



Presented by:
Mylyne Santos PREC*

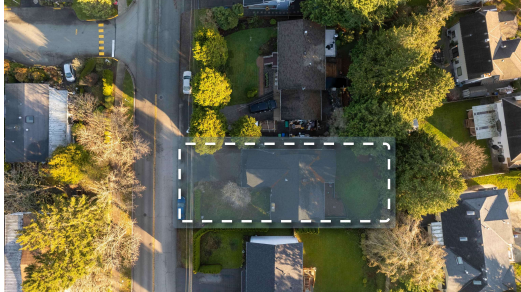
Mylyne & Associates
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Active
R3032581
Board: F
House/Single Family

15930 20 AVENUE
South Surrey White Rock
King George Corridor
V4A 2B2

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



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,000,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1983
Frontage(feet): 58.83	Bathrooms: 2	Age: 42
Frontage(metres): 17.93	Full Baths: 1	Zoning: R-3
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,951.48
Lot Area (sq.ft.): 7,072.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-231-166	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: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: <500 m		Dist. to School Bus: 1km
	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
Renovations:	Reno. Year:	Property Disc.: Yes	
# of Fireplaces: 1	Rain Screen:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas	Metered Water:		
Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing:	Fixtures Rmvd: No :	
Outdoor Area: Fenced Yard		Floor Finish: Mixed	
Type of Roof: Asphalt			

Legal: **LOT 196, PLAN NWP65159, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,330	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	10' x 10'			x	Main 2
Finished Floor (Basement):	0	Main	Kitchen	10' x 10'			x	
Finished Floor (Total):	1,330sq. ft.	Main	Dining Room	10' x 10'			x	
Unfinished Floor:	0	Main	Living Room	10' x 10'			x	
Grand Total:	1,330sq. ft.	Main	Foyer	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

eXp Realty of Canada Inc.

Unique opportunity in South Surrey's Sunnyside. This 7,072 sqft R-3 zoned lot offers exceptional building potential in a highly sought-after neighbourhood. Ideally located less than 500m from bus stops, it provides quick access to Hwy 99 & King George Blvd. Surrounded by top-rated schools including South Meridian, Jessie Lee & Peace Arch Elementary, Earl Marriott Secondary & close to premier parks like Alderwood & Bakerview, this property is perfect for families. Enjoy nearby recreation at Grandview Aquatic Centre, South Surrey Recreation and Arts Centre with convenient shopping at Semiahmoo Mall, Walmart, Superstore, Morgan Crossing & the vibrant shops & restaurants along White Rock Beach. Don't miss this rare chance to create your dream home or investment project in this prime location!



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Active
R2995796
Board: F
House/Single Family

15855 VINE AVENUE

South Surrey White Rock
White Rock
V4B 2T5

Residential Detached

\$1,139,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,139,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1972
Frontage(feet): 47.90	Bathrooms: 1	Age: 53
Frontage(metres): 14.60	Full Baths: 1	Zoning: RS-2
Depth / Size: 136	Half Baths: 0	Gross Taxes: \$5,722.50
Lot Area (sq.ft.): 6,514.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 007-365-187	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
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:
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 239, PLAN NWP36249, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,060	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 9'			x	
Finished Floor (Basement):	0	Main	Bedroom	13' x 10'			x	
Finished Floor (Total):	1,060sq. ft.	Main	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Main	Laundry	8' x 7'			x	
Grand Total:	1,060sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **NAI Commercial**

NAI Commercial (Langley) Ltd.

NAI Commercial (Langley) Ltd.

Court Ordered Sale. All offers subject to court approval. Well located rancher in White Rock. Redevelopment potential under Small Scale Multi-Unit Housing (SSMUH). Based on the parameters set by the City of White Rock, the property would qualify for up to four (4) dwelling units at a maximum density of 1.15 times the lot area with a maximum site coverage of 50%.



