



Presented by:
Mylyne Santos PREC*

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Active
R3052978
Board: F
Manufactured

235 1840 160 STREET

South Surrey White Rock
King George Corridor
V4A 4X4

Residential Detached

\$179,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$154,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1975
Frontage(feet):	Bathrooms: 1	Age: 50
Frontage(metres):	Full Baths: 1	Zoning: MHR
Depth / Size:	Half Baths: 0	Gross Taxes: \$341.00
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.00	P.I.D.: 300-023-541	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
Complex/Subdiv: BREAKWAY BAYS		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

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

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

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

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Windows - Thermo**

Finished Floor (Main):	860	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	13' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13' x 11'			x	
Finished Floor (Basement):	0	Main	Living Room	13' x 12'			x	
Finished Floor (Total):	860sq. ft.	Main	Flex Room	10' x 9'			x	
Unfinished Floor:	0	Main	Dining Room	16' x 7'			x	
Grand Total:	860sq. ft.			x			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: Single Wide	Registered in MHR?: Yes	PAD Rental: \$1,375.00				
# of Kitchens: 1	# of Rooms: 6	MHR#: 9790	CSA/BCE: 550209	Maint. Fee:				
ByLaw Restrictions: Pets Allowed								

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

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



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Active
R3032581
Board: F
House/Single Family

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

Residential Detached
\$950,000 (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 property is R-3 zoned 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 Marriot 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 own 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

\$1,080,000 (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
R3067459
Board: F
House/Single Family

15847 RUSSELL AVENUE

South Surrey White Rock
White Rock
V4B 2S5

Residential Detached

\$1,149,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,999
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1969
Frontage(feet): 53.60	Bathrooms: 3	Age: 56
Frontage(metres): 16.34	Full Baths: 2	Zoning: RS-2
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,759.92
Lot Area (sq.ft.): 7,343.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 006-900-364	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
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**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; 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: **Mixed**

Legal: **LOT 189 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 33527**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,055	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	0' x 0'			x	Main 3
Finished Floor (Below):	158	Main	Kitchen	0' x 0'			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	0' x 0'			x	Below 3
Finished Floor (Total):	1,213sq. ft.	Main	Bedroom	0' x 0'			x	
Unfinished Floor:	617	Main	Bedroom	0' x 0'			x	
Grand Total:	1,830sq. ft.	Below	Recreation Room	0' x 0'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	0' x 0'			x	
Suite: None				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

RE/MAX Colonial Pacific Realty

Great Location! Perfect opportunity to move in, rent it out, or build your dream home. Walking distance to schools, shops, and parks! Just a 10-minute stroll to White Rock Beach & Pier, and only 5 minutes to the USA border. Situated in a highly sought-after residential neighbourhood, don't miss this chance!



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Active
R3066947
Board: F
House/Single Family

13950 BLACKBURN AVENUE

South Surrey White Rock
White Rock
V4B 2Z5

Residential Detached

\$1,299,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,299,000**
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: **SFD**
Depth / Size: **60** Half Baths: **0** Gross Taxes: **\$6,956.32**
Lot Area (sq.ft.): **5,134.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.12** P.I.D.: **007-258-836** 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: **City/Municipal** Water Supply: **City/Municipal**

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

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

Amenities: **In Suite Laundry, Storage**

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

Features:

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

Totally White Rock! A few minutes to the beach with a smaller town lifestyle, while being convenient to all amenities. Home is situated on a quite street. The corner lot provides an abundance of natural light. Open main floor concept with a newer kitchen, a 20' x 11' living room, and 2 spacious bedrooms. Downstairs the primary bedroom has its own fireplace, with a huge closet and full ensuite. Outside is easy outdoor living with a private fenced yard and numerous decks. Ideal for a professional couple or a smaller family. Better than a townhouse with its own space and w/o strata fees. Priced to sell at nearly \$200K under current assessed value. OPEN HOUSE SATURDAY & SUNDAY November 29th & 30th from 2:00 to 4:00 pm.



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Active
R3066085
Board: F
House/Single Family

13028 19A AVENUE

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

Residential Detached

\$1,549,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$1,549,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1986
Frontage(feet): 7,993.0	Bathrooms: 3	Age: 39
Frontage(metres): 2,436.2	Full Baths: 2	Zoning: SFR
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,307.85
Lot Area (sq.ft.): 7,993.00	Rear Yard Exp:	For Tax Year: 2025
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: **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:
Metered Water: **No**
R.I. Plumbing: **No**

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:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed, Tile, Carpet**

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:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Spacious Ocean Park 2 level 3600 sq.ft. 4 bedroom and den executive home in quiet cul-de-sac. Central and convenient location close to Laronde School, shopping and buses.



