	Bedroom	10'4 x 12'1			x	
		Bsmt	Laundry	18'9 x 9'7			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

This 5 BEDROOM, 3 BATHROOM home is ready for its next family. Featuring a bright, open-concept layout with vaulted ceilings in the living and dining areas, the space is filled with natural light from a full-length window showcasing stunning city and mountain views. The kitchen offers granite countertops, a large island, and ample workspace, with direct access to an oversized deck - perfect for entertaining. Hardwood flooring runs throughout, adding warmth and style. The WALK-OUT BASEMENT includes a bright and spacious 2-bedroom suite with a separate entrance - ideal for extended family or income potential.



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Active
R3097164
Board: F
House/Single Family

13833 114 AVENUE

North Surrey
Bolivar Heights
V3R 2L8

Residential Detached

\$1,085,600 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,085,600
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1963
Frontage(feet): 74.00	Bathrooms: 4	Age: 63
Frontage(metres): 22.56	Full Baths: 4	Zoning: R3
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$5,645.99
Lot Area (sq.ft.): 8,957.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.21	P.I.D.: 009-886-613	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: Basement Entry	Total Parking: 4	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail.		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas, Wood	Fixtures Rmvd: Yes :Court ordered sale		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 12, BLOCK 5N, PLAN NWP13976, SECTION 11, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,287	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 11'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	12' x 10'			x	Main 4
Finished Floor (Basement):	1,047	Main	Primary Bedroom	13'5' x 12'			x	Bsmt 4
Finished Floor (Total):	2,334sq. ft.	Main	Bedroom	11'7' x 9'8"			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	11'10' x 9'8"			x	
Grand Total:	2,334sq. ft.	Bsmt	Living Room	28' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	12' x 10'			x	
		Bsmt	Bedroom	12'7' x 8'			x	
		Bsmt	Bedroom	12' x 10'			x	
		Bsmt	Bedroom	10'8' x 8'			x	
		Bsmt	Laundry	7' x 4'			x	
							x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **12**

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

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

Rancher with walkout basement in desirable Bolivar Heights neighborhood.?6-bedroom, 4-bathroom home features a three-bedroom suite, sunken living room with dramatic floor-to-ceiling stone fireplace, hardwood flooring throughout, spacious kitchen, formal dining room, and vaulted ceilings. Enjoy privacy in the secluded backyard on a quiet street.



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Active
R3070137

Board: F
House/Single Family

15120 96 AVENUE

Surrey
Fleetwood Tynehead
V3R 1E9

Residential Detached

\$1,095,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,295,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1961
Frontage(feet): 62.00	Bathrooms: 2	Age: 65
Frontage(metres): 18.90	Full Baths: 2	Zoning: R3
Depth / Size: 117	Half Baths: 0	Gross Taxes: \$5,146.63
Lot Area (sq.ft.): 7,174.63	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 000-685-372	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Oil**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Lane**
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 13, BLOCK 1, PLAN NWP21036, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PARCEL K (BYLAW PLAN 68366)**

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

Finished Floor (Main):	1,097	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'2 x 12'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'4 x 8'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13' x 9'5			x	Below 4
Finished Floor (Basement):	821	Main	Primary Bedroom	12'2 x 11'6			x	
Finished Floor (Total):	1,918sq. ft.	Main	Bedroom	10' x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	10' x 8'			x	
Grand Total:	1,918sq. ft.	Below	Bedroom	11' x 10'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12' x 11'			x	
		Below	Kitchen	11'5 x 10'			x	
							x	
							x	
							x	

Suite: **Unauthorized Suite**
Basement: **Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **9**

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

Listing Broker(s): **Sotheby's International Realty Canada Sotheby's International Realty Canada**

COURT ORDERED SALE, offered for below assessed value. Don't miss out on this opportunity to acquire a great investment property with development potential. Centrally located in Surrey near Guildford Mall, 152 St, restaurants, schools, & public transit, this quaint house is currently zoned R3 but Stage 1 approved for Low Rise Residential (4-6 storeys) with a 2.0 FAR in the proposed Fleetwood plan. A highly-livable home with an unauthorized suite, this property is offered along w/ neighbouring 15112 96 AV (see MLS# R3070167). Property basement is tenanted. Property sold as is, where is. All offers subject to court approval. Accepted offer of \$1,025,000, bring your competing bids to court on April 13th 9:45 AM at the Vancouver Court House.



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Active
R3085069
Board: F
House/Single Family

12560 64 AVENUE

Surrey
Panorama Ridge
V3W 1W9

Residential Detached

\$1,099,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,175,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1998
Frontage(feet): 34.40	Bathrooms: 3	Age: 28
Frontage(metres): 10.49	Full Baths: 3	Zoning: SFD
Depth / Size: 111	Half Baths: 0	Gross Taxes: \$5,794.95
Lot Area (sq.ft.): 3,864.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 024-081-159	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 5, PLAN LMP37067, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,043	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,002	Main	Living Room	17'5 x 13'5	Bsmt	Living Room	16' x 10'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'5 x 9'10	Bsmt	Laundry	10' x 9'	Main 3
Finished Floor (Below):	0	Main	Kitchen	12'5 x 9'7				Above 3
Finished Floor (Basement):	1,074	Main	Eating Area	12'5 x 9'7				Below 3
Finished Floor (Total):	3,119sq. ft.	Main	Bedroom	10' x 9'3				
Unfinished Floor:	0	Main	Family Room	14' x 14'				
Grand Total:	3,119sq. ft.	Above	Primary Bedroom	15' x 13'				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'9 x 10'8				
		Above	Bedroom	11' x 10'6				
		Bsmt	Kitchen	13' x 10'5				
		Bsmt	Bedroom	13'9 x 13'8				
		Bsmt	Bedroom	13'6 x 12'8				
		Bsmt	Bedroom	13'9 x 9'8				

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

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

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

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

Court order Sale, Panorama Ridge, 3 level home, 7 bedrooms, 3 bedroom suite, double garage. Close to schools, parks and transit. Allow time for showings.



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Active
R3097100
Board: F
House/Single Family

14924 90A AVENUE
Surrey
Bear Creek Green Timbers
V3R 1B4

Residential Detached
\$1,099,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1958
Frontage(feet): 0.00	Bathrooms: 1	Age: 68
Frontage(metres):	Full Baths: 1	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,202.22
Lot Area (sq.ft.): 7,756.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 010-158-782	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 5 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single, Open
Exterior: Mixed	Driveway Finish: Gravel
Foundation: Concrete Perimeter	Dist. to Public Transit:
Renovations:	Title to Land: Freehold NonStrata
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Wood	Fixtures Leased: No :
Fuel/Heating: Wood	Fixtures Rmvd: No :
Outdoor Area: Fenced Yard	Floor Finish: Mixed
Type of Roof: Metal	

Legal: **LOT 18, PLAN NWP15857, PART SE1/4, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Central Location**
Features: **Other - See Remarks**

Finished Floor (Main):	936	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	23' x 12'5"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	14'7" x 9'10"			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	9'7" x 11'2"			x	
Finished Floor (Basement):	0	Main	Kitchen	8' x 10'8"			x	
Finished Floor (Total):	936sq. ft.	Main	Dining Room	8' x 10'8"			x	
Unfinished Floor:	0	Main	Den	6'1" x 10'8"			x	
Grand Total:	936sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 6	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

BUILDERS ALERT! Priced to sell, well below market value to build your dream home in Bear Creek Green Timbers on a quiet street. Ideally located between two future skytrain stations (Bear Creek Green Timbers and 152nd station). Private lot with established trees. DO NOT WALK ON PROPERTY WITHOUT AN APPT, Interior photos available upon request. No OPEN HOUSES.



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Active
R3093946
Board: F
House/Single Family

6524 133A STREET

Surrey
West Newton
V3W 8T5

Residential Detached

\$1,140,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,140,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1983
Frontage(feet): 95.00	Bathrooms: 3	Age: 43
Frontage(metres): 28.96	Full Baths: 3	Zoning: R3
Depth / Size: 55	Half Baths: 0	Gross Taxes: \$4,930.88
Lot Area (sq.ft.): 5,227.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.12	P.I.D.: 002-419-378	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple		
Exterior: Other	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Mixed		
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 540, PLAN NWP65724, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

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

Features: **Storage Shed**

Finished Floor (Main):	1,458	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	660	Main	Living Room	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'6" x 11'6"			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10' x 8'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	14' x 12'			x	Above 3
Finished Floor (Total):	2,118sq. ft.	Main	Bedroom	12' x 9'			x	
Unfinished Floor:	0	Main	Laundry	7' x 9'			x	
Grand Total:	2,118sq. ft.	Main	Living Room	9' x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	5' x 10'			x	
		Above	Bedroom	17'6" x 14'			x	
		Above	Bedroom	12' x 9'			x	
		Above	Bedroom	17'6" x 12'			x	
Suite: Unauthorized Suite							x	
Basement: None							x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **RE/MAX Real Estate Services**

Welcome to this two-level residence offering five bedrooms and three bathrooms, complete with a valuable mortgage helper for added flexibility and income potential. Situated on a generous 5,200+ sq. ft. corner lot in a quiet, family-friendly neighbourhood, this home combines comfort, space, and curb appeal. Ideally located in West Newton, you'll enjoy convenient access to shopping, recreation, schools, and everyday amenities. Ideal for first-time buyers seeking affordability, this property presents an outstanding opportunity to own one of Surrey's most centrally located communities.



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Active
R3098274
Board: F
House/Single Family

9284 126A AVENUE

Surrey
Queen Mary Park Surrey
V3V 5G2

Residential Detached

\$1,189,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,189,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1973
Frontage(feet): 60.00	Bathrooms: 3	Age: 53
Frontage(metres): 18.29	Full Baths: 2	Zoning: SFR
Depth / Size: 125	Half Baths: 1	Gross Taxes: \$6,199.95
Lot Area (sq.ft.): 7,589.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 003-849-228	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Single, Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :COURT ORDERED SALE**
Floor Finish:

Legal: **LOT 17, PLAN NWP20676, PART NE1/4, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,260	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 10'			x	Main 2
Finished Floor (Basement):	920	Main	Primary Bedroom	15' x 12'			x	Bsmt 4
		Main	Bedroom	12' x 9'			x	
Finished Floor (Total):	2,180sq. ft.	Main	Bedroom	11' x 9'			x	
Unfinished Floor:	0	Bsmt	Living Room	17' x 11'			x	
Grand Total:	2,180sq. ft.	Bsmt	Kitchen	12' x 7'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11' x 10'			x	
		Bsmt	Bedroom	11' x 10'			x	
		Bsmt	Laundry	8' x 6'			x	
				x			x	
				x			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **11**

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

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

Queen Mary Park area in Surrey. Total of 5 bedrooms and 3 bathrooms. 2 bedroom mortgage helper. Large Lot 7589 sq ft. on quiet street. Close to all amenities. Call to book your showing.



Presented by:

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Active
R3070167
Board: F
House/Single Family

15112 96 AVENUE

Surrey
Fleetwood Tynehead
V3R 1E9

Residential Detached
\$1,195,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,395,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1981
Frontage(feet): 62.00	Bathrooms: 3	Age: 45
Frontage(metres): 18.90	Full Baths: 2	Zoning: R3
Depth / Size: 118	Half Baths: 1	Gross Taxes: \$5,695.50
Lot Area (sq.ft.): 7,267.80	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 000-450-758	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Total Parking: 5	Covered Parking: 2	Parking Access: Lane, Rear
Parking: Carport; Multiple, Open		
Driveway Finish: Concrete		
Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Title to Land: Freehold NonStrata		
Property Disc.: No		
Fixtures Leased: No :		
Fixtures Rmvd: :		
Floor Finish:		

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Legal: **LOT 12, BLOCK 1, PLAN NWP21036, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PARCEL J (BYLAW PLAN 68366)**

Amenities:

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

Features:

Finished Floor (Main):	1,281	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	819	Main	Living Room	19'3 x 15'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x 11'1			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	12'6 x 8'6			x	Above 4
Finished Floor (Basement):	0	Main	Laundry	11'6 x 8'3			x	Above 4
Finished Floor (Total):	2,100sq. ft.	Main	Foyer	10'9 x 9'3			x	
Unfinished Floor:	0	Main	Family Room	17'3 x 12'0			x	
Grand Total:	2,100sq. ft.	Main	Eating Area	11'0 x 8'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'6 x 14'0			x	
		Above	Bedroom	13'2 x 10'1			x	
		Above	Bedroom	12' x 9'4			x	
		Above	Patio	12'4 x 8'6			x	
							x	
							x	
Suite: None								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sotheby's International Realty Canada Sotheby's International Realty Canada**

COURT ORDERED SALE, offered for below assessed value. Don't miss out on this opportunity to acquire a great investment prpty w/development potential. Centrally located in Surrey near Guildford Mall, 152 Street, restaurants, schools, & public transit, this quaint house is currently zoned R3 but Stage 1 approved for Low Rise Residential (4-6 storeys) with a 2.0 FAR in the proposed Fleetwood plan. A highly-livable single-family home, this property is offered along with neighboring 15120 96 AV (See MLS# R3070137). Property has ample yard space, perfect for a young family. Property sold as-is, where-is. All offers subject to court approval. Accepted offer of \$1,025,000, bring your competing bids to court on April 13th 9:45 AM at the Vancouver Court House.



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Active
R3098109
Board: F
House/Single Family

14845 103 AVENUE

North Surrey
Guildford
V3R 1L4

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1969
Frontage(feet): 0.00	Bathrooms: 2	Age: 57
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,700.34
Lot Area (sq.ft.): 8,171.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.19	P.I.D.: 010-526-439	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **9** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Garage; Double, Open**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :SOLD AS IS AT POSSESSION**
Fixtures Rmvd: **:SOLD AS IS AT POSSESSION**
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **LOT 11 SECTION 29 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 19549**

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

Finished Floor (Main):	1,115	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'7 x 13'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'2 x 8'9			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	10'8 x 8'6			x	Bsmt 4
Finished Floor (Basement):	1,050	Main	Primary Bedroom	12'5 x 10'6			x	
Finished Floor (Total):	2,165sq. ft.	Main	Bedroom	10'5 x 8'8			x	
Unfinished Floor:	0	Main	Bedroom	12'5 x 9'4			x	
Grand Total:	2,165sq. ft.	Bsmt	Living Room	14'7 x 11'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	12'9 x 10'6			x	
		Bsmt	Eating Area	10'7 x 7'			x	
		Bsmt	Laundry	5'10 x 5'8			x	
		Bsmt	Bedroom	12'10 x 9'11			x	
		Bsmt	Bedroom	12'9 x 9'11			x	
		Bsmt	Bedroom	0' x 0'			x	

Suite: **Unauthorized Suite**
Basement: **Full, Fully Finished**

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

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

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

WOW!! Prime location to buy and build or buy and hold. Area is under redevelopment. Older home on large level lane access lot. Lots of open parking for the RV or boat. Home is in need of repairs and renovations. Location is prime for schools, shopping, transit and recreation. Basement has layout for in-law accommodation.