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Active
R3018562
Board: F
House/Single Family

13950 BLACKBURN AVENUE

South Surrey White Rock
White Rock
V4B 2Z5

Residential Detached

\$1,389,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,389,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1974
Frontage(feet): 85.00	Bathrooms: 2	Age: 51
Frontage(metres): 25.91	Full Baths: 2	Zoning: RS-2
Depth / Size: 55	Half Baths: 0	Gross Taxes: \$6,594.42
Lot Area (sq.ft.): 5,134.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.12	P.I.D.: 007-258-836	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Peek a Boo		
Complex/Subdiv: White Rock		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2012**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

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

Amenities:

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

Features:

Finished Floor (Main):	1,174	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20'8 x 11'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 10'5			x	Main 4
Finished Floor (Below):	682	Main	Kitchen	13'5 x 10'5			x	Below 3
Finished Floor (Basement):	0	Main	Solarium	9'6 x 11'9			x	
Finished Floor (Total):	1,856sq. ft.	Main	Bedroom	15'6 x 10'3			x	
Unfinished Floor:	0	Main	Bedroom	11'10 x 11'8			x	
Grand Total:	1,856sq. ft.	Main	Foyer	6'6 x 2'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Primary Bedroom	20'7 x 11'5			x	
		Bsmt	Walk-In Closet	13'10 x 10'7			x	
		Bsmt	Laundry	4'11 x 6'2			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Fully Finished, Separate Entry								
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): **Century 21 Creekside Realty Ltd.**

RE/MAX Colonial Pacific Realty

Steps to the shore in White Rock! This charming corner-lot home offers a relaxed beachside lifestyle with an easy walk to the ocean and local shops. Inside, enjoy an open-concept main floor with bright SW exposure, two bedrooms, a spa-inspired bath with NuHeat floors, and a sun-drenched kitchen. Downstairs, the spacious primary retreat features a cozy fireplace, huge walk-in closet, and full ensuite. Outside, enjoy private, fully fenced yards, multiple decks, hot tub hookups, and the rare bonus of extra parking. This home feels tucked away while still close to everything. Quality upgrades include hot water on demand, thermal vinyl windows, 240V power, and a high-efficiency furnace. School catchments: Ray Shepherd & Elgin Park.



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Active
R3031270
Board: F
House/Single Family

13028 19A AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 8A8

Residential Detached

\$1,725,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$1,725,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**
Frontage(feet): **0.00** Bathrooms: **3** Age: **39**
Frontage(metres): Full Baths: **2** Zoning: **SFR**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,088.99**
Lot Area (sq.ft.): **7,993.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.18** P.I.D.: **001-718-711** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Community** Water Supply: **City/Municipal, Community**

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

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

Reno. Year:
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing: **No**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed, Tile, Carpet**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Legal: **LOT 6, PLAN NWP69602, LEGAL SUBDIVISION 6, SECTION 17, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage, Swirlpool/Hot Tub**

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

Features: **Free Stand F/P or Wdstove, Garage Door Opener, Intercom**

Finished Floor (Main):	1,840	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,853	Main	Living Room	17'2 x 14'11	Above	Bedroom	25'4 x 17'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16' x 11'6	Above	Flex Room	14'2 x 11'2	Main	2
Finished Floor (Below):	0	Main	Family Room	19'1 x 13'2			x	Above	5
Finished Floor (Basement):	0	Main	Kitchen	23'1 x 17'2			x	Above	5
		Main	Eating Area	11'1 x 10'			x		
Finished Floor (Total):	3,693sq. ft.	Main	Office	11'8 x 11'1			x		
Unfinished Floor:	0	Main	Laundry	14'4 x 11'11			x		
Grand Total:	3,693sq. ft.	Main	Foyer	7'11 x 8'5			x		
		Main	Patio	32'6 x 15'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	16'1 x 13'6			x		
		Above	Primary Bedroom	21'5 x 14'4			x		
Suite: None		Above	Bedroom	12'2 x 11'9			x		
Basement: None		Above	Bedroom	12'1 x 11'9			x		
Crawl/Bsmt. Height:		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Levels: 2		MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 1		# of Rooms: 15		ByLaw Restrictions:					

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

Spacious 3700 sq.ft. 2 level Ocean Park executive home situated in the center of a cherry blossom tree lined quiet cul-de-sac. Central location with walking distance to Laronde French Immersion School, soccer field, and park. Near a Library, Safeway, Starbucks, Pub and much more. Dogwood Park is also close by and is off leash. Private 32' x 15' backyard patio that's surrounded by mature greenery. Add your personal touch to make this a great family home now and for the future.