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Active
R3048009
Board: F
House/Single Family

13139 14 AVENUE
South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 1G6

Residential Detached
\$1,650,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,785,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1989
Frontage(feet): 84.40	Bathrooms: 3	Age: 36
Frontage(metres): 25.73	Full Baths: 2	Zoning: SF
Depth / Size: 136.6	Half Baths: 1	Gross Taxes: \$7,318.02
Lot Area (sq.ft.): 11,510.00	Rear Yard Exp:	For Tax Year:
Lot Area (acres): 0.26	P.I.D.: 002-828-871	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: 1 Storey, Rancher/Bungalow	Total Parking: 4	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:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Hot Water, Natural Gas	Fixtures Rmvd: No :		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Other	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 86 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 61651**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**

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

Finished Floor (Main):	2,184	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'0 x 11'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'0 x 9'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	14'0 x 14'0			x	Main 3
Finished Floor (Basement):	0	Main	Eating Area	11' x 6'			x	Main 4
Finished Floor (Total):	2,184sq. ft.	Main	Family Room	14' x 13'			x	
Unfinished Floor:	0	Main	Laundry	10' x 9'			x	
Grand Total:	2,184sq. ft.	Main	Primary Bedroom	14'0 x 13'0			x	
		Main	Bedroom	10'0 x 9'0			x	
		Main	Bedroom	10'0 x 9'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.			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: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

OCEAN PARK OPPORTUNITY! Perfect for investors, and/or those looking to build their dream home. This charming rancher sits on a rare 11,500 sqft lot, in one of the most sought after neighborhoods. The home features 3 bedrooms, 2 bathrooms, a spacious living room, family room and kitchen. The large backyard is perfect for entertaining, gardening or giving kids room to play in. Located in an amazing community, you are steps away from Fun Fun Park, Kwomais Point Park, 1001 Steps, White Rock Pier, Ocean Park Shopping Center and more.



Presented by:
Mylyne Santos PREC*

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Active
R3006154
Board: F
House/Single Family

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

Residential Detached
\$1,899,000 (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: **\$9,981.63**
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**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Tile - Composite**

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:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

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**
of Kitchens: **2** # of Rooms: **16**

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

Listing Broker(s): **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
R3037630
Board: F
House/Single Family

14022 20A AVENUE

South Surrey White Rock
Sunnyside Park Surrey
V4A 9S3

Residential Detached

\$2,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,399,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2022
Frontage(feet): 67.00	Bathrooms: 7	Age: 3
Frontage(metres): 20.42	Full Baths: 6	Zoning: R3
Depth / Size: 124	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:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer		
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: R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, 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: **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, Private Yard, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, 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	18' x 13'0	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
		Main	Wok Kitchen	11'6 x 5'10	Above	Walk-In Closet	5' x 5'	Above	4
Finished Floor (Total):	4,098sq. ft.	Main	Eating Area	15'2 x 7'4	Above	Walk-In Closet	5' x 5'	Above	4
Unfinished Floor:	0	Main	Media Room	14'2 x 11'2	Above	Laundry	10'6 x 5'6	Above	3
Grand Total:	4,098sq. ft.	Main	Mud Room	11'1 x 7'6	Above	Den	12'4 x 9'10	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	9'6 x 7'			x		
		Main	Kitchen	15'10 x 13'3			x		
		Main	Bedroom	11'8 x 10'6			x		
Suite: Legal Suite		Main	Bedroom	12' x 9'4			x		
Basement: None		Above	Primary Bedroom	19'10 x 13'8			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 21	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

The Agency White Rock

The Agency White Rock

Luxury like-new 4,098 sqft home on an 8,438 sqft south-facing lot in sought-after Sunnyside Park. This 6 bed, 6.5 bath residence offers a bright, open layout with soaring ceilings, elegant living/dining, a modern kitchen + wok kitchen, and seamless indoor-outdoor flow—perfect for entertaining. The main floor includes an office/guest room with ensuite. Upstairs features 4 spacious bedrooms, each with a private ensuite + heated floors, plus an open den and laundry room. Other features incl. hardwood flooring throughout, oversized windows, A/C, hot water on demand, Culligan water filtration, fully fenced yard, gated entry, double garage and extra parking, and a legal above-ground suite for a mortgage helper. Located only steps away from transit, parks, schools and beaches. Call today!