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Active
R3066969
Board: F
House/Single Family

12984 64 AVENUE

Surrey
Panorama Ridge
V3W 1X6

Residential Detached

\$1,199,888 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,279,888
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1980
Frontage(feet): 64.00	Bathrooms: 4	Age: 46
Frontage(metres): 19.51	Full Baths: 4	Zoning: RES
Depth / Size: 112.5	Half Baths: 0	Gross Taxes: \$5,878.58
Lot Area (sq.ft.): 7,201.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 005-822-351	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey, Basement Entry	Total Parking: 9	Covered Parking:	Parking Access: Rear
Construction: Frame - Wood	Parking: Add. Parking Avail.		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Reno. Year: 2007	Property Disc.: No	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Wood	Rain Screen:	Fixtures Rmvd: :	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:	Floor Finish: Laminate	
Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s)	R.I. Plumbing:		
Type of Roof: Asphalt			

Legal: **LOT 64, PLAN NWP59836, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage, Wheelchair Access**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,280	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 15'	Bsmt	Living Room	11' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'	Bsmt	Kitchen	11' x 7'	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 10'	Bsmt	Bedroom	11' x 10'	Main 3
Finished Floor (Basement):	1,280	Main	Eating Area	6' x 7'	Bsmt	Laundry	10' x 7'	Bsmt 4
Finished Floor (Total):	2,560sq. ft.	Main	Primary Bedroom	16' x 12'	Bsmt	Steam Room	10' x 12'	Bsmt 4
Unfinished Floor:	0	Main	Walk-In Closet	6' x 4'			x	
Grand Total:	2,560sq. ft.	Main	Bedroom	12' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12' x 9'6			x	
		Bsmt	Living Room	16' x 12'6			x	
		Bsmt	Kitchen	8' x 10'			x	
		Bsmt	Eating Area	8' x 6'			x	
		Bsmt	Bedroom	12' x 10'			x	
		Bsmt	Bedroom	11' x 10'			x	

Suite: **Unauthorized Suite**
Basement: **Full, Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **3** # of Rooms: **18**

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

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

3 bedrooms + 2 bathrooms on main floor. Back lane access. Walking distance to frequent bus route and Tamanawis Park. Easy access to Highway 91 via 64 Avenue and Highway 10 via 128 Street.



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Active
R3078005
Board: F
House/Single Family

13421 87A AVENUE

Surrey
Queen Mary Park Surrey
V3W 6B7

Residential Detached

\$1,220,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,240,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1975
Frontage(feet): 65.00	Bathrooms: 4	Age: 51
Frontage(metres): 19.81	Full Baths: 3	Zoning: R3
Depth / Size: 130.36	Half Baths: 1	Gross Taxes: \$5,193.52
Lot Area (sq.ft.): 8,479.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.19	P.I.D.: 000-497-045	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: Community	

Style of Home: Split Entry	Total Parking: 4	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple		
Exterior: Vinyl	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close	Dist. to School Bus: Close	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 0	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel:	Reno. Year:	Fixtures Rmvd: :	
Fuel/Heating: Forced Air, Natural Gas	Rain Screen:		
Outdoor Area: Fenced Yard	Metered Water:		
Type of Roof: Asphalt	R.I. Plumbing:	Floor Finish: Mixed	

Legal: **LOT 69, PLAN NWP46714, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,066	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	6'6 x3'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	10' x11'10			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	6'5 x9'4			x	Main 3
Finished Floor (Basement):	1,066	Main	Kitchen	9'10 x11'8			x	Bsmt 4
Finished Floor (Total):	2,132sq. ft.	Main	Pantry	6' x9'5			x	Bsmt 2
Unfinished Floor:	0	Main	Primary Bedroom	9'10 x13'			x	
Grand Total:	2,132sq. ft.	Main	Bedroom	8' x9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	8' x10'7			x	
		Bsmt	Laundry	8'5 x9'5			x	
		Bsmt	Kitchen	9' x11'5			x	
		Bsmt	Bedroom	9'5 x11'10			x	
		Bsmt	Bedroom	11' x11'			x	
		Bsmt	Bedroom	10'9 x12'			x	

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

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

Welcome to 13421 87A Avenue in Surrey's Queen Mary Park neighbourhood. This property offers strong potential on a prime lot 8479 square foot corner lot. The existing 2,132 square foot 6 bedroom 4 bathroom home includes a 3 bedroom basement suite and is in as-is condition, presenting an opportunity to renovate or build new. Close to schools, parks, transit and shopping.



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Active
R3101298
Board: F
House/Single Family

9032 156 STREET
Surrey
Fleetwood Tynehead
V3R 5Y8

Residential Detached
\$1,225,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,225,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1975
Frontage(feet): 82.77	Bathrooms: 2	Age: 51
Frontage(metres): 25.23	Full Baths: 1	Zoning: SFD
Depth / Size: 128.48	Half Baths: 1	Gross Taxes: \$6,572.65
Lot Area (sq.ft.): 10,643.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.24	P.I.D.: 018-691-587	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: Basement Entry	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood, Other	Parking: Garage; Single		
Exterior: Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLK	Dist. to School Bus: 1BLK	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Wood	Metered Water:		
Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing: Yes	Fixtures Rmvd: No :	
Outdoor Area: Balcony(s)	Floor Finish: Wall/Wall/Mixed		
Type of Roof: Tar & Gravel			

Legal: **LT 2,PL LMP 14448,PART SE1/4,SEC 35,*TWP 2**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Refrigerator, Stove, Wet Bar**

Finished Floor (Main):	1,127	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'7 x 13'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'6 x 9'9			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	9'9 x 7'8			x	Main 2
Finished Floor (Basement):	1,113	Main	Primary Bedroom	12'2 x 9'9			x	
Finished Floor (Total):	2,240sq. ft.	Main	Bedroom	11'1 x 11'2			x	
Unfinished Floor:	0	Main	Bedroom	11'1 x 9'0			x	
Grand Total:	2,240sq. ft.	Bsmt	Bedroom	12'6 x 8'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Family Room	25'10 x 13'3			x	
		Bsmt	Other	14'4 x 12'9			x	
		Bsmt	Storage	6'3 x 11'2			x	
Suite:							x	
Basement:Part							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Builder Alert!!! Approximately 83' Frontage Home with backlane access. Potential to subdivide! Sold as is where is. Big value in this lot, build a Fourplex, a duplex with coach home or subdivide and build 2 single family homes with coach homes. Check with city.



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Active
R3062546
Board: F
House/Single Family

14686 ST. ANDREWS DRIVE

North Surrey
Guildford
V3R 5V4

Residential Detached

\$1,248,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,298,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1986
Frontage(feet): 120.37	Bathrooms: 3	Age: 40
Frontage(metres): 36.69	Full Baths: 3	Zoning: RF
Depth / Size: 0.00	Half Baths: 0	Gross Taxes: \$5,084.73
Lot Area (sq.ft.): 7,104.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 003-529-436	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes : Mountains Partial		
Complex/Subdiv: Bolivar Heights		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front, Rear
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Vinyl	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter, Concrete Slab	Dist. to Public Transit: 1 Blk.	Dist. to School Bus: 2 Blks.	
Renovations: Partly	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1 R.I. Fireplaces: 1	Property Disc.: No		
Fireplace Fuel: Natural Gas	Fixtures Leased: No :Court Ordered Sale. Foreclosure		
Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing: No	Fixtures Rmvd: Yes :Court Ordered Sale. Foreclosure. Appliances	
Outdoor Area: Fenced Yard	Floor Finish: Wall/Wall/Mixed		
Type of Roof: Asphalt			

Legal: **LOT 2, PLAN NWP71232, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,172	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 14'4	Below	Other	7'6 x 4'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 9'4	Below	Storage	4'8 x 3'6	Main 3
Finished Floor (Below):	964	Main	Dining Room	13' x 8'8	Below	Walk-In Closet	8'7 x 3'9	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'	Below	Dining Room	8'8 x 6'7	Below 4
Finished Floor (Total):	2,136sq. ft.	Main	Bedroom	10'2 x 10'2			x	
Unfinished Floor:	0	Main	Bedroom	11'3 x 8'9			x	
Grand Total:	2,136sq. ft.	Main	Other	7'7 x 6'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	6'5 x 7'7			x	
		Below	Living Room	13'5 x 13'			x	
		Below	Kitchen	15'4 x 11'5			x	
		Below	Bedroom	13'3 x 8'7			x	
		Below	Laundry	5'3 x 5'1			x	
		Below	Foyer	8'8 x 6'2			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

This well-maintained and inviting home offers a great mix of comfort, convenience, and potential. Just one minute from Hwy 1 and two minutes to Guildford Mall, it provides quick access to Vancouver, shopping, dining, and essentials. The home is also close to parks, transit, and top-rated schools—perfect for families. Inside, you'll find spacious rooms with tasteful updates, including sleek quartz countertops. The fully fenced backyard is a private retreat, ideal for relaxing or entertaining. A separate basement suite adds flexibility for extended family or mortgage-helper potential; however, the property contains accommodation which is not authorized. Whether you're looking to move in or invest, this home offers strong long-term value. 24 Hours Notice. Touch Base Pls. Tks Luke



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Active
R3014712
Board: F
House/Single Family

13538 84 AVENUE
Surrey
Queen Mary Park Surrey
V3W 3H2

Residential Detached
\$1,248,300 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,675,000
Meas. Type: Feet	Bedrooms: 13	Approx. Year Built: 1956
Frontage(feet): 60.00	Bathrooms: 8	Age: 70
Frontage(metres): 18.29	Full Baths: 5	Zoning: SFD
Depth / Size: 124	Half Baths: 3	Gross Taxes: \$10,418.64
Lot Area (sq.ft.): 7,438.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 015-186-652	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv: NEWTON-BEAR CREEK AREA		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey, Basement Entry	Total Parking: 4	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail.		
Exterior: Mixed, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 0	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: None	Reno. Year:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric, Hot Water	Rain Screen:	Fixtures Rmvd: No	
Outdoor Area: Patio(s)	Metered Water:	Floor Finish:	
Type of Roof: Asphalt	R.I. Plumbing:		

Legal: **LOT 11, PLAN 83423, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,800	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'8 x 27'	Bsmt	Bedroom	19' x 9'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	12'8 x 13'	Bsmt	Bedroom	11' x 11'	Main 4
Finished Floor (Below):	0	Main	Kitchen	12' x 18'	Bsmt	Bedroom	11' x 11'	Main 4
Finished Floor (Basement):	2,700	Main	Primary Bedroom	11' x 15'	Bsmt	Living Room	13'10 x 15'	Main 4
Finished Floor (Total):	5,500sq. ft.	Main	Primary Bedroom	11'9 x 13'5	Bsmt	Kitchen	14'10 x 10'	Main
Unfinished Floor:	0	Main	Bedroom	9'6 x 15'7	Bsmt	Bedroom	11'7 x 13'6	Main 4
Grand Total:	5,500sq. ft.	Main	Living Room	15' x 25'	Bsmt	Bedroom	11'10 x 11'	Main 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	13'3 x 13'9	Bsmt	Living Room	15' x 13'	Bsmt 1
		Main	Primary Bedroom	13'8 x 12'2	Bsmt	Kitchen	8' x 13'	Bsmt 1
		Main	Primary Bedroom	12' x 11'	Bsmt	Bedroom	15' x 10'	Bsmt 1
		Main	Bedroom	13'8 x 11'	Bsmt	Living Room	9' x 13'	
Suite: Unauthorized Suite		Bsmt	Living Room	12' x 11'	Bsmt	Kitchen	8' x 13'	
Basement: Separate Entry		Bsmt	Kitchen	11' x 11'	Bsmt	Bedroom	16' x 13'	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 6	# of Rooms: 26	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Exceptional investment opportunity in Surrey! This property boasts 6 units with a potential monthly rental income of over \$12,000-\$13,000. Upstairs, two spacious units feature 3 beds and 3 baths each, while the downstairs units include a 3-bed/1-bath, a 2-bed/1-bath, and two 1-bed/1-bath suites. This property is located within a frequent bus stop area providing great development opportunity. Strategically situated near transit, schools, shopping, and major routes, this property offers significant development potential, making it perfect for savvy investors looking to secure a high-potential asset in a sought-after location.



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Active
R3089746
Board: F
House/Single Family

5918 KILDARE PLACE

Surrey
Sullivan Station
V3S 6B2

Residential Detached

\$1,279,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,279,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1980
Frontage(feet): 32.80	Bathrooms: 3	Age: 46
Frontage(metres): 10.00	Full Baths: 2	Zoning: SFR
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,627.13
Lot Area (sq.ft.): 14,182.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.33	P.I.D.: 005-750-113	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 3 Level Split	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: Yes :Court ordered sale		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:		
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 39, PLAN NWP59525, PART SW1/4, SECTION 11, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,465	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	745	Main	Living Room	17'11 x 10'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'5 x 9'8			x	Above 3
Finished Floor (Below):	0	Main	Kitchen	15'9 x 13'5			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	16'3 x 14'5			x	Main 2
Finished Floor (Total):	2,210sq. ft.	Main	Utility	6'2 x 7'			x	
Unfinished Floor:	0	Main	Pantry	8'3 x 7'5			x	
Grand Total:	2,210sq. ft.	Main	Laundry	11'2 x 6'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'2 x 10'11			x	
Suite: None		Above	Primary Bedroom	14'0 x 12'11			x	
Basement: None		Above	Bedroom	12'8 x 11'2			x	
		Above	Bedroom	11' x 11'			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Unlock your dream in Sullivan Station—massive 14,182 sq ft cul-de-sac lot next to school! Picture your family thriving in this 3-level split: 4 beds, 2.5 baths, rec room, crawl space—prime setup for a revenue-generating 1-bed suite with private entry. Transform the huge private yard into your ultimate oasis, reno playground, or custom build. Hwy 10 minutes away, shops & services at your doorstep. Investor goldmine or family gem—sold as-is! Secure it today—call now!