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Active
R3011996
Board: F
House/Single Family

16055 8 AVENUE
South Surrey White Rock
King George Corridor
V4A 1A1

Residential Detached
\$1,775,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,775,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1987
Frontage(feet): 45.93	Bathrooms: 4	Age: 38
Frontage(metres): 14.00	Full Baths: 4	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,299.75
Lot Area (sq.ft.): 8,145.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.19	P.I.D.: 008-031-029	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: River		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: Community	Water Supply: City/Municipal	

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
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: **No :**
Floor Finish:

Legal: **LOT 3, PLAN NWP74943, PART SW1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Shopping Nearby**

Features: **Other - See Remarks**

Finished Floor (Main):	1,591	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,803	Main	Kitchen	14'0 x12'3	Above	Bedroom	12'9 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'6 x9'8	Above	Bedroom	11'3 x 12'6	Main	3
Finished Floor (Below):	173	Main	Living Room	16'2 x14'10	Above	Bedroom	13'6 x 11'10	Above	4
Finished Floor (Basement):	0	Main	Storage	5'10 x4'5			x	Above	4
		Main	Laundry	7'8 x5'7			x	Above	3
Finished Floor (Total):	3,567sq. ft.	Main	Bedroom	16'4 x77'8			x		
Unfinished Floor:	0	Main	Bedroom	10'7 x9'10			x		
Grand Total:	3,567sq. ft.	Main	Bedroom	10'2 x9'8			x		
		Above	Kitchen	13'8 x9'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Dining Room	16'2 x8'7			x		
		Above	Living Room	16'2 x12'7			x		
Suite: Unauthorized Suite		Above	Laundry	11' x4'11			x		
Basement: None		Above	Primary Bedroom	12'10 x14'11			x		
Crawl/Bsmt. Height:		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Levels: 3		MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 2		# of Rooms: 16		ByLaw Restrictions:					

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

Fully renovated large family home with beautiful views of Campbell River, partial ocean view. Just steps away from East Beach & restaurants and shops. This home offers a perfect blend of modern updates and convenience. And a huge bonus, the contains a potential in-law suite. OPEN HOUSE Sat July 26th, 1pm to 3pm.



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Active
R3004066
Board: F
House/Single Family

14763 MCDONALD AVENUE

South Surrey White Rock
White Rock
V4B 2C7

Residential Detached

\$1,825,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,825,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1927
Frontage(feet): 54.00	Bathrooms: 2	Age: 98
Frontage(metres): 16.46	Full Baths: 2	Zoning: RS3
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$8,554.00
Lot Area (sq.ft.): 6,400.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 008-753-652	Tax Inc. Utilities?:
Flood Plain: No		Tour: Virtual Tour URL
View: Yes : ocean		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
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 :Property is a court ordered sale "as is where is"**
Fixtures Rmvd: **No :Property is a court ordered sale "as is where is"**
Floor Finish: **Laminate, Mixed**

Legal: **LOT A, PLAN NWP20327, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	715	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	804	Main	Living Room	15'8 x8'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'4 x9'1			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	9'0 x8'8			x	Above 3
Finished Floor (Basement):	0	Main	Storage	4'9 x9'2			x	
Finished Floor (Total):	1,519sq. ft.	Above	Living Room	8'7 x19'4			x	
Unfinished Floor:	0	Above	Dining Room	8'7 x15'1			x	
Grand Total:	1,519sq. ft.	Above	Kitchen	8'6 x8'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	8'4 x11'8			x	
Suite: Unauthorized Suite		Above	Bedroom	10'7 x8'0			x	
Basement: None		Above	Walk-In Closet	5'11 x6'9			x	
				x			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

Investor Alert! Ocean View Lot with Development Potential situated on a desirable hillside in White Rock with panoramic views of the ocean and Gulf Islands, this 6,400 sq. ft. RS3 zoned property presents a rare opportunity for investors, builders, and future homeowners. Whether you are looking to capitalize on the zoning potential for a 4 to 6 unit house-plex, renovate the existing structure, or hold for long-term appreciation, this location delivers exceptional value. The current 3 bedroom, 2 bathroom home offers 1,519 sq. ft. space with a flexible layout. With a little updating, the suite could serve as an income generator or temporary residence during redevelopment. COURT DATE: AUGUST 14, 2025 Vancouver Supreme Court at 9:45am



Presented by:
Mylyne Santos PREC*

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Active
R2979331
Board: F
House with Acreage

2650 141 STREET
South Surrey White Rock
Sunnyside Park Surrey
V4P 2G5

Residential Detached
\$1,995,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,490,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 48.00	Bathrooms: 3	Age: 46
Frontage(metres): 14.63	Full Baths: 1	Zoning: R1
Depth / Size:	Half Baths: 2	Gross Taxes: \$8,711.08
Lot Area (sq.ft.): 33,846.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.78	P.I.D.: 005-416-701	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: Community	

