



Presented by:

# Mylyne Santos PREC\*

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



**Active**  
**R3097812**  
Board: F  
House/Single Family

## 12627 58 AVENUE

Surrey  
Panorama Ridge  
V3X 2P5

Residential Detached  
**\$999,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1970</b>
Frontage(feet): <b>62.00</b>	Bathrooms: <b>3</b>	Age: <b>56</b>
Frontage(metres): <b>18.90</b>	Full Baths: <b>2</b>	Zoning: <b>RA</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,900.00</b>
Lot Area (sq.ft.): <b>7,937.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>009-919-023</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>Yes: Mountain</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Total Parking: **1** Covered Parking: **8** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Single, Open**  
Driveway Finish:  
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 14213 LT J BLK 12 LD 36 SEC 7 TWP 2 PART SE 1/4**

Amenities: **Garden, In Suite Laundry, Storage**  
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,225	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'6" x 13'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'4" x 10'1"			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	9' x 8'			x	Main 4
Finished Floor (Basement):	863	Main	Primary Bedroom	14' x 12'			x	Bsmt 3
Finished Floor (Total):	2,088sq. ft.	Main	Bedroom	10' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	11' x 10'			x	
Grand Total:	2,088sq. ft.	Bsmt	Living Room	18' x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	13' x 8'			x	
		Bsmt	Bedroom	14' x 10'			x	
							x	
							x	
							x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Full, Fully Finished, Separate Entry</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>2</b>	# of Rooms: <b>9</b>	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

**Best Price! Rare opportunity on a nearly 8,000 sq. ft. lot in a prime Surrey location. This basement-entry home features 3 bedrooms and 2 bathrooms on the main level, plus a 1-bedroom suite below. Currently generating \$4,100/month in rental income (\$2,500 upper / \$1,600 lower, month-to-month), making it an excellent holding property with immediate cash flow. Spacious backyard with a large deck and strong duplex or redevelopment potential (buyer to verify with the City). Conveniently located close to schools, parks, and transit. Ideal for investors or families seeking future growth. Roof -2016, Renovation 2017-18, Basement was renovated 2017, Hot water tank 2021.**



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**Active**  
**R3085196**  
Board: F  
House/Single Family

## 12625 HAMPTON COURT

Surrey  
West Newton  
V3W 1N2

Residential Detached

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

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,099,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2000</b>
Frontage(feet): <b>24.00</b>	Bathrooms: <b>4</b>	Age: <b>26</b>
Frontage(metres): <b>7.32</b>	Full Baths: <b>3</b>	Zoning: <b>CD</b>
Depth / Size: <b>100</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,428.16</b>
Lot Area (sq.ft.): <b>2,380.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.05</b>	P.I.D.: <b>024-065-293</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv: <b>HAMPTON</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front, Lane**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold Strata** Land Lease Expiry Year:

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL LMS3128 LT 36 LD 36 SEC 18 TWP 2**

Amenities: **None**

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

Finished Floor (Main):	755	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	724	Main	Living Room	11' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 7'			x	Above 4
Finished Floor (Below):	0	Main	Kitchen	9' x 7'			x	Above 4
Finished Floor (Basement):	739	Main	Family Room	10' x 8'			x	Main 2
Finished Floor (Total):	2,218sq. ft.	Main	Nook	6' x 5'			x	Bsmt 4
Unfinished Floor:	0	Above	Primary Bedroom	12' x 10'			x	
Grand Total:	2,218sq. ft.	Above	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9' x 9'			x	
Suite: <b>Licensed Suite</b>		Bsmt	Living Room	10' x 10'			x	
Basement: <b>Full, Fully Finished, Separate Entry</b>		Bsmt	Kitchen	10' x 8'			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Bsmt	Bedroom	12' x 10'			x	
# of Kitchens: <b>2</b>	# of Rooms: <b>11</b>							
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee: <b>\$185.00</b>		
		ByLaw Restrictions: <b>No Restrictions</b>						