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Active
R3098490
Board: F
House with Acreage

13115 107A AVENUE

North Surrey
Whalley
V3T 2G9

Residential Detached

\$1,280,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,280,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1969
Frontage(feet): 60.00	Bathrooms: 4	Age: 57
Frontage(metres): 18.29	Full Baths: 4	Zoning: SF
Depth / Size: 136	Half Baths: 0	Gross Taxes: \$8,283.08
Lot Area (sq.ft.): 8,160.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.19	P.I.D.: 002-285-134	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: Yes: MOUNTAINS - NORTH SHORE		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Basement Entry	Total Parking: 8	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single, Open		
Exterior: Mixed, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: :"AS IS WHERE IS "		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt, Torch-On			

Legal: **LOT 109, BLOCK 5N, PLAN NWP34224, SECTION 21, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,301	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13' x 12'6"	Below	Kitchen	11'6 x 9'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x 6'	Below	Living Room	11'6 x 12'11"	Main 4
Finished Floor (Below):	969	Main	Kitchen	14'7 x 7'6"			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	15'8 x 15'7"			x	Below 4
Finished Floor (Total):	2,270sq. ft.	Main	Bedroom	11'4 x 9'2"			x	Below 4
Unfinished Floor:	0	Main	Bedroom	10'1 x 15'8"			x	
Grand Total:	2,270sq. ft.	Main	Kitchen	14'4 x 11'6"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'6 x 8'6"			x	
		Below	Bedroom	12'10 x 10'10"			x	
		Below	Bedroom	9'5 x 12'3"			x	
		Below	Bedroom	15'9 x 12'4"			x	
		Below	Kitchen	16' x 11'			x	
		Below	Den	8'3 x 9'1"			x	

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Separate Entry	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 4			
# of Rooms: 15			

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

Century 21 Coastal Realty Ltd.

Court Ordered Sale. Renovated home sitting on 8,160 Sq.ft lot with Back-alley access located in the heart of North Surrey! Featuring three bedrooms and one bathroom upstairs for your personal use, the property includes three suites: 3 bed + 1 bed + a bachelor suite.



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Active
R3096837
Board: F
House/Single Family

13572 68 AVENUE

Surrey
West Newton
V3W 2G3

Residential Detached

\$1,299,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,299,900
Meas. Type: Feet	Bedrooms: 12	Approx. Year Built: 1986
Frontage(feet): 65.00	Bathrooms: 7	Age: 40
Frontage(metres): 19.81	Full Baths: 7	Zoning: HSE
Depth / Size: 102.75	Half Baths: 0	Gross Taxes: \$9,301.59
Lot Area (sq.ft.): 6,679.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 000-755-281	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 0	Parking Access: Front, Rear
Construction: Frame - Wood	Parking: Add. Parking Avail., Open		
Exterior: Mixed, Vinyl	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Baseboard, Forced Air, Natural Gas	Fixtures Rmvd: :		
Outdoor Area: Fenced Yard, Patio(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

Legal: **LOT 492, PLAN NWP62718, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	2,786	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,100	Main	Living Room	15'1 x 16'1	Below	Kitchen	11'8 x 14'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 10'5	Below	Bedroom	11'9 x 9'3	Main 4
Finished Floor (Below):	0	Main	Kitchen	14'11 x 10'0	Below	Bedroom	10'8 x 11'11	Below 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'11 x 11'10	Below	Living Room	10'5 x 11'0	Below 4
Finished Floor (Total):	4,886sq. ft.	Main	Bedroom	11'0 x 11'10	Below	Kitchen	10'0 x 11'0	Main 4
Unfinished Floor:	0	Main	Bedroom	12'4 x 9'10	Below	Living Room	11'8 x 11'3	Below 4
Grand Total:	4,886sq. ft.	Main	Bedroom	10'4 x 10'1	Below	Kitchen	11'8 x 14'0	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	12'4 x 10'5	Below	Bedroom	11'9 x 9'3	Main 4
		Main	Kitchen	6'5 x 6'0	Below	Bedroom	10'8 x 11'11	
		Main	Bedroom	11'4 x 8'5	Below	Living Room	10'5 x 11'0	
		Main	Bedroom	11'5 x 8'11			x	
		Main	Bedroom	9'10 x 10'1	Below	Bedroom	10'3 x 11'0	
		Below	Living Room	11'8 x 11'3			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 5	# of Rooms: 26	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Big on space, big on possibilities. This 12-bed, 7-bath West Newton property is an exceptional opportunity with both strong rental appeal (5 suites) and long-term development potential. Ideally located steps to shops, schools, parks, and transit. This is the perfect fit for the buyer who sees potential. The opportunity is here — the next move is yours.



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Active
R3039195
Board: F
House/Single Family

6138 134A STREET

Surrey
Panorama Ridge
V3X 1L9

Residential Detached

\$1,300,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,460,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1987
Frontage(feet): 72.00	Bathrooms: 4	Age: 39
Frontage(metres): 21.95	Full Baths: 3	Zoning: R3
Depth / Size: 134	Half Baths: 1	Gross Taxes: \$6,470.69
Lot Area (sq.ft.): 7,104.00	Rear Yard Exp: East	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 004-668-570	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Carport & Garage		
Exterior: Vinyl	Driveway Finish: Asphalt, Concrete		
Foundation: Concrete Slab	Dist. to Public Transit: Close	Dist. to School Bus: Close	
Renovations: Partly	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Electric	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Laminate, Mixed, Carpet		
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 11, PLAN NWP72446, PART NE1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,125	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,006	Main	Living Room	12'3 x 15'4	Main	Kitchen	9'11 x 5'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	11' x 6'10			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	11'10 x 15'5			x	Above 4
Finished Floor (Basement):	0	Main	Laundry	8'2 x 10'5			x	Main 3
Finished Floor (Total):	2,131 sq. ft.	Main	Bedroom	9'10 x 11'10			x	Main 3
Unfinished Floor:	0	Main	Bedroom	10'9 x 11'10			x	
Grand Total:	2,131 sq. ft.	Main	Dining Room	12'7 x 10'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	13'6 x 14'6			x	
		Main	Foyer	6'3 x 6'9			x	
		Above	Primary Bedroom	12' x 16'4			x	
		Above	Bedroom	9'5 x 11'			x	
		Above	Bedroom	9'4 x 8'4			x	
		Above	Bedroom	10'7 x 15'7			x	

Suite: Licensed Suite, Unauthorized	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: None	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:	
# of Kitchens: 3	# of Rooms: 14		

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

This 2 storey home is located on a quiet cul-de-sac in the highly desirable Panorama Ridge neighbourhood, situated on a large 7,100+ sq ft lot. The home offers 4 bedrooms upstairs including a primary with mountain views. The property includes a 2 bedroom ground level suite and studio suite. Home was renovated in past with new kitchen, countertops, lighting, bathrooms, flooring in approx 2021, but it now in need of some repairs and upgrades throughout. The driveway accommodates up to 8 vehicles, with additional street parking available. Conveniently located within walking distance to North Ridge Elementary, Panorama Ridge Secondary, and nearby parks.



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Active
R3065982
Board: F
House/Single Family

15077 86B AVENUE
Surrey
Bear Creek Green Timbers
V3S 4V3

Residential Detached
\$1,301,300 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,530,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1976
Frontage(feet): 42.00	Bathrooms: 4	Age: 50
Frontage(metres): 12.80	Full Baths: 4	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,827.73
Lot Area (sq.ft.): 9,934.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.23	P.I.D.: 000-491-284	Tax Inc. Utilities?: No
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **R.I. Fireplaces:**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **1** Parking Access:
 Parking: **Add. Parking Avail., Garage; Single**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **:**
 Floor Finish:

Legal: **LOT 115, SECTION 27, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 49956**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,620	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'10 x 13'6	Below	Bedroom	11'1 x 10'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'5 x 7'10	Below	Bedroom	12'8 x 11'4	Main 4
Finished Floor (Below):	1,406	Main	Kitchen	12'5 x 10'5			x	Main 4
Finished Floor (Basement):	0	Main	Family Room	12' x 14'2	Below	Kitchen	13'3 x 10'9	Below 4
Finished Floor (Total):	3,026sq. ft.	Main	Wok Kitchen	12'3 x 11'1	Below	Bedroom	11'5 x 11'2	Below 4
Unfinished Floor:	0	Main	Primary Bedroom	12'8 x 15'11			x	
Grand Total:	3,026sq. ft.	Main	Walk-In Closet	8'8 x 8'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	8'5 x 10'9			x	
		Main	Bedroom	8'5 x 9'11			x	
		Below	Bedroom	8'0 x 11'5			x	
				x			x	
Suite: Unauthorized Suite		Below	Living Room	16'9 x 7'9			x	
Basement: Fully Finished, Separate Entry		Below	Kitchen	13'1 x 7'2			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 4	# of Rooms: 16	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Welcome to this stunning family home nestled in Surrey's most sought-after neighborhood! This spacious 3000+ sq ft home sits on an approx. 10,000 sq ft lot and boasts a huge living area and separate family area, 4 bedrooms, 2 bathrooms, and a beautifully designed main kitchen with additional spice/work kitchen in the main house area. An attached garage adds convenience. The lower level offers two basement suites (2 beds + 1 bath & 1 bed + 1 bath) for potential mortgage helpers. With recent renovations including updated kitchens, floors, bathrooms, and lighting, this home is turn-key ready. Enjoy easy access to Fraser Highway, schools, parks, grocery stores, restaurants, and Skytrain. Make this home your own and bring your ideas!



Presented by:

Mylyne Santos PREC*

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Active
R3037410
Board: F
House/Single Family

15128 96 AVENUE

Surrey
Fleetwood Tynehead
V3R 1E9

Residential Detached

\$1,345,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,480,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1982
Frontage(feet): 62.83	Bathrooms: 3	Age: 44
Frontage(metres): 19.15	Full Baths: 3	Zoning: R3
Depth / Size: 114.07	Half Baths: 0	Gross Taxes: \$5,655.72
Lot Area (sq.ft.): 7,182.00	Rear Yard Exp: Southwest	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 000-450-987	Tax Inc. Utilities?: No
Flood Plain: Exempt	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Other**

Legal: **LOT 14, BLOCK 1, PLAN NWP21036, PART NE1/4, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN B/L 68366**

Amenities: **Storage**

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

Features: **Other - See Remarks**

Finished Floor (Main):	695	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	630	Main	Living Room	18' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Above 4
Finished Floor (Below):	628	Main	Kitchen	8' x 7'			x	Above 3
Finished Floor (Basement):	0	Above	Bedroom	8' x 8'			x	Below 3
Finished Floor (Total):	1,953sq. ft.	Above	Bedroom	7' x 8'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 8'			x	
Grand Total:	1,953sq. ft.	Below	Bedroom	7' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	10' x 6'			x	
Suite: Unauthorized Suite							x	
Basement: None							x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **8**

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

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

Central location, close to Guildford mall, parks, schools, public transportation. Home needs updating.



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Active
R3063845
Board: F
House/Single Family

14523 104A AVENUE

North Surrey
Guildford
V3R 1R2

Residential Detached

\$1,399,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1976
Frontage(feet): 59.97	Bathrooms: 1	Age: 50
Frontage(metres): 18.28	Full Baths: 1	Zoning: R3
Depth / Size: 182.25	Half Baths: 0	Gross Taxes: \$8,640.60
Lot Area (sq.ft.): 10,903.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.25	P.I.D.: 004-659-724	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Legal: **LOT 12, SECTION 19, BLOCK 5 NORTH RANGE 1, NEW WESTMINSTER DISTRICT PLAN 14849**

Amenities: **None**

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'0 x 13'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 7'6			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11'0 x 10'0			x	
Finished Floor (Basement):	0	Main	Bedroom	12'0 x 11'0			x	
Finished Floor (Total):	1,104sq. ft.	Main	Bedroom	10'6 x 9'3			x	
Unfinished Floor:	0	Main	Bedroom	9'9 x 7'9			x	
Grand Total:	1,104sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Crawl							x	

Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **RE/MAX Colonial Pacific Realty** **RE/MAX Colonial Pacific Realty** **Homelife Benchmark Realty Corp.**

COURT ORDERED CONDUCT OF SALE - This property is located the Guildford - 104 Avenue NCP. Level property with services at lot line. Excellent potential as a holding property. Property sold as is, where is.



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Active
R3090317
Board: F
House/Single Family

13138 58A AVENUE

Surrey
Panorama Ridge
V3X 0E4

Residential Detached

\$1,399,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,900
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2011
Frontage(feet): 45.20	Bathrooms: 5	Age: 15
Frontage(metres): 13.78	Full Baths: 4	Zoning: R4
Depth / Size: 75.97	Half Baths: 1	Gross Taxes: \$6,739.86
Lot Area (sq.ft.): 3,445.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.08	P.I.D.: 028-577-426	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete, Paving Stone**
Dist. to Public Transit: **CLOSE BY** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 17, PLAN BCP47977, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP47979**

Amenities:

Site Influences: **Central Location, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main):	989	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,070	Main	Workshop	9'3 x 7'0	Above	Walk-In Closet	3'4 x 5'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Workshop	13'4 x 7'0	Above	Primary Bedroom	14'4 x 14'5	Main 2
Finished Floor (Below):	0	Main	Solarium	24'5 x 16'2	Above	Foyer	7'8 x 7'2	Above 4
Finished Floor (Basement):	977	Main	Patio	7'6 x 10'8	Bsmt	Bedroom	13'3 x 9'5	Above 4
Finished Floor (Total):	3,036sq. ft.	Main	Kitchen	13'11 x 13'12	Bsmt	Bedroom	9'11 x 10'6	Above 5
Unfinished Floor:	0	Main	Living Room	19'8 x 13'9	Bsmt	Bedroom	13'6 x 10'9	Bsmt 4
Grand Total:	3,036sq. ft.	Main	Bedroom	11'9 x 9'1	Bsmt	Family Room	18'1 x 9'2	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	15' x 8'4	Bsmt	Walk-In Closet	5'7 x 3'7	
Suite: Legal Suite		Main	Family Room	18' x 14'7	Bsmt	Laundry	5'8 x 5'3	
Basement: Fully Finished, Separate Entry		Main	Porch (enclosed)	18'2 x 4'4	Bsmt	Foyer	3' x 10'2	
		Main	Gym	17'11 x 20'2	Bsmt	Kitchen	29'8 x 9'11	
		Above	Bedroom	11'3 x 12'9	Bsmt	Storage	9'7 x 11'9	
		Above	Walk-In Closet	6' x 5'2			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 25	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Court Ordered Sale. Located in sought-after Panorama Ridge, this well-appointed 8 bedroom, 5 bathroom home offers over 3,000 sq ft of versatile living space. The bright main level features open living and dining areas, a chef-inspired kitchen with stainless steel appliances, office/den, and a covered deck ideal for year-round use. Upstairs offers 4 spacious bedrooms, including a generous primary with walk-in closet. The fully finished basement includes a 2-bedroom suite with separate entry and potential for a third bedroom. Additional features include central A/C, built-in vacuum, double garage, and a fully fenced yard. Conveniently located near schools, transit, shopping, and parks.