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

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

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

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
Parking: **Carport & Garage**
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: **Other**

Legal: **LOT 46, PLAN NWP55870, SECTION 21, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting, Private Yard, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,544	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,021	Main	Living Room	20'5 x15'4			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'1 x10'0			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	10'10 x13'5			x	Above	2
Finished Floor (Basement):	0	Main	Eating Area	11'0 x7'5			x	Above	5
Finished Floor (Total):	2,565sq. ft.	Main	Family Room	16'9 x21'6			x		
Unfinished Floor:	0	Main	Bar Room	7'9 x5'3			x		
Grand Total:	2,565sq. ft.	Main	Flex Room	7'11 x10'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'5 x9'6			x		
Suite: None		Abv Main 2	Primary Bedroom	12'3 x15'7			x		
Basement: None		Abv Main 2	Bedroom	10'9 x12'6			x		
		Abv Main 2	Bedroom	10'8 x10'0			x		
		Abv Main 2	Solarium	11'8 x6'8			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): **Jovi Realty Inc.**

Nestled in the prestigious Elgin neighbourhood, this exceptional 0.777-acre lot offers the perfect canvas to build your dream home. Tucked away on a peaceful cul-de-sac, the property is accessed by a long driveway alongside a lush greenbelt with a serene creek, creating an idyllic and private setting. This expansive lot provides ample space for a custom estate, surrounded by nature yet just minutes from top-rated schools, parks, and essential amenities. A rare opportunity to secure a prime piece of real estate in one of South Surrey's most sought-after communities.



Presented by:

Mylyne Santos PREC*

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 Stonehaus Realty Corp.
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<http://www.mylyne.com>
info@mylyne.com



Active
R3006154
 Board: F
 House/Single Family

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

Residential Detached
\$1,999,999 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,125,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2001
Frontage(feet): 63.00	Bathrooms: 5	Age: 24
Frontage(metres): 19.20	Full Baths: 4	Zoning: RS2
Depth / Size: 117.00	Half Baths: 1	Gross Taxes: \$9,411.59
Lot Area (sq.ft.): 7,371.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 010-170-812	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Legal: **LOT 2, BLOCK 37 A, PLAN NWP16331, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,735	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,488	Main	Living Room	12'4 x 12'2	Above	Bedroom	12'3 x 11'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	15'0 x 13'5	Above	Bedroom	9'8 x 12'8	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'3 x 12'2	Above	Walk-In Closet	9'1 x 5'5	Main 4
Finished Floor (Basement):	0	Main	Den	9'8 x 12'8			x	Above 4
Finished Floor (Total):	3,223sq. ft.	Main	Kitchen	14'0 x 17'9			x	Above 4
Unfinished Floor:	0	Main	Living Room	14'0 x 12'0			x	Above 4
Grand Total:	3,223sq. ft.	Main	Kitchen	9'0 x 8'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'9 x 10'5			x	
Suite:		Main	Laundry	7'5 x 8'7			x	
Basement: None		Main	Pantry	7'4 x 4'11			x	
		Above	Primary Bedroom	17'9 x 14'0			x	
		Above	Bedroom	12'0 x 12'2			x	
		Above	Bedroom	12'4 x 12'2			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 16	MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:				

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

Price reduced! This 24-year-old home is located on a 7,731.00 SF corner lot, spacious floor plan of 3,223 SF, with 5 bedrooms on upper level. Lots of room for a growing family. Radiant heat on main floor. Utility shed in backyard for your gardening tools. Recent upgrade Navien tankless water heater (2023). House also has a 1-bedroom suite with kitchen and a separate entrance. Area schools include Peace Arch K-grade 7 (7-minute walk) and Earl Marriot grades 8-12 (10-minute walk)



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Active
R3012661
Board: F
House/Single Family

14022 20A AVENUE

South Surrey White Rock
Sunnyside Park Surrey
V4A 9S3

Residential Detached

\$2,550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,550,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2023
Frontage(feet): 67.59	Bathrooms: 7	Age: 2
Frontage(metres): 20.60	Full Baths: 6	Zoning: R3
Depth / Size: 123.61	Half Baths: 1	Gross Taxes: \$10,080.37
Lot Area (sq.ft.): 8,438.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.19	P.I.D.: 029-976-090	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail.**
Driveway Finish: **Paving Stone**
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: **Hardwood, Laminate, Tile**