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

**Immaculate condition... Renovated & very well kept 3 LEVEL HOUSE WITH RENTAL SUITE. Spacious living room, dining room and separate family room, Kitchen with maple cabinets & quartz counter, powder room on the main floor, 3 bedrooms & 2 full bath upstairs. one bedroom basement suite with separate entry, rented month to month to a very nice family. Many updates done recently like updated bathrooms, kitchen counters, paint & flooring thru out. High end finishing, double garage, absolutely move-in Ready, Great location easy access to Vancouver, Langley Hwy 91 or 99 and Highway 10. Walking distance to both levels of School (located across from Tamanawis Secondary School & close to Beaver Creek Elementary School). Kwantlen Polytechnic University, transportation and shopping nearby.**



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**Active**  
**R3109663**  
Board: V  
House/Single Family

## 803 EWEN AVENUE

New Westminster  
Queensborough  
V3M 5C6

Residential Detached

**\$1,099,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,099,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1956</b>
Frontage(feet): <b>51.00</b>	Bathrooms: <b>4</b>	Age: <b>70</b>
Frontage(metres): <b>15.54</b>	Full Baths: <b>4</b>	Zoning: <b>RQ1</b>
Depth / Size: <b>112</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,990.23</b>
Lot Area (sq.ft.): <b>5,712.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.13</b>	P.I.D.: <b>029-749-832</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>:</b>	Tour:
Complex/Subdiv:	First Nation Reserve:	
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Septic, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>4</b>	Covered Parking:	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Mixed, Vinyl</b>	Driveway Finish: <b>Other</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>CLOSE</b>	Dist. to School Bus: <b>CLOSE</b>	Land Lease Expiry Year:
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>		
Fireplace Fuel: <b>Electric</b>	Fixtures Leased: <b>No :</b>		
Fuel/Heating: <b>Baseboard, Electric</b>	Fixtures Rmvd: <b>No :</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>	Floor Finish: <b>Laminate</b>		
Type of Roof: <b>Asphalt</b>			

Legal: **LOT C, PLAN EPP51705, DISTRICT LOT 757, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

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

Finished Floor (Main):	878	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'2 x 13'9	Bsmt	Kitchen	12'10 x 10'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'2 x 13'9	Bsmt	Bedroom	9'7 x 9'8	Above 3
Finished Floor (Below):	0	Main	Kitchen	14'8 x 10'7	Bsmt	Laundry	10'6 x 4'2	Above 3
Finished Floor (Basement):	878	Main	Primary Bedroom	19'2 x 12'9			x	Bsmt 3
Finished Floor (Total):	1,756sq. ft.	Main	Bedroom	8'1 x 9'1			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	9'2 x 9'1			x	
Grand Total:	1,756sq. ft.	Main	Patio	18'2 x 10'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	13'8 x 10'6			x	
Suite: <b>Unauthorized Suite</b>		Bsmt	Dining Room	13'8 x 10'6			x	
Basement: <b>Fully Finished</b>		Bsmt	Kitchen	12'10 x 9'5			x	
		Bsmt	Bedroom	9'3 x 10'6			x	
		Bsmt	Bedroom	9'4 x 9'3			x	
		Bsmt	Living Room	13'8 x 10'6			x	

Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>3</b>	# of Rooms: <b>16</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**Builders Alert!!! Builders Alert!!! Builders Alert !!! Builders Alert !!! Great Opportunity for Investors,First-Time Buyers & Developers!This newly renovated 6-bedroom, 4-bathroom home sits on a 5,712 sq ft lot with back-lane access and outstanding future development potential.The OCP designates this area for duplexes,child care facilities,care homes, and places of worship (buyer to verify with the City),making it a smart and versatile investment.The upstairs offers a bright and spacious 3-bedroom, 2-bath suite, while the lower level includes a 2-bedroom suite and a 1-bedroom suite, each with separate entry—as mortgage helpers.Fantastic location with quick access to Hwy 91, public transit, Queensborough Community Centre, parks, schools, and Queensborough Landing with Walmart and Costco.**



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**Active**  
**R3115242**  
Board: F  
House/Single Family