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Active
R3084337
Board: F
House/Single Family

6143 150B STREET

Surrey
Sullivan Station
V3S 7W9

Residential Detached

\$1,470,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,499,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2006
Frontage(feet): 5,300.0	Bathrooms: 4	Age: 20
Frontage(metres): 1,615.4	Full Baths: 3	Zoning: R4
Depth / Size: 76.00	Half Baths: 1	Gross Taxes: \$6,537.81
Lot Area (sq.ft.): 4,037.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 026-397-889	Tax Inc. Utilities?: No
Flood Plain: Exempt	View: :	Tour:
Complex/Subdiv:	First Nation Reserve:	
Services Connected: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Mixed	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: NEAR	Dist. to School Bus: NEAR	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 2	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Other	Reno. Year:	Fixtures Leased: No :	
Fuel/Heating: Other	Rain Screen:	Fixtures Rmvd: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	Metered Water:	Floor Finish:	
Type of Roof: Other	R.I. Plumbing:		

Legal: **LOT 62, PLAN BCP19430, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,044	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,097	Main	Living Room	11'5 x 13'1	Bsmt	Bedroom	10'2 x 11'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'10 x 8'7	Bsmt	Bedroom	11'1 x 10'9	Main 2
Finished Floor (Below):	1,020	Main	Family Room	17'3 x 11'8			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	11'5 x 12'4			x	Above 4
Finished Floor (Total):	3,161 sq. ft.	Main	Nook	9'4 x 10'3			x	Bsmt 4
Unfinished Floor:	0	Main	Foyer	5'5 x 8'2			x	
Grand Total:	3,161 sq. ft.	Above	Primary Bedroom	14'2 x 14'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	8'1 x 5'7			x	
		Above	Bedroom	11'8 x 11'11			x	
		Above	Bedroom	10'3 x 11'5			x	
		Above	Bedroom	12'5 x 9'1			x	
Suite: Licensed Suite		Bsmt	Living Room	13' x 12'			x	
Basement: Fully Finished, Separate Entry		Bsmt	Kitchen	9'5 x 8'9			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 15	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Charming 3 level family home on a corner lot. Bright and spacious, updated, fenced private yard. Main level offers open concept, large living room, gourmet kitchen with a walk out patio into your private back yard. Two bedroom basement suite, great for extra income or in-laws. Fantastic location, close to parks, schools, shopping and recreation. Easy access to Hwy 10th.



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Active
R3103236
Board: F
House/Single Family

13496 84A AVENUE

Surrey
Queen Mary Park Surrey
V3W 0T8

Residential Detached

\$1,495,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,495,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1989
Frontage(feet): 59.80	Bathrooms: 4	Age: 37
Frontage(metres): 18.23	Full Baths: 4	Zoning: SFD
Depth / Size: 112.4	Half Baths: 0	Gross Taxes: \$6,363.73
Lot Area (sq.ft.): 1.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.00	P.I.D.: 013-099-787	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 33, PLAN NWP80547, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,630	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 12'	Bsmt	Living Room	12' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9' x 12'	Bsmt	Bedroom	10' x 10'	Main 3
Finished Floor (Below):	0	Main	Dining Room	12' x 10'				Main 3
Finished Floor (Basement):	1,190	Main	Family Room	15' x 13'				Bsmt 3
Finished Floor (Total):	2,820sq. ft.	Main	Nook	12' x 7'				Bsmt 3
Unfinished Floor:	0	Main	Primary Bedroom	13' x 13'				
Grand Total:	2,820sq. ft.	Main	Bedroom	10' x 10'				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10' x 10'				
				x				
		Bsmt	Kitchen	12' x 6'				
		Bsmt	Living Room	13' x 9'				
		Bsmt	Bedroom	12'6 x 11'				
		Bsmt	Kitchen	13' x 9'				

Suite: **Unauthorized Suite**
Basement: **Fully Finished, Partly Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **3** # of Rooms: **14**

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

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

Court order Sale, basement entry home, 3 bedrooms up, family room, 4 bathrooms. Basement contains 2 (1 plus 1) suites, double garage and lane access. Allow time for showings.



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Active
R3086287
Board: F
House/Single Family

6748 123A STREET

Surrey
West Newton
V3W 0Z1

Residential Detached

\$1,499,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,530,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1992
Frontage(feet): 70.00	Bathrooms: 4	Age: 34
Frontage(metres): 21.34	Full Baths: 4	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,763.89
Lot Area (sq.ft.): 7,103.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 015-003-302	Tax Inc. Utilities?:
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: Community, Electricity, Natural Gas, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Legal: **LOT 16, PLAN NWP82775, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,326	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,497	Main	Family Room	24'0 x 12'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'8 x 12'9			x	Above 3
Finished Floor (Below):	0	Main	Kitchen	17'1 x 12'7			x	Above 4
Finished Floor (Basement):	0	Main	Living Room	16'8 x 22'11			x	Above 3
Finished Floor (Total):	2,823sq. ft.	Main	Laundry	6'0 x 8'1			x	Above 3
Unfinished Floor:	0	Main	Foyer	10'9 x 11'5			x	
Grand Total:	2,823sq. ft.	Main	Primary Bedroom	17'3 x 15'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'1 x 12'0			x	
Suite:		Above	Bedroom	11'6 x 11'3			x	
Basement: None		Above	Bedroom	10'10 x 14'0			x	
		Above	Walk-In Closet	6'4 x 7'8			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Oakwyn Realty Ltd.

This charming, 2-storey 4 bed/4bath home is an absolute gem! As you step inside, you'll immediately notice the sleek and modern design has been beautifully updated is move-in ready and perfect for growing families. The home boasts an abundance of natural light from every window, creating that warm inviting feeling you've been searching for. Two cozy fireplaces that make every season feel special- imagine movie nights in winter. This home is where modern meets charm. The home is perfectly located in an area central to Kwantlen Polytechnic University, Tamanawis Secondary, Beaver Creek Elementary, and Khalsa School. You're just minutes away from shopping centres, amenities, main transit routes, and quick connections to Highways 91 and 99. Don't wait -your perfect family story starts here.



Presented by:

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info@mylyne.com



Active
R3084325
Board: F
House/Single Family

14962 96A AVENUE

North Surrey
Guildford
V3R 9V6

Residential Detached

\$1,500,000 (LP)

(SP)



Sold Date:		If new, GST/HST inc?: No	Original Price: \$1,500,000
Meas. Type: Feet		Bedrooms: 7	Approx. Year Built: 1989
Frontage(feet): 1.00		Bathrooms: 4	Age: 37
Frontage(metres): 0.30		Full Baths: 4	Zoning: RES
Depth / Size:		Half Baths: 0	Gross Taxes: \$6,718.10
Lot Area (sq.ft.): 7,170.00		Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16		P.I.D.: 005-040-353	Tax Inc. Utilities?: No
Flood Plain: No		View: No :	Tour:
Complex/Subdiv:		Services Connected: Electricity	
First Nation Reserve:		Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey, Basement Entry	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Other	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Other	Fixtures Rmvd: No :		
Fuel/Heating: Other	Floor Finish:		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Tile - Concrete			

Legal: **LOT 8, PLAN NWP72537, SECTION 32, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,040	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'2" x 16'6"	Below	Bedroom	10'2" x 11'5"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18'3" x 11'4"	Main	Bedroom	10'2" x 10'6"	Main 3
Finished Floor (Below):	1,735	Main	Kitchen	12'4" x 10'3"			x	Main 3
Finished Floor (Basement):	0	Main	Family Room	13'2" x 19'9"			x	Below 3
Finished Floor (Total):	3,775sq. ft.	Main	Bedroom	9'4" x 11'8"			x	Below 3
Unfinished Floor:	0	Main	Primary Bedroom	13'7" x 21'3"			x	
Grand Total:	3,775sq. ft.	Main	Bedroom	13'7" x 8'11"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'7" x 8'11"			x	
		Below	Kitchen	13'7" x 9'5"			x	
		Below	Living Room	13'7" x 10'5"			x	
		Below	Kitchen	16'2" x 11'5"			x	
		Below	Family Room	25'9" x 14'9"			x	
		Below	Bedroom	13'7" x 12'1"			x	

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Partly Finished	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 3			
# of Rooms: 15			

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

Court order Sale, 2 level home on a quiet street. 7 bedrooms, 4 baths, 3 suites, shared laundry, hot water heat double garage, lane, property is tenant occupied. Allow time for showings. Open house March 28 from 2 to 4



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Active
R3073673

Board: F
House/Single Family

12420 80 AVENUE

Surrey
West Newton
V3W 3A5

Residential Detached

\$1,525,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,575,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2018
Frontage(feet): 37.70	Bathrooms: 7	Age: 8
Frontage(metres): 11.49	Full Baths: 6	Zoning: RF-12
Depth / Size:	Half Baths: 1	Gross Taxes: \$8,139.88
Lot Area (sq.ft.): 4,476.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.10	P.I.D.: 030-266-688	Tax Inc. Utilities?: No
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 3 Storey w/Bsmt	Total Parking: 7	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Fibre Cement Board, Mixed, Vinyl	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1	Dist. to School Bus: 3	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Electric	Fixtures Rmvd: :"AS IS WHERE IS"		
Fuel/Heating: Hot Water, Radiant	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 1, PLAN EPP70646, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,452	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,298	Main	Living Room	16' x 11'8"	Above	Bedroom	13'4 x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 11'	Bsmt	Living Room	11'2 x 10'	Main 2
Finished Floor (Below):	0	Main	Den	12' x 11'2"	Bsmt	Kitchen	8' x 5'	Main 4
Finished Floor (Basement):	1,036	Main	Kitchen	14'6 x 10'4"	Bsmt	Bedroom	11' x 10'6"	Above 5
Finished Floor (Total):	3,786sq. ft.	Main	Family Room	18'8 x 14'	Bsmt	Bedroom	11' x 10'6"	Above 4
Unfinished Floor:	0	Main	Wok Kitchen	10' x 8'	Bsmt	Living Room	11' x 10'	Above 4
Grand Total:	3,786sq. ft.	Main	Mud Room	10'4 x 5'	Bsmt	Kitchen	8' x 5'	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	13'6 x 9'	Bsmt	Bedroom	14'4 x 10'2"	Bsmt 4
Suite:		Above	Primary Bedroom	15'10 x 15'8"			x	
Basement: Fully Finished		Above	Walk-In Closet	10' x 6'4"			x	
		Above	Bedroom	13'4 x 10'			x	
		Above	Walk-In Closet	5' x 5'			x	
		Above	Bedroom	16'8 x 11'10"			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 4	# of Rooms: 21	MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:				

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

West Newton home includes an open concept plan radiant heat along with A/C. The main floor has a family room, den with ensuite which could be used as a bedroom, living & dining rooms, powder room, mudroom, dream kitchen with a spice kitchen and a covered patio area leading to the backyard. The floor above has 4 bedrooms plus 2 ensuites. The floor below has a 2 bedroom suite and a 1 bedroom suite with separate entrances from below the covered patio. Lane access leads to the double Garage. Court Ordered Sale.



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Active
R3074177
Board: F
House/Single Family

14496 74 AVENUE

Surrey
East Newton
V3S 0N1

Residential Detached

\$1,530,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,574,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2004
Frontage(feet): 52.49	Bathrooms: 6	Age: 22
Frontage(metres): 16.00	Full Baths: 6	Zoning: CD
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,129.23
Lot Area (sq.ft.): 5,123.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.12	P.I.D.: 025-084-101	Tax Inc. Utilities?: No
Flood Plain: Exempt	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Mixed	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: near	Dist. to School Bus: near	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Other	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Other			

Legal: **LOT 27, PLAN LMP50401, SECTION 22, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,240	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,130	Main	Living Room	15'0 x 11'5	Bsmt	Living Room	11'0 x 11'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'8 x 8'0	Bsmt	Kitchen	10'6 x 7'0	Main 4
Finished Floor (Below):	1,235	Main	Kitchen	12'5 x 12'0	Bsmt	Bedroom	10'8 x 11'0	Above 5
Finished Floor (Basement):	0	Main	Family Room	17'0 x 11'7	Bsmt	Bedroom	11'4 x 10'0	Above 4
Finished Floor (Total):	3,605sq. ft.	Main	Bedroom	10'5 x 11'5			x	Above 4
Unfinished Floor:	0	Main	Laundry	9'0 x 5'0			x	Bsmt 4
Grand Total:	3,605sq. ft.	Above	Primary Bedroom	14'5 x 16'0			x	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'11 x 12'7			x	
		Above	Bedroom	10'10 x 11'5			x	
		Above	Bedroom	11'0 x 11'5			x	
		Bsmt	Living Room	11'13 x 12'5			x	
Suite: Legal Suite, Unauthorized Suite		Bsmt	Kitchen	11'4 x 6'4			x	
Basement: Fully Finished, Separate Entry		Bsmt	Bedroom	10'5 x 11'0			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 3	# of Rooms: 17	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Charming/family custom built home on a corner lot. Perfect for a large family with in-laws suite and additional mortgage helper. Open concept main floor offers a large living & family rooms, bedroom and full bath. Four bedrooms up with plenty of closet/storage space. Fantastic location, close to shopping, trails, schools and public transportation. Plenty of parking and double garage. OPEN HOUSE Sat March 28th, 2pm to 3:30pm.



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Active
R3104058
Board: F
House/Single Family

13502 84A AVENUE

Surrey
Queen Mary Park Surrey
V3W 0T8

Residential Detached

\$1,595,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,595,000
Meas. Type: Feet	Bedrooms: 9	Approx. Year Built: 1991
Frontage(feet): 66.00	Bathrooms: 5	Age: 35
Frontage(metres): 20.12	Full Baths: 5	Zoning: RF-SS
Depth / Size: 112	Half Baths: 0	Gross Taxes: \$8,175.87
Lot Area (sq.ft.): 7,400.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 016-415-493	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey	Total Parking: 10	Covered Parking:	Parking Access: Front, Rear
Construction: Frame - Wood	Parking: Garage; Double	Driveway Finish:	Dist. to School Bus:
Exterior: Brick, Stucco	Dist. to Public Transit:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:
Foundation: Concrete Perimeter	Property Disc.: No	Fixtures Leased: No :	
Renovations:	Reno. Year:	Fixtures Rmvd: No :	
# of Fireplaces: 2	R.I. Fireplaces:	Floor Finish: Mixed	
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Hot Water, Natural Gas	Metered Water:		
Outdoor Area: Sundeck(s)	R.I. Plumbing:		
Type of Roof: Asphalt			

Legal: **LOT 2, PLAN NWP86654, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Lane Access**

Features:

Finished Floor (Main):	2,250	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,944	Main	Living Room	16' x 15'	Above	Kitchen	12' x 9'8"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 8'	Above	Family Room	15' x 14'	Main 3
Finished Floor (Below):	0	Main	Bedroom	14' x 10'	Above	Primary Bedroom	18' x 14'	Above 3
Finished Floor (Basement):	0	Main	Bedroom	13' x 12'	Above	Bedroom	15' x 15'	Above 3
Finished Floor (Total):	4,194sq. ft.	Main	Bedroom	12' x 10'	Above	Bedroom	12' x 12'	Main 3
Unfinished Floor:	0	Main	Living Room	15' x 11'	Above	Bedroom	12' x 11'	Above 3
Grand Total:	4,194sq. ft.	Main	Kitchen	15' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13' x 11'			x	
		Main	Bedroom	12' x 11'			x	
		Main	Laundry	15' x 13'			x	
				x			x	
Suite: Unauthorized Suite		Above	Living Room	17' x 15'			x	
Basement: Fully Finished, Part		Above	Dining Room	12' x 11'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 3	# of Rooms: 18	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

Court order sale, 9 bedrooms, 5 baths, 2 rental suites (3 bedroom and 1 & den) 1 fireplaces. Central location, lane access. Allow time for showings.