Legal: **LOT 2, PLAN EPP57574, SECTION 16, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	2,356	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,742	Main	Living Room	13' x 14'	Above	Bedroom	13'10 x 12'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'	Above	Bedroom	13'2 x 11'4	Main 2
Finished Floor (Below):	0	Main	Family Room	19' x 13'	Above	Bedroom	15'6 x 12'2	Main 3
Finished Floor (Basement):	0	Main	Kitchen	20'4 x 14'8	Above	Walk-In Closet	10' x 8'8	Main 4
Finished Floor (Total):	4,098sq. ft.	Main	Wok Kitchen	11'6 x 5'10	Above	Walk-In Closet	5' x 5'	Above 4
Unfinished Floor:	0	Main	Eating Area	12' x 7'4	Above	Walk-In Closet	5' x 5'	Above 3
Grand Total:	4,098sq. ft.	Main	Media Room	14' x 11'2	Above	Laundry	10'6 x 5'6	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	11'1 x 7'6	Above	Den	12'4 x 9'10	Above 3
		Main	Foyer	9'6 x 7'			x	
		Main	Kitchen	15'10 x 13'3			x	
		Main	Bedroom	11'8 x 10'6			x	
		Main	Bedroom	12' x 9'4			x	
		Above	Primary Bedroom	19'10 x 13'8			x	

Suite: **Legal Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **3** # of Rooms: **21**

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

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

Luxury Residence in Sunnyside Park. Surrounded with beautifully landscaped at front and backyard. This approx. 8400 sf big lot, comes with 6 bedrooms (4 upstairs, 2 downstairs), 6 full bath and 1 half bath. High ceiling living room gets lots of natural light. Open concept Kitchen, Beautiful backyard with indoor/outdoor living with privacy. The main floor also includes a guest bedroom with an ensuite and a legal 2 bedroom suite for additional income or extended family. Upstairs, huge 4 bedrooms with ensuite. Situated on a sun-drenched south-facing lot, the property is fully landscaped and fenced. Minutes walk to Bayridge and Semiahmoo Secondary school **OPEN HOUSE JUNE 28,2025 3:00PM TO 5:00 PM******



Presented by:
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Active
R2980965

Board: F
House with Acreage

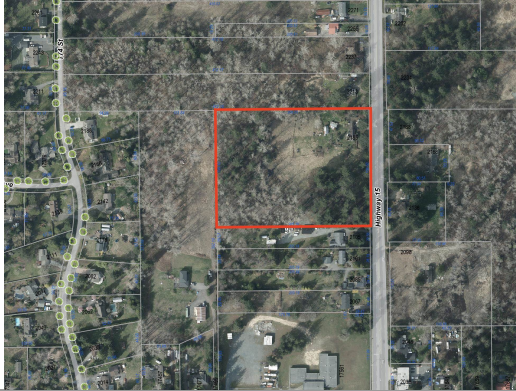
2185 176 STREET

South Surrey White Rock
Pacific Douglas
V3Z 9W4

Residential Detached

\$21,900,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$21,900,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 9999
Frontage(feet): 513.00	Bathrooms: 1	Age: 999
Frontage(metres): 156.36	Full Baths: 1	Zoning: RA
Depth / Size:	Half Baths: 0	Gross Taxes: \$75,038.00
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 7.94	P.I.D.: 011-040-441	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: **1 Storey, Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Renovations:

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

Fireplace Fuel: **Other**

Fuel/Heating: **Other**

Outdoor Area: **Patio(s)**

Type of Roof: **Wood**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking:

Parking: **Open**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Covered Parking:

Parking Access:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 5, PLAN NWP3933, SECTION 18, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXC, PT ON SRW PL 84544**

Amenities: **None**

Site Influences: **Golf Course Nearby**

Features:

Finished Floor (Main):	1,127	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Great Room	8'1 x 8'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	6'1 x 6'1			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	8'1 x 8'1			x	
Finished Floor (Basement):	0	Main	Laundry	6'1 x 4'1			x	
Finished Floor (Total):	1,127sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,127sq. 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	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 4	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Century 21 Coastal Realty Ltd.

Court-Ordered Sale. Spanning about 8 acres, this promising parcel is designated for future redevelopment under the Grandview OCP (Area #5). Grandview Heights General Land Use Plan Designates this property as Urban Residential (4 to 15 UPA). Perched at one of the area's highest elevations, it offers the potential for stunning views from forthcoming developments. An exceptional investment opportunity in a sought-after location primed for growth.