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Active
R3094119
Board: F
House/Single Family

14015 82 AVENUE
Surrey
Bear Creek Green Timbers
V3W 1M8

Residential Detached
\$1,598,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,648,000
Meas. Type: Feet	Bedrooms: 10	Approx. Year Built: 2002
Frontage(feet): 45.08	Bathrooms: 6	Age: 24
Frontage(metres): 13.74	Full Baths: 6	Zoning: R3
Depth / Size: 47.19	Half Baths: 0	Gross Taxes: \$7,627.48
Lot Area (sq.ft.): 6,986.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 025-107-194	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Legal: **LOT 3 SECTION 28 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP50893**

Amenities:
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,080	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'11 x 12'0	Below	Living Room	15'7 x 10'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'3 x 7'11	Below	Kitchen	10'7 x 7'7	Main 3
Finished Floor (Below):	1,985	Main	Kitchen	18'8 x 12'9	Below	Bedroom	10'8 x 10'4	Main 3
Finished Floor (Basement):	0	Main	Family Room	19'10 x 15'11	Below	Bedroom	12'2 x 12'10	Main 3
Finished Floor (Total):	4,065 sq. ft.	Main	Foyer	8'2 x 7'2	Below	Living Room	12'11 x 11'3	Below 3
Unfinished Floor:	0	Main	Primary Bedroom	16'1 x 13'6	Below	Kitchen	13'8 x 10'4	Below 3
Grand Total:	4,065 sq. ft.	Main	Bedroom	12'7 x 10'7	Below	Bedroom	11'10 x 10'6	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'7 x 10'11	Below	Bedroom	11'10 x 11'3	
Suite: Unauthorized Suite		Main	Bedroom	13'2 x 9'9			x	
Basement: Separate Entry		Below	Living Room	14'2 x 12'4			x	
		Below	Kitchen	12'1 x 10'7			x	
		Below	Bedroom	10'2 x 11'			x	
		Below	Bedroom	10'10 x 11'			x	

Crawl/Bsmt. Height: # of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 4	MHR#:	CSA/BCE:	Maint. Fee:
# of Rooms: 21	ByLaw Restrictions:		

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

Welcome to your next home or savvy investment at 14015 82nd Avenue! Located on a quiet, large cul-de-sac in Surrey's desirable Bear Creek neighborhood, this property sits on an impressive lot of nearly 7,000 sq ft. This expansive residence features 10 bedrooms and 6 bathrooms, perfectly balancing comfortable living with incredible revenue. The upper level offers 4 spacious bedrooms and 3 full bathrooms, while the rest of the home provides three mortgage helpers, ensuring strong investment potential. Walking distance of Green Timbers Elementary and Enver Creek Secondary. Plus, you are just steps away from the Brookside Gurdwara Sahib and Shri Lakshmi Narayan Mandir. Don't miss this rare opportunity for space, location, and income! Court order sale sold as is



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Active
R3074351
Board: F
House/Single Family

12038 59 AVENUE

Surrey
Panorama Ridge
V3X 3L3

Residential Detached

\$1,649,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,689,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2004
Frontage(feet): 50.00	Bathrooms: 6	Age: 22
Frontage(metres): 15.24	Full Baths: 4	Zoning: R3
Depth / Size:	Half Baths: 2	Gross Taxes: \$6,531.63
Lot Area (sq.ft.): 6,577.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.15	P.I.D.: 025-689-606	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :COURT ORDERED SALE**
Floor Finish:

Legal: **LOT 2, PLAN BCP6154, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,463	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,453	Main	Living Room	14' x 12'	Bsmt	Eating Area	11' x 14'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'7' x 12'	Bsmt	Bedroom	10'6' x 13'	Main 2
Finished Floor (Below):	0	Main	Kitchen	14'4' x 12'	Bsmt	Walk-In Closet	6' x 5'5	Above 5
Finished Floor (Basement):	1,446	Main	Eating Area	10'5' x 15'11	Bsmt	Bedroom	11'4' x 11'7	Above 5
Finished Floor (Total):	4,362sq. ft.	Main	Family Room	14'4' x 15'			x	Above 4
Unfinished Floor:	0	Main	Laundry	8' x 8'			x	Bsmt 4
Grand Total:	4,362sq. ft.	Main	Foyer	10' x 6'3			x	Bsmt 2
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16' x 13'11			x	
Suite: Other		Above	Walk-In Closet	8' x 6'6			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	12' x 11'1			x	
		Above	Bedroom	15'11' x 13'5			x	
		Above	Bedroom	11' x 13'			x	
		Bsmt	Recreation Room	23'9' x 14'5			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **17**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Custom-built luxury home in prestigious Boundary Park offering over 4,300 sq. ft. of elegant living space. Features 6 bedrooms and 6 bathrooms, 9' ceilings, maple hardwood floors, and a bright vaulted great room. The main floor includes a butler's pantry connecting to a formal dining room.. Upstairs offers 4 large bedrooms. Fully finished basement with separate entry. Easily convert to a 2-bedroom, suite as a mortgage helper. . Durable tile roof, in-ground sprinklers, quiet upscale location with quick highway access.



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Active
R3082022

Board: F
House/Single Family

8521 168 ST STREET

Surrey
Fleetwood Tynehead
V4N 5A6

Residential Detached

\$1,649,939 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,649,939
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1997
Frontage(feet): 49.00	Bathrooms: 4	Age: 29
Frontage(metres): 14.94	Full Baths: 3	Zoning: CD
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,760.77
Lot Area (sq.ft.): 6,038.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 023-482-788	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **LOT 126, PLAN LMP29190, PART NE1/4, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,131	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,244	Main	Living Room	16'4 x 12'3	Bsmt	Kitchen	14'10 x 8'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'3 x 10'9	Bsmt	Bedroom	9'5 x 8'4	Main 2
Finished Floor (Below):	0	Main	Other	11'2 x 9'1	Bsmt	Recreation Room	11'4 x 15'10	Above 4
Finished Floor (Basement):	1,125	Main	Kitchen	12'10 x 10'8	Bsmt	Storage	12'2 x 3'6	Above 4
Finished Floor (Total):	3,500sq. ft.	Main	Foyer	19'3 x 5'5	Bsmt	Other	10'2 x 9'7	Bsmt 4
Unfinished Floor:	0	Main	Laundry	9'10 x 8'1	Bsmt	Bedroom	14'10 x 10'7	
Grand Total:	3,500sq. ft.	Main	Family Room	18'14 x 13'4	Bsmt	Bedroom	16'7 x 12'2	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	22' x 15'11			x	
Suite:		Above	Bedroom	10'9 x 12'4			x	
Basement: Fully Finished		Above	Bedroom	16'0 x 10'			x	
		Above	Bedroom	12'8 x 13'5			x	
		Above	Primary Bedroom	16'9 x 11'8			x	
		Bsmt	Kitchen	14'10 x 8'6			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **20**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

This fully renovated 6-bedroom, 4-bath home in a sought-after Fleetwood neighbourhood offers exceptional value. Featuring high ceilings, new laminate flooring, a spacious maple kitchen, and a cozy gas fireplace, this home is perfect for family living. Enjoy skylights, a private fenced backyard, and a large west-exposed lot. Located near schools and a recreation centre, this home is a must-see!



Presented by:

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Active
R3032831
Board: F
House/Single Family

6735 130A STREET

Surrey
West Newton
V3W 8J2

Residential Detached

\$1,650,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,900,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2019
Frontage(feet): 58.00	Bathrooms: 8	Age: 7
Frontage(metres): 17.68	Full Baths: 7	Zoning: RF
Depth / Size:	Half Baths: 1	Gross Taxes: \$8,086.65
Lot Area (sq.ft.): 7,115.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 003-220-974	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	First Nation Reserve:	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Electric	Fixtures Rmvd: No		
Fuel/Heating: Electric, Natural Gas	Floor Finish:		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Other			

Legal: **LOT 350, PLAN NWP63084, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,013	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,718	Main	Living Room	14'5" x 13'	Main	Kitchen	10' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11' x 15'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	10'3" x 10'1"			x	Main 3
Finished Floor (Total):	3,731 sq. ft.	Main	Media Room	13' x 14'			x	Above 3
Unfinished Floor:	0	Main	Family Room	11' x 14'			x	Above 3
Grand Total:	3,731 sq. ft.	Main	Wok Kitchen	8'5" x 7'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 14'			x	Above 3
		Above	Bedroom	18' x 17'			x	Main 2
		Above	Bedroom	13' x 11'5"			x	
		Above	Bedroom	11'10" x 11'5"			x	
		Above	Bedroom	13' x 11'5"			x	
		Main	Bedroom	8' x 8'			x	

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **3** # of Rooms: **14**

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

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

Court order sale, Custom built home, 6 bedrooms, 7 baths, bedrooms with each having a bath, radiant heat, air conditioning, wok kitchen, one bedroom suite and studio space at rear .Well maintained. Located in a great area of new homes. 48 hour notice required for showings OPEN HOUSE OCTOBER 11 from 2 to 4



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Active
R3055138
Board: F
House/Single Family

9117 149 STREET
Surrey
Bear Creek Green Timbers
V3R 3Z5

Residential Detached
\$1,675,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,775,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1957
Frontage(feet): 59.97	Bathrooms: 1	Age: 69
Frontage(metres): 18.28	Full Baths: 0	Zoning: SF
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,890.39
Lot Area (sq.ft.): 12,474.00	Rear Yard Exp: West	For Tax Year: 2025
Lot Area (acres): 0.29	P.I.D.: 000-519-367	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood, Other	Parking: Add. Parking Avail., DetachedGrge/Carport
Exterior: Other, Vinyl	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
	Title to Land: Freehold NonStrata Land Lease Expiry Year:
Renovations:	Reno. Year:
# of Fireplaces: R.I. Fireplaces:	Rain Screen:
Fireplace Fuel:	Metered Water:
Fuel/Heating: Baseboard, Other	R.I. Plumbing:
Outdoor Area: Fenced Yard, Sundeck(s)	Fixtures Leased: No :
Type of Roof: Asphalt	Fixtures Rmvd: No :
	Floor Finish:

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

Amenities:
Site Influences:
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'6" x 13'2"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 16'6"			x	Main 1
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Basement):	0	Main	Bedroom	16' x 9'6"			x	
Finished Floor (Total):	1,190sq. ft.	Main	Office	10' x 9'			x	
Unfinished Floor:	0	Main	Utility	16' x 9'6"			x	
Grand Total:	1,190sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Investment opportunity in the up and coming Fleetwood OCP. This large 12474 sf lot offers a 1190 sf rancher. Check with City of Surrey for any future potential. Buyer and Buyer's agent to verify any Land Use Designations, Lot size , rooms / room sizes or house square footage. Don't walk on the property or disturb the residents. Sold as is where is. Call for more information.



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Active
R3089644
Board: F
House/Single Family

9416 WALLACE CRESCENT

Surrey
Queen Mary Park Surrey
V3V 1V6

Residential Detached

\$1,699,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,724,999
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2007
Frontage(feet): 0.00	Bathrooms: 6	Age: 19
Frontage(metres): 0.00	Full Baths: 6	Zoning: R3
Depth / Size: 0	Half Baths: 0	Gross Taxes: \$7,787.34
Lot Area (sq.ft.): 7,438.00	Rear Yard Exp: Southeast	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 006-474-411	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stone, Vinyl	Driveway Finish: Concrete		
Foundation: Concrete Slab	Dist. to Public Transit: Close	Dist. to School Bus: Close	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Baseboard, Hot Water	Floor Finish: Mixed		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Tile - Concrete			

Legal: **LOT 366, PLAN NWP42397, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	2,057	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14'4 x 11'9	Below	Bedroom	10'0 x 9'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'1 x 11'8	Below	Bedroom	10'4 x 10'0	Main 4
Finished Floor (Below):	1,826	Main	Eating Area	11'7 x 10'9	Below	Living Room	15'3 x 12'8	Main 3
Finished Floor (Basement):	0	Main	Wok Kitchen	8'3 x 4'11	Below	Kitchen	15'4 x 5'9	Main 4
Finished Floor (Total):	3,883 sq. ft.	Main	Dining Room	12'11 x 10'4	Below	Bedroom	11'11 x 10'0	Below 4
Unfinished Floor:	0	Main	Family Room	16' x 12'4	Below	Bedroom	11'11 x 10'1	Below 4
Grand Total:	3,883 sq. ft.	Main	Primary Bedroom	15'11 x 13'0			x	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'3 x 9'10			x	
		Main	Bedroom	11'3 x 10'1			x	
		Main	Bedroom	11'11 x 13'1			x	
		Below	Media Room	22'2 x 11'8			x	
		Below	Living Room	12'9 x 11'9			x	
		Below	Kitchen	11'9 x 9'9			x	

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: None	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:	
# of Kitchens: 4	# of Rooms: 19		

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

Welcome to 9416 Wallace Crescent! This beautiful 3883 square foot well maintained home is perfect for large and growing families and sits on a large 7438 square foot lot. Enter into a grand entrance with beautiful tile flooring and formal staircase. The main upstairs living area has formal and informal living and dining rooms with beautiful caulked ceilings. The large main kitchen features granite countertops, lots of storage, and separate spice kitchen. Upstairs also has four large bedrooms and three full bathrooms. Down stairs has an extra big media room with bar & full bath for upstairs use. Two additional 2 bedroom and 1 bathroom unauthorized suites downstairs for a total of eight bedrooms in the home. Well maintained yard with garden area, deck, and large covered patio.



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Active
R3041773
Board: F
House/Single Family

9294 126A STREET
Surrey
Queen Mary Park Surrey
V3V 5G2

Residential Detached
\$1,700,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,799,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1973
Frontage(feet): 84.00	Bathrooms: 3	Age: 53
Frontage(metres): 25.60	Full Baths: 3	Zoning: SFD
Depth / Size: 125	Half Baths: 0	Gross Taxes: \$6,252.95
Lot Area (sq.ft.): 10,153.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.23	P.I.D.: 009-452-800	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Community	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey	Total Parking: 5	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
Exterior: Stone, Stucco, Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
# of Fireplaces: 2	Reno. Year:	Property Disc.: No	
Fireplace Fuel: Wood	Rain Screen:	Fixtures Leased: No :	
Fuel/Heating: Natural Gas	Metered Water:	Fixtures Rmvd: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:	Floor Finish: Laminate, Mixed	
Type of Roof: Asphalt			

Legal: **LOT 18, PLAN NWP20676, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,280	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'0 x 15'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 9'6			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'0 x 9'0			x	Main 4
Finished Floor (Basement):	1,002	Main	Nook	11'0 x 7'0			x	Bsmt 4
Finished Floor (Total):	2,282sq. ft.	Main	Primary Bedroom	13'0 x 12'0			x	
Unfinished Floor:	0	Main	Bedroom	13'0 x 12'0			x	
Grand Total:	2,282sq. ft.	Main	Bedroom	10'0 x 10'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: Unauthorized Suite		Bsmt	Living Room	14'0 x 12'6			x	
Basement: Fully Finished		Bsmt	Kitchen	12'6 x 10'0			x	
		Bsmt	Bedroom	12'6 x 12'			x	
		Bsmt	Bedroom	12'6 x 10'0			x	
		Bsmt	Laundry	11'0 x 5'0			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **YPA Your Property Agent**

Builder Alert!!! Location, Location, Location! home on big lot (10,153 sqft). 3 bedrooms & 2 bathrooms upstairs with big living room, dining room & kitchen. 2 bedroom unauthorized suite downstairs. Corner lot with back lane, lots of parking. Exterior has stucco and stone finish. Beautiful landscaping in the yard. *ACCEPTED OFFER COURT DATE. SET FOR MARCH 31,2026******



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Active
R3091482
Board: F
House/Single Family

7171 151 STREET
Surrey
East Newton
V3S 7Y8

Residential Detached
\$1,719,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,749,000
Meas. Type: Feet	Bedrooms: 9	Approx. Year Built: 2007
Frontage(feet): 49.00	Bathrooms: 7	Age: 19
Frontage(metres): 14.94	Full Baths: 7	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,088.85
Lot Area (sq.ft.): 7,415.36	Rear Yard Exp: Northwest	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 026-611-252	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: Valley view from 3rd floor		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/Bsmt., 3 Storey	Total Parking: 14 Covered Parking: 2 Parking Access: Front, Rear
Construction: Frame - Wood	Parking: Garage; Double, Open, Other
Exterior: Mixed, Stone	Driveway Finish: Concrete
Foundation: Concrete Perimeter	Dist. to Public Transit: 350 meters Dist. to School Bus: 850 meters
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel: Natural Gas	Fixtures Leased: Yes: Foreclosure, Sold As Is, Where Is
Fuel/Heating: Baseboard, Hot Water, Radiant	Fixtures Rmvd: Yes: Foreclosure, Sold As Is, Where Is
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Wall/Wall/Mixed
Type of Roof: Tile - Composite	

Legal: **LOT 8 SECTION 15 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP22585**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2,191	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,511	Main	Foyer	7'7' x 20'	Above	Primary Bedroom	16' x 16'9"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'4' x 18'	Above	Walk-In Closet	5'6' x 9'11"	Main 4
Finished Floor (Below):	1,723	Main	Dining Room	12'9' x 10'6"			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	14' x 15'5"	Below	Bedroom	9'10' x 13'3"	Below 4
Finished Floor (Total):	5,425 sq. ft.	Main	Kitchen	16' x 27'	Below	Bedroom	10'6' x 10'4"	
Unfinished Floor:	0	Main	Wok Kitchen	9'2' x 5'10"	Below	Bedroom	13' x 11'9"	Main 4
Grand Total:	5,425 sq. ft.	Main	Living Room	22' x 18'	Below	Bedroom	9'10' x 12'5"	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Recreation Room	19'2' x 16'2"	Below	Dining Room	11'9' x 16'	
		Main	Solarium	18'8' x 13'7"	Below	Dining Room	15' x 13'3"	
				x	Below	Kitchen	10'5' x 16'	Above 4
		Above	Bedroom	14'4' x 11'	Below	Kitchen	15' x 13'	Below 4
Suite: Legal Suite, Unauthorized Suite		Above	Bedroom	15'4' x 12'8"	Below	Laundry	5'6' x 9'	
Basement: Full, Fully Finished, Separate Entry		Above	Bedroom	14' x 13'1"	Below	Patio	33' x 7'2"	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 4	# of Rooms: 24	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Discover this grand 3-level residence in desirable East Newton. This expansive home offers over 5,600 sq. ft. of living space on a 7,427 sq. ft. lot, featuring 9 bedrooms and 7 bathrooms. The main floor impresses with soaring ceilings and oversized windows in the family room, plus a secondary primary suite. Upstairs, find 4 spacious bedrooms with beautiful valley views. The fully finished walk-out basement includes two self-contained 2-bedroom suites, perfect for extended family or as mortgage helpers. Quality features include hot water radiant heating and a durable tile roof. Ample parking for work vehicles or commercial vans with rear lane access. Located near schools, shopping, and golf, plus easy access to highways and transit.



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Active
R3095092
Board: F
House/Single Family

9944 128 STREET

North Surrey
Cedar Hills
V3T 2Y8

Residential Detached

\$1,748,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,748,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2013
Frontage(feet): 61.00	Bathrooms: 6	Age: 13
Frontage(metres): 18.59	Full Baths: 5	Zoning: SFD
Depth / Size:	Half Baths: 1	Gross Taxes: \$8,234.92
Lot Area (sq.ft.): 6,852.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 009-986-260	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: Community	

Style of Home: 2 Storey	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
Exterior: Stone	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations: Partly	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Electric, Geothermal, Hot Water	Floor Finish: Wall/Wall/Mixed		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT 14, BLOCK 5N, PLAN NWP14516, SECTION 33, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 58653**

Amenities:

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

Finished Floor (Main):	1,671	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	11'11 x 13'7	Below	Laundry	10'4 x 8'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Walk-In Closet	7'0 x 4'3	Below	Bedroom	12'1 x 9'9	Main 4
Finished Floor (Below):	0	Main	Kitchen	10'7 x 19'0	Below	Bedroom	10'0 x 10'0	Main 3
Finished Floor (Basement):	1,658	Main	Family Room	12'0 x 15'0	Below	Living Room	11'4 x 8'6	Main 3
Finished Floor (Total):	3,329sq. ft.	Main	Dining Room	12'2 x 10'7	Below	Dining Room	11'4 x 6'9	Below 2
Unfinished Floor:	0	Main	Bedroom	9'8 x 12'10	Below	Kitchen	12'2 x 9'1	Below 3
Grand Total:	3,329sq. ft.	Main	Bedroom	13'10 x 11'8	Below	Living Room	9'5 x 15'4	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'8 x 10'3	Below	Kitchen	15'4 x 4'10	
Suite: Unauthorized Suite		Main	Patio	34'2 x 7'0	Below	Bedroom	10'5 x 9'9	
Basement: Separate Entry, Unfinished		Below	Porch (enclosed)	9'7 x 6'6	Below	Storage	8'6 x 16'5	
		Below	Foyer	8'10 x 8'8			x	
		Below	Living Room	10'9 x 13'6			x	
		Below	Den	8'11 x 9'9			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 3	# of Rooms: 23	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

An exceptional custom-built luxury home in sought-after Cedar Hills. This 7-bedroom, 6-bathroom residence with a den offers a smart, functional layout perfect for large or multi-generational families. The main floor features a bright open-concept design with 4 spacious bedrooms and 3 full baths. The modern kitchen includes stainless steel appliances, a separate chef's kitchen, granite countertops, sleek cabinetry, and an oversized eating area, plus a walkout deck ideal for entertaining. New carpets, New Hot Water tank. New Paint, New fridge. Below, two mortgage helpers offer strong rental income potential, with space to add a bachelor suite. Fully fenced yard, central location, close to shopping, transit, and schools. A must see!



Presented by:

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Active
R3081668
Board: F
House/Single Family

6830 123 STREET
Surrey
West Newton
V3W 3V1

Residential Detached
\$1,790,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,790,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1990
Frontage(feet): 59.67	Bathrooms: 5	Age: 36
Frontage(metres): 18.19	Full Baths: 5	Zoning: RF-SS
Depth / Size: 119.00	Half Baths: 0	Gross Taxes: \$4,118.06
Lot Area (sq.ft.): 7,106.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 015-054-373	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: Community

Style of Home: Basement Entry	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel:	Fixtures Leased: :		
Fuel/Heating: Other	Fixtures Rmvd: :		
Outdoor Area: Fenced Yard	Floor Finish:		
Type of Roof: Other			

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

Amenities:
Site Influences: **Central Location**
Features:

Finished Floor (Main):	2,058	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	1' x 1'	Bsmt	Bedroom	1' x 1'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	1' x 1'	Bsmt	Bedroom	1' x 1'	Main 4
Finished Floor (Below):	0	Main	Kitchen	1' x 1'			x	Main 3
Finished Floor (Basement):	1,730	Main	Family Room	1' x 1'			x	Main 3
Finished Floor (Total):	3,788sq. ft.	Main	Primary Bedroom	1' x 1'			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	1' x 1'			x	Bsmt 3
Grand Total:	3,788sq. ft.	Main	Bedroom	1' x 1'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	1' x 1'			x	
Suite:		Bsmt	Kitchen	1' x 1'			x	
Basement: Fully Finished		Bsmt	Bedroom	1' x 1'			x	
		Bsmt	Living Room	1' x 1'			x	
		Bsmt	Kitchen	1' x 1'			x	

Crawl/Bsmt. Height: # of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 3	MHR#:	CSA/BCE:	Maint. Fee:
# of Rooms: 15	ByLaw Restrictions:		

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

Welcome to this impressive family home in the highly desirable West Newton neighborhood, offering 7 bedrooms and 4 bathrooms—perfect for large families or investors. Located just steps from Cougar Creek Park, enjoy peaceful surroundings and easy access to walking trails and green space. The ground-level basement features two plus one bedroom suites (unauthorized), providing excellent mortgage helper potential, along with a dedicated laundry room for upper-floor use. Conveniently close to shopping, schools, transit, restaurants, and entertainment, this spacious and well-located home presents an outstanding opportunity to own in one of Surrey's most sought-after communities.



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Active
R3083550
Board: F
House/Single Family

13644 60 AVENUE

Surrey
Panorama Ridge
V3X 2M8

Residential Detached

\$1,800,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,900,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1961
Frontage(feet): 86.50	Bathrooms: 2	Age: 65
Frontage(metres): 26.37	Full Baths: 2	Zoning: R3
Depth / Size: 201	Half Baths: 0	Gross Taxes: \$6,115.14
Lot Area (sq.ft.): 17,295.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.40	P.I.D.: 010-426-299	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **LOT A, PLAN NWP18621, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Finished Floor (Main):	1,160	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14' x 9'			x	Bsmt 4
Finished Floor (Basement):	1,130	Main	Primary Bedroom	13' x 11'			x	
Finished Floor (Total):	2,290sq. ft.	Main	Bedroom	12' x 11'			x	
Unfinished Floor:	0	Main	Bedroom	11' x 10'			x	
Grand Total:	2,290sq. ft.	Bsmt	Living Room	13' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	10' x 7'			x	
		Bsmt	Bedroom	13' x 11'			x	
		Bsmt	Den	11' x 7'			x	
		Bsmt	Utility	8' x 7'			x	
		Bsmt	Laundry	8' x 8'			x	
							x	

Suite: **Other**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **12**

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

Listing Broker(s): **Sutton Group-Alliance R.E.S.**

***** PLA approved and ready to service *** 5 LOT SUBDIVISION An exceptional opportunity awaits builders and investors! This rare offering includes two separate properties being sold together, boasting a combined frontage of 192 ft and depth of 200 ft – totaling nearly 0.9 acres of prime land. Proposed subdivision into 5 single family lots Existing homes on each lot offer holding income or live-in potential while you plan your project Located in a desirable neighborhood with easy access to schools, parks, shopping, and major routes. Take advantage of this strategic development in a growing area!**



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Active
R3084922
Board: F
House/Single Family

14969 96 AVENUE

North Surrey
Guildford
V3R 9V6

Residential Detached

\$1,800,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,800,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2018
Frontage(feet): 1.00	Bathrooms: 6	Age: 8
Frontage(metres): 0.30	Full Baths: 5	Zoning: RES
Depth / Size:	Half Baths: 1	Gross Taxes: \$8,679.43
Lot Area (sq.ft.): 7,425.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 028-092-104	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Other	Floor Finish:		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Tile - Concrete			

Legal: **LOT 2, BLOCK 5N, PLAN BCP42972, SECTION 32, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,007	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,539	Main	Family Room	14' x 16'1"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x 8'8"			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	8'5' x 16'11"			x	Main 2
Finished Floor (Basement):	0	Main	Living Room	11'11 x 12'6"			x	Above 3
Finished Floor (Total):	3,546sq. ft.	Main	Bedroom	9'3' x 11'0'4"			x	Above 3
Unfinished Floor:	0	Main	Office	9'9' x 9'4"			x	Above 3
Grand Total:	3,546sq. ft.	Main	Living Room	12'10 x 9'4"			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Office	12'10 x 10'0"			x	
Suite: Other		Above	Bedroom	14'4 x 16'10"			x	
Basement: None		Above	Primary Bedroom	16'11 x 16'10"			x	
		Above	Bedroom	13'10 x 12'10"			x	
		Above	Bedroom	13'5' x 14'4"			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Court order Sale, 2 level home, 6 bedrooms, 6 baths, double garage, lane access. air conditioning, 1 bedroom suite with office, radiant heat. Home is in immaculate condition. Open house Saturday March 14 from 2 to 4



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Active
R3008388
Board: F
House/Single Family

13137 62B AVENUE
Surrey
Bear Creek Green Timbers
V3X 1P4

Residential Detached
\$1,899,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1983
Frontage(feet): 65.00	Bathrooms: 4	Age: 43
Frontage(metres): 19.81	Full Baths: 4	Zoning: RF
Depth / Size: 109.63	Half Baths: 0	Gross Taxes: \$7,210.56
Lot Area (sq.ft.): 7,126.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-628-945	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Basement Entry	Total Parking: 6	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Tandem Parking		
Exterior: Brick, Mixed, Wood	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Renovations: Completely	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
# of Fireplaces: 2	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Electric	Reno. Year:	Fixtures Leased: No :	
Fuel/Heating: Forced Air, Natural Gas	Rain Screen:	Fixtures Rmvd: No :	
Outdoor Area: Fenced Yard, Patio(s)	Metered Water:	Floor Finish: Mixed	
Type of Roof: Asphalt	R.I. Plumbing:		

Legal: **LOT 188, PLAN NWP60792, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**
Site Influences: **Cul-de-Sac**
Features:

Finished Floor (Main):	2,139	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 10'6"			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10'9" x 10'			x	Above 3
Finished Floor (Basement):	1,898	Main	Eating Area	9' x 9'			x	Below 3
Finished Floor (Total):	4,037 sq. ft.	Main	Primary Bedroom	13' x 12'			x	Below 3
Unfinished Floor:	0	Main	Bedroom	11'3" x 11'			x	
Grand Total:	4,037 sq. ft.	Main	Bedroom	11' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13'6" x 12'6"			x	
		Bsmt	Bedroom	13'2" x 11'6"			x	
		Bsmt	Bedroom	11' x 12'			x	
		Bsmt	Bedroom	10' x 11'			x	
		Bsmt	Bedroom	12' x 11'			x	
				x			x	

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Fully Finished, Separate Entry	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 1			
# of Rooms: 12			

Listing Broker(s): **YPA Your Property Agent**

Court ordered sale, subject to court approval. Please contact for additional details and offer presentations. Please include Schedule A with all offers. All measurements are approximate provided by the selling agent. Property contains 2 accommodations which is not authorized.



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Active
R3087063
Board: F
House/Single Family

13449 68 AVENUE

Surrey
West Newton
V3W 2G1

Residential Detached

\$1,929,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,999,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2020
Frontage(feet): 67.00	Bathrooms: 5	Age: 6
Frontage(metres): 20.42	Full Baths: 4	Zoning: SF
Depth / Size: 128	Half Baths: 1	Gross Taxes: \$8,402.79
Lot Area (sq.ft.): 8,621.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.20	P.I.D.: 009-914-315	Tax Inc. Utilities?: No
Flood Plain: No	View: No	Tour:
Complex/Subdiv:	Services Connected: Electricity, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: Community

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :COURT ORDERED SALE**
Floor Finish:

Legal: **LOT 4, BLOCK 1, PLAN NWP14252, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,293	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,762	Main	Family Room	14' x 24'	Main	Living Room	10' x 13'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'	Main	Bedroom	11' x 13'	Main 2
Finished Floor (Below):	0	Main	Wok Kitchen	12'6 x 6'	Main	Storage	5'4 x 6'	Main 4
Finished Floor (Basement):	0	Main	Living Room	12' x 13'	Main	Laundry	4' x 5'	Above 4
Finished Floor (Total):	4,055 sq. ft.	Main	Living Room	12' x 13'			x	Above 5
Unfinished Floor:	0	Main	Dining Room	11' x 13'			x	Above 5
Grand Total:	4,055 sq. ft.	Main	Den	12'6 x 13'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14' x 19'6			x	
Suite: Unauthorized Suite		Above	Bedroom	12' x 13'			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	11' x 13'			x	
		Above	Bedroom	11' x 13'			x	
		Above	Bedroom	12' x 11'			x	
		Main	Kitchen	4' x 13'			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **3** # of Rooms: **17**

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

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

Custom built in 2020, this 7-bedroom, 4-bath home sits on an 8,621 sq. ft. lot in the heart of West Newton. Features a bright, spacious layout with a 2 bedroom legal suite for rental income, double garage, and close proximity to schools, parks, shopping, and all amenities.



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Active
R3083546
Board: F
House/Single Family

13630 60 AVENUE

Surrey
Panorama Ridge
V3X 2M8

Residential Detached

\$1,999,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,200,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1974
Frontage(feet): 107.00	Bathrooms: 3	Age: 52
Frontage(metres): 32.61	Full Baths: 2	Zoning: R3
Depth / Size: 201	Half Baths: 1	Gross Taxes: \$9,036.89
Lot Area (sq.ft.): 21,628.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.50	P.I.D.: 011-449-756	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: Community	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Carport; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 1, PLAN NWP9956, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN W 107.8 FEET**

Amenities: **None**

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

Finished Floor (Main):	1,219	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 8'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14' x 11'			x	Main 2
Finished Floor (Basement):	919	Main	Primary Bedroom	13' x 11'			x	Bsmt 3
		Main	Bedroom	11' x 9'			x	
Finished Floor (Total):	2,138sq. ft.	Main	Bedroom	13' x 9'			x	
Unfinished Floor:	0	Main	Foyer	7' x 5'			x	
Grand Total:	2,138sq. ft.	Bsmt	Family Room	18' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	10' x 8'			x	
		Bsmt	Bedroom	10' x 9'			x	
		Bsmt	Bedroom	12' x 8'			x	
		Bsmt	Laundry	10' x 7'			x	
				x			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **12**

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

Listing Broker(s): **Sutton Group-Alliance R.E.S.**

***** PLA approved and ready to service *** 5 LOT SUBDIVISION An exceptional opportunity awaits builders and investors! This rare offering includes two separate properties being sold together, boasting a combined frontage of 192 ft and depth of 200 ft – totaling nearly 0.9 acres of prime land. Proposed subdivision into 5 single family lots Existing homes on each lot offer holding income or live-in potential while you plan your project Located in a desirable neighborhood with easy access to schools, parks, shopping, and major routes. Take advantage of this strategic development in a growing area!**



Presented by:

Mylyne Santos PREC*

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Stonehaus Realty Corp.
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info@mylyne.com



Active
R3091106
Board: F
House/Single Family

9985 138A STREET

North Surrey
Whalley
V3T 4K9

Residential Detached

\$2,050,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,050,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 9999
Frontage(feet): 51.00	Bathrooms: 4	Age: 999
Frontage(metres): 15.54	Full Baths: 4	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,328.20
Lot Area (sq.ft.): 6,865.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 009-314-580	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Sanitary Sewer, Storm 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: **3** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 2 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 10377 EXCEPT PLAN EPP78824**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	1,550	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	825	Main	Living Room	15' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 12'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11' x 16'			x	Above 4
Finished Floor (Basement):	600	Main	Family Room	16' x 18'			x	Main 4
Finished Floor (Total):	2,975 sq. ft.	Main	Bedroom	10' x 11'			x	Bsmt 3
Unfinished Floor:	0	Main	Laundry	6' x 12'			x	
Grand Total:	2,975 sq. ft.	Main	Primary Bedroom	13' x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10' x 11'			x	
		Above	Primary Bedroom	12' x 13'			x	
		Above	Bedroom	11' x 13'			x	
		Bsmt	Recreation Room	15' x 20'			x	
		Bsmt	Bedroom	10' x 12'			x	
							x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

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

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

Momentum Realty Inc.

Rare opportunity to acquire a prime high-density parcel in the Surrey City Centre Plan area. Located within the Transit Oriented Area (TOA), this site is positioned in one of Metro Vancouver's fastest-growing urban cores, surrounded by established and emerging high-rise developments. Designated for high-density residential use, this property offers significant redevelopment potential (buyers to verify development possibilities with the City of Surrey). Its strategic location provides convenient access to transit, shopping, education, and major commuter routes—making it an ideal prospect for developers and investors looking to secure a site in a rapidly evolving neighbourhood. Court-ordered sale. Property is being sold as is, where is. All offers subject to court approval.



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Active
R3091098
Board: F
House/Single Family

9969 138A STREET

North Surrey
Whalley
V3T 4K9

Residential Detached

\$2,150,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,150,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 9999
Frontage(feet): 82.00	Bathrooms: 1	Age: 999
Frontage(metres): 24.99	Full Baths: 1	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,794.46
Lot Area (sq.ft.): 8,601.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.20	P.I.D.: 002-847-523	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Sanitary Sewer, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 5 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 10377**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,040	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Family Room	12' x 18'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	10' x 16'			x	
Finished Floor (Total):	1,040sq. ft.	Main	Bedroom	10' x 12'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 10'			x	
Grand Total:	1,040sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement: Crawl, None							x	

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

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

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

Rare opportunity to acquire a prime high-density parcel in the Surrey City Centre Plan area. Located within the Transit Oriented Area (TOA), this site is positioned in one of Metro Vancouver's fastest-growing urban cores, surrounded by established and emerging high-rise developments. Designated for high-density residential use, this property offers significant redevelopment potential (buyers to verify development possibilities with the City of Surrey). Its strategic location provides convenient access to transit, shopping, education, and major commuter routes—making it an ideal prospect for developers and investors looking to secure a site in a rapidly evolving neighbourhood. Court-ordered sale. Property is being sold as is, where is. All offers subject to court approval.



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Active
R3053076
Board: F
House/Single Family

13698 113 AVENUE

North Surrey
Bolivar Heights
V3R 2J1

Residential Detached

\$2,485,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,575,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2021
Frontage(feet): 82.50	Bathrooms: 6	Age: 5
Frontage(metres): 25.15	Full Baths: 6	Zoning: CD
Depth / Size:	Half Baths: 0	Gross Taxes: \$10,109.76
Lot Area (sq.ft.): 22,219.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.51	P.I.D.: 011-631-040	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Fenced Yard, Patio(s), Rooftop Deck**
 Type of Roof: **Asphalt, Other**

Total Parking: **6** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Legal: **PARCEL "A" (EXPLANATORY PLAN 16942) OF THE WEST 247.5 FEET LOT 2 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 38650SECONDLY: PART SUBDIVIDED BY PLAN 45187 THIRDLY: PART SUBDIVIDED BY PLAN 55644, SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NWD PLAN 494**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,657	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,325	Main	Family Room	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	1,402	Main	Dining Room	11' x 15'			x	Main 3
Finished Floor (Below):	0	Main	Living Room	12' x 15'			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	16' x 13'			x	
		Main	Den	10' x 12'			x	
Finished Floor (Total):	4,384sq. ft.	Above	Primary Bedroom	15' x 16'			x	Main 3
Unfinished Floor:	0	Above	Bedroom	12' x 11'			x	Above 3
Grand Total:	4,384sq. ft.	Above	Bedroom	14' x 13'			x	
		Abv Main 2	Bedroom	8' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Abv Main 2	Kitchen	10' x 10'			x	Above 4
							x	Above 3
Suite:							x	
Basement:None							x	

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **10**

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

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

This is a court ordered sale. A great opportunity to acquire: A.) Spacious two-level home, 4,384 sq. ft. on a 10,000 Sq.ft lot. 6 baths, with modern finishes including radiant heating and air conditioning. B.) An additional 12,000 Sq.ft building lot at the rear of the property (to be subdivided). Feel free to drive by the site.



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Active
R3099731
 Board: F
 House/Single Family

7091 134 STREET
 Surrey
 West Newton
 V3W 4T1

Residential Detached
\$2,499,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,599,000
Meas. Type: Metres	Bedrooms: 4	Approx. Year Built: 1962
Frontage(feet): 209.32	Bathrooms: 1	Age: 64
Frontage(metres): 63.80	Full Baths: 1	Zoning: RES
Depth / Size: 60.60	Half Baths: 0	Gross Taxes: \$13,287.00
Lot Area (sq.ft.): 41,639.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.96	P.I.D.: 009-487-191	Tax Inc. Utilities?: No
Flood Plain: No	View: No	Tour: Virtual Tour URL
Complex/Subdiv:	First Nation Reserve:	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **DetachedGrge/Carpport, RV Parking Avail.**
 Driveway Finish: **Aggregate**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: **:Court Ordered Sale**
 Floor Finish:

Legal: **LOT 5, BLOCK 3, PLAN NWP12306, PART E1/2 OF W1/2 OF NE1/4, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features:

Finished Floor (Main):	1,426	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 4
Finished Floor (Below):	1,412	Main	Kitchen	10'5 x 10'3			x	
Finished Floor (Basement):	0	Main	Bedroom	12' x 11'			x	
Finished Floor (Total):	2,838sq. ft.	Main	Bedroom	10'6 x 10'4			x	
Unfinished Floor:	0	Main	Bedroom	10'2 x 10'			x	
Grand Total:	2,838sq. ft.	Below	Bedroom	10'6 x 10'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Games Room	20'2 x 18'			x	
		Below	Recreation Room	20'6 x 14'			x	
							x	
							x	
							x	
Suite: None							x	
Basement: Full							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Ready to go Project, approximately 1 acre land designated for townhouses in the prime location of WEST NEWTON. Very desirable and convenient location to build a 10 to 12 unit townhouse project. City already approved 3rd reading for a 10 unit townhouse project. Close to all amenities Unwin Park, Rec Centre, shopping, all level of schools and college. All services on property. House has no value.



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Active
R3079586
Board: F
House/Single Family

5479 124B STREET

Surrey
Panorama Ridge
V3X 3T1

Residential Detached

\$2,699,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,799,999
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2006
Frontage(feet): 47.01	Bathrooms: 7	Age: 20
Frontage(metres): 14.33	Full Baths: 6	Zoning: RH
Depth / Size:	Half Baths: 1	Gross Taxes: \$11,162.93
Lot Area (sq.ft.): 20,037.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.46	P.I.D.: 025-747-134	Tax Inc. Utilities?: No
Flood Plain:	View: No	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer	
First Nation Reserve:	Sewer Type: Community	Water Supply: City/Municipal

Style of Home: 2 Storey w/Bsmt.	Total Parking: 9	Covered Parking: 3	Parking Access: Front, Side
Construction: Concrete Frame, Frame - Wood	Parking: Garage; Triple		
Exterior: Stone, Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 4	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Electric, Natural Gas	Fixtures Rmvd: No		
Fuel/Heating: Forced Air, Natural Gas, Radiant	Floor Finish:		
Outdoor Area: Balcony(s), Fenced Yard			
Type of Roof: Metal, Tile - Concrete			

Legal: **LOT 9 SECTION 6 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP7388**

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

Site Influences:
Features:

Finished Floor (Main):	2,792	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,768	Main	Living Room	18'0 x 14'0	Bsmt	Kitchen	16'6 x 9'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	19'0 x 16'6	Bsmt	Bedroom	16'10 x 20'	Main 2
Finished Floor (Below):	0	Main	Dining Room	18'0 x 13'0	Bsmt	Bedroom	18'0 x 14'0	Main 4
Finished Floor (Basement):	2,792	Main	Kitchen	20'0 x 16'6	Bsmt	Bedroom	13'0 x 15'0	Above 4
Finished Floor (Total):	7,352sq. ft.	Main	Wok Kitchen	11'0 x 19'0			x	Above 4
Unfinished Floor:	0	Main	Nook	11'0 x 20'0			x	Above 4
Grand Total:	7,352sq. ft.	Main	Office	14'0 x 11'8			x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	20'0 x 22'4			x	Above 4
Suite: Unauthorized Suite		Above	Primary Bedroom	20' x 22'4			x	Bsmt 4
Basement: Separate Entry		Above	Bedroom	13'0 x 15'4			x	
		Above	Bedroom	13'0 x 16'0			x	
		Bsmt	Recreation Room	37'0 x 26'0			x	
		Bsmt	Living Room	16'6 x 9'6			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 3	# of Rooms: 17	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

PANORAMA RIDGE CUSTOM LUXURY ESTATE! This home is over 7000 sqft and sits on a rare 20,000 sqft lot in one of Surrey's most prestigious neighborhoods. Surrounded by nature and total tranquility, this home has 7 bedrooms + large office (with separate entrance) and 7 bathrooms. The main floor features high ceilings, elegant living and dining areas, spacious family room, gourmet chef's kitchen, and a beautiful primary suite with a spa inspired ensuite and walk-in closet. Upstairs you have 3 spacious bedrooms, all with ensuites and walk-in closets. The basement is an entertainer's dream with a massive rec room, bar, theatre, and 3 additional bedrooms with separate entrance. Beautifully landscaped yard, triple garage and lots of parking. Centrally located easy access to all highways.



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Active
R3061950
Board: F
House/Single Family

9990 138 STREET

North Surrey
Whalley
V3T 4K2

Residential Detached

\$2,999,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,999,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1957
Frontage(feet): 70.00	Bathrooms: 2	Age: 69
Frontage(metres): 21.34	Full Baths: 2	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,069.00
Lot Area (sq.ft.): 7,050.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 010-133-437	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

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

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

Legal: **LOT 1 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15725 EXCEPT PLAN EPP78826**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,056	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'6" x 11'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	17' x 11'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11'6" x 11'6"			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	14' x 9'			x	
Finished Floor (Total):	1,056sq. ft.	Main	Family Room	25' x 11'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,056sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**

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

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

COURT ORDER SALE! HIGHRISE PARCEL. Rare opportunity to own a prime parcel in the Surrey City Centre plan. The site is surrounded by premier high rise developments and is one of the few sites allowing for a high density and is located in the TOA (transit oriented corridor). All measurements are approximate, Buyer or buyer's agent to verify.



Presented by:

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Active
R3097311
Board: F
House/Single Family

14047 61 AVENUE

Surrey
Sullivan Station
V3X 1E2

Residential Detached

\$3,300,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,300,000
Meas. Type: Feet	Bedrooms: 11	Approx. Year Built: 2011
Frontage(feet): 160.00	Bathrooms: 10	Age: 15
Frontage(metres): 48.77	Full Baths: 9	Zoning: RA
Depth / Size: 273	Half Baths: 1	Gross Taxes: \$12,899.75
Lot Area (sq.ft.): 43,494.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 1.00	P.I.D.: 002-014-441	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/Bsmt., 3 Storey	Total Parking: 9 Covered Parking: 3 Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Triple
Exterior: Mixed, Stone, Stucco	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: 0.5 KM Dist. to School Bus: 0.5 KM
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Natural Gas, Radiant	Fixtures Rmvd: No :
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Hardwood, Mixed, Tile
Type of Roof: Asphalt	

Legal: **LOT 39 SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 62429 DBL EX# C**

Amenities: **None**

Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	2,900	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,100	Main	Living Room	15'0 x 15'0	Above	Bedroom	13'6 x 13'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'0 x 15'0	Above	Bedroom	13'0 x 15'0	Main 2
Finished Floor (Below):	0	Main	Office	13'0 x 13'0	Above	Bedroom	12'4 x 13'2	Main 3
Finished Floor (Basement):	2,900	Main	Laundry	10'8 x 8'0	Bsmt	Living Room	15'0 x 26'0	Main 3
Finished Floor (Total):	7,900sq. ft.	Main	Family Room	20'0 x 20'4	Bsmt	Bedroom	12'0 x 11'0	Above 3
Unfinished Floor:	0	Main	Kitchen	15'0 x 15'0	Bsmt	Bedroom	12'0 x 11'0	Above 3
Grand Total:	7,900sq. ft.	Main	Wok Kitchen	8'0 x 8'0	Bsmt	Kitchen	11'0 x 11'0	Above 5
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'0 x 16'0	Bsmt	Living Room	11'0 x 23'0	Above 5
Suite: Legal Suite, Unauthorized Suite		Main	Primary Bedroom	16'4 x 14'4	Bsmt	Bedroom	11'0 x 11'0	Bsmt 3
Basement: Fully Finished		Main	Nook	11'0 x 29'0	Bsmt	Kitchen	11'0 x 6'0	Bsmt 3
		Main	Foyer	15'0 x 13'0	Bsmt	Living Room	19'0 x 11'0	Bsmt 3
		Above	Primary Bedroom	20'3 x 16'6	Bsmt	Kitchen	12'0 x 6'0	
		Above	Bedroom	17'0 x 14'0	Bsmt	Bedroom	10'4 x 13'2	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 5	# of Rooms: 26	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

COURT ORDERED SALE. Rare opportunity to acquire a 2011-built custom home situated on approximately 1 acre (43,567 sq. ft.) in the sought-after neighborhood of Sullivan Station. The home offers approximately 7,900 sq. ft. of living space over three levels, featuring spacious living areas, a triple car garage, and three rental suites providing strong income potential. The large property may offer future subdivision potential for multiple single-family lots (buyer to verify with the City and conduct their own due diligence). Conveniently located within walking distance to schools, parks, and transit. Property sold strictly "as-is, where-is" with no representations or warranties. All offers subject to Court approval. Call now for more information.



Presented by:

Mylyne Santos PREC*

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Active
R3085439
Board: F
House with Acreage

12364 53 AVENUE

Surrey
Panorama Ridge
V3X 3B7

Residential Detached

\$4,999,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,999,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 9999
Frontage(feet): 200.00	Bathrooms: 2	Age: 999
Frontage(metres): 60.96	Full Baths: 2	Zoning: HALFAC
Depth / Size: 640(2.92AC)	Half Baths: 0	Gross Taxes: \$36,418.31
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 2.92	P.I.D.: 009-755-276	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

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

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

Amenities: **None**

Site Influences:
Features:

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

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

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

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

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

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



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Active
R3085840

Board: F
House with Acreage

13283 56 AVENUE

Surrey
Panorama Ridge
V3X 2Z5

Residential Detached

\$6,880,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$6,880,000
Meas. Type: Feet	Bedrooms: 11	Approx. Year Built: 2015
Frontage(feet): 180.00	Bathrooms: 12	Age: 11
Frontage(metres): 54.86	Full Baths: 9	Zoning: RH
Depth / Size: 424	Half Baths: 3	Gross Taxes: \$41,589.29
Lot Area (sq.ft.): 76,320.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 1.75	P.I.D.: 000-548-952	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Ocean		
Complex/Subdiv: Panorama Ridge		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer		
Sewer Type: Septic	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Other**

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

Total Parking: **12** Covered Parking: **6** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 16, PLAN NWP16781, PART SE1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Private Setting, Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Oven - Built In, Security System, Swimming Pool Equip., Vacuum - Built In**

Finished Floor (Main):	5,695	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	4,186	Main	Kitchen	13'6" x 22'7"	Above	Bedroom	23'11" x 30'00"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Wok Kitchen	15'1" x 5'5"	Above	Bedroom	21'8" x 18'4"	Main 2
Finished Floor (Below):	6,517	Main	Eating Area	12'11" x 12'6"	Above	Walk-In Closet	5'7" x 6'11"	Main 2
Finished Floor (Basement):	0	Main	Living Room	17'10" x 21'5"	Above	Bedroom	21'8" x 18'2"	Main 5
Finished Floor (Total):	16,398sq. ft.	Main	Dining Room	17'11" x 18'0"	Above	Walk-In Closet	9'10" x 5'3"	Main 3
Unfinished Floor:	0	Main	Office	15'6" x 16'1"	Above	Bedroom	16'4" x 14'1"	Above 3
Grand Total:	16,398sq. ft.	Main	Primary Bedroom	20'8" x 24'11"	Below	Recreation Room	18'4" x 20'10"	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	18'5" x 15'11"	Below	Games Room	12'1" x 30'1"	Above 5
Suite: None		Main	Bedroom	13'10" x 15'11"	Below	Gym	21'3" x 18'8"	Above 2
Basement: Full, Fully Finished		Main	Laundry	10'11" x 11'11"	Below	Media Room	22'3" x 29'4"	Above 3
		Above	Primary Bedroom	20'0" x 22'3"	Below	Flex Room	14'10" x 17'8"	Below 3
		Above	Walk-In Closet	14'1" x 15'2"	Below	Wine Room	11'1" x 6'10"	Below 4
		Above	Den	12'11" x 13'0"	Below	Bedroom	28'2" x 15'4"	Below 3

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **28**

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

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd. Angell, Hasman & Associates Realty Ltd.**

Located in the prestigious Panorama Ridge enclave, this GRANDE-SCALE luxury residence sits majestically on a private 1.74 park-like estate with gated driveway, manicured gardens and wonderful ocean views. Exceptional quality and design, impressive stonework and hand crafted mill work create a luxurious 11 bedroom, 11 & 4.5 bathroom family estate residence like no other with formal grande foyer and large entertainment size principal rooms providing direct walk-out access to a private poolside terraces with a covered summer outdoor dining area + fireside outdoor lounge. Additional features include a private guest suite, world class home theatre, massage and spa room, professional gymnasium, exquisite wine room, media sports centre with baccarat and a wet bar. Car enthusiasts welcome!



Presented by:

Mylyne Santos PREC*

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info@mylyne.com



Active
R3075069
Board: F
House with Acreage

8415 184 STREET

North Surrey
Port Kells
V4N 6G4

Residential Detached

\$6,899,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,150,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2010
Frontage(feet): 663.48	Bathrooms: 12	Age: 16
Frontage(metres): 202.23	Full Baths: 11	Zoning: A-1
Depth / Size: 582.06	Half Baths: 1	Gross Taxes: \$4,140.86
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 28.92	P.I.D.: 015-022-668	Tax Inc. Utilities?: No
Flood Plain:	View: No :	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Water	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Well - Drilled

Style of Home: 2 Storey, Other	Total Parking: 20	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Triple, RV Parking Avail.		
Exterior: Mixed, Stucco, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Renovations:	Reno. Year:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:
# of Fireplaces: 2	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Leased: No :	
Fuel/Heating: Other, Radiant	Metered Water:	Fixtures Rmvd: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:	Floor Finish:	
Type of Roof: Asphalt			

Legal: **LOT 4, PLAN NWP38258, PART NE1/4, SECTION 29, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 52270**

Amenities: **In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main):	3,124	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,157	Main	Foyer	12'7 x 12'6	Main	Living Room	15'3 x 10'4	Floor #Pcs
Finished Floor (AbvMain2):	1,801	Main	Living Room	13'7 x 19'5	Main	Bedroom	12'0 x 14'7	Main 2
Finished Floor (Below):	2,575	Main	Bedroom	10'4 x 11'5	Main	Walk-In Closet	7'1 x 3'4	Main 3
Finished Floor (Basement):	0	Main	Family Room	18'11 x 21'9	Main	Flex Room	6'4 x 4'10	Main 4
Finished Floor (Total):	9,657 sq. ft.	Main	Kitchen	13'10 x 11'4	Above	Primary Bedroom	15'6 x 16'11	Main 4
Unfinished Floor:	0	Main	Eating Area	15'0 x 10'0	Above	Walk-In Closet	11'3 x 6'3	Above 4
Grand Total:	9,657 sq. ft.	Main	Nook	11'0 x 11'0	Above	Walk-In Closet	15'1 x 5'11	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Wok Kitchen	6'11 x 4'11	Above	Flex Room	20'8 x 13'3	Abv Main 2 3
Suite: Unauthorized Suite		Main	Den	9'4 x 9'2	Above	Bedroom	13'0 x 11'0	Abv Main 2 4
Basement: None		Main	Laundry	13'3 x 6'1	Above	Bedroom	14'0 x 12'0	Above 3
		Main	Dining Room	12'9 x 15'11	Above	Bedroom	10'2 x 11'7	Below 4
		Main	Dining Room	12'10 x 10'0	Above	Walk-In Closet	5'5 x 5'10	Below 3
		Main	Kitchen	7'8 x 11'2	Above	Bedroom	10'10 x 11'0	Below 3

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 3	# of Rooms: 26	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Sutton Group-Alliance R.E.S.** **Sutton Group-Alliance R.E.S.**

Unlock the potential of this extraordinary 29-acre estate in the sought-after Port Kells area! Featuring two luxurious homes with multiple living spaces, this property is perfect for multi-generational living or a savvy investor looking for income-generating opportunities. The modern 2010 residence boasts exceptional craftsmanship, while the beautifully renovated 1974 home offers endless possibilities. Plus, enjoy the bounty of over 20 acres of thriving blueberry plants, including prized Duke, Bluecrop, and Reka varieties. Don't miss this rare chance to own a piece of paradise - schedule your viewing today



Presented by:

Mylyne Santos PREC*

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Active
R3073138
Board: F
House with Acreage

9072 187TH STREET

North Surrey
Port Kells
V4N 3N4

Residential Detached

\$7,200,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,650,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1961
Frontage(feet):	Bathrooms: 2	Age: 65
Frontage(metres):	Full Baths: 2	Zoning: RA
Depth / Size:	Half Baths: 0	Gross Taxes: \$30,610.73
Lot Area (sq.ft.): 217,364.40	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 4.99	P.I.D.: 011-989-980	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

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

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

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

Total Parking: 10	Covered Parking: 3	Parking Access: Front
Parking: Garage; Double, Garage; Single		
Driveway Finish:		
Dist. to Public Transit:	Dist. to School Bus:	
Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Property Disc.: No		
Fixtures Leased: No :		
Fixtures Rmvd: :		
Floor Finish: Mixed		

Legal: **LOT 27, PLAN NWP1070, SECTION 33, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,300	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	25' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	15' x 9'			x	Main 4
Finished Floor (Below):	0	Above	Family Room	19' x 12'			x	Bsmt 3
Finished Floor (Basement):	1,000	Above	Kitchen	18' x 10'			x	
Finished Floor (Total):	2,300sq. ft.	Above	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Above	Bedroom	12' x 9'			x	
Grand Total:	2,300sq. ft.	Above	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	19' x 13'			x	
		Bsmt	Laundry	0' x 0'			x	
		Bsmt	Mud Room	6' x 10'			x	
							x	
							x	
							x	
Suite: None								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Real Estate Services**

A rare opportunity to acquire 4.99 acres of RA-zoned land in Surrey's Anniedale-Tynehead Neighbourhood. The property includes a single-family residence offering four bedrooms and two bathrooms. The property is situated just South of Highway 1 and a few minutes East of Highway 15. The Anniedale-Tynehead NCP designates this site for Industrial Business Park use. Buyers are advised to perform their own due diligence with the City of Surrey. Primary value lies in the land.