## 13812 65A AVENUE

Surrey  
East Newton  
V3W 9R8

Residential Detached

**\$1,169,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,099,700</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1986</b>
Frontage(feet): <b>34.50</b>	Bathrooms: <b>3</b>	Age: <b>40</b>
Frontage(metres): <b>10.52</b>	Full Baths: <b>3</b>	Zoning: <b>RF-G</b>
Depth / Size: <b>103.3</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,631.76</b>
Lot Area (sq.ft.): <b>3,562.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.08</b>	P.I.D.: <b>000-533-963</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Brick, Metal, Vinyl</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Natural Gas</b>	Reno. Year:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air</b>	Rain Screen:	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>	Metered Water:	Floor Finish:	
Type of Roof: <b>Asphalt</b>	R.I. Plumbing:		

Legal: **LOT 95, PLAN NWP64308, SECTION 16, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

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

Finished Floor (Main):	1,232	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	844	Main	Kitchen	19'3 x 9'10	Above	Laundry	7'4 x 5'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'1 x 5'9			x	Main 3
Finished Floor (Below):	0	Main	Living Room	19'3 x 10'			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	16'11 x 12'10			x	Above 3
Finished Floor (Total):	2,076sq. ft.						x	
Unfinished Floor:	0	Main	Kitchen	14'7 x 11'			x	
Grand Total:	2,076sq. ft.	Main	Bedroom	11'3 x 12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: <b>Unauthorized Suite</b>		Above	Primary Bedroom	11'10 x 19'11			x	
Basement: <b>Fully Finished, Separate Entry</b>		Above	Walk-In Closet	4'10 x 8'8			x	
		Above	Bedroom	11'9 x 9'6			x	
		Above	Bedroom	10'11 x 10'3			x	
							x	

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

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

**Beautiful Family House in a Quiet cul-de-sac, 4 bedrooms 3 Bathrooms, 1 bedroom (no closet) with new fully renovated. 1 Bedroom SUITE with separate entrance! Premium Vinyl Flooring, Built In Wall Oven, Open Floor Plan, Above 3 Spacious Bedrooms with 2 Washrooms + Big Bonus: Laundry on Above Level. Large New Outdoor Patio overlooking backing onto Green Space. Walking distance to Parks, Close to Transit, Schools, Shopping & Recreation Centre.**



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**Active**  
**R3117334**  
Board: F  
House/Single Family

**5707 184 STREET**  
Cloverdale  
Cloverdale BC  
V3S 4N1

Residential Detached  
**\$1,175,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,175,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1983</b>
Frontage(feet): <b>58.00</b>	Bathrooms: <b>3</b>	Age: <b>43</b>
Frontage(metres): <b>17.68</b>	Full Baths: <b>2</b>	Zoning: <b>R3</b>
Depth / Size: <b>150</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,898.54</b>
Lot Area (sq.ft.): <b>7,743.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>002-612-852</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Basement Entry</b>	Total Parking: <b>4</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>		
Exterior: <b>Vinyl</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>2</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Wood</b>	Reno. Year:	Fixtures Leased: <b>No :</b>	
Fuel/Heating: <b>Natural Gas</b>	Rain Screen:	Fixtures Rmvd: <b>No :</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>	Metered Water:	Floor Finish: <b>Wall/Wall/Mixed</b>	
Type of Roof: <b>Asphalt</b>	R.I. Plumbing:		

Legal: **LOT 4, PLAN NWP65746, PART SE1/4, SECTION 8, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

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

Finished Floor (Main):	1,204	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'10 x 11'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'7 x 11'6			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	11'6 x 9'8			x	Main 2
Finished Floor (Basement):	815	Main	Primary Bedroom	12'6 x 11'1			x	Bsmt 3
Finished Floor (Total):	2,019sq. ft.	Main	Bedroom	10'3 x 9'8			x	
Unfinished Floor:	0	Main	Bedroom	11'6 x 9'3			x	
Grand Total:	2,019sq. ft.	Main	Mud Room	11'5 x 5'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	11'6 x 11'1			x	
		Bsmt	Kitchen	12'7 x 11'1			x	
		Bsmt	Bedroom	11'10 x 11'6			x	
		Bsmt	Bedroom	11'4 x 10'4			x	
				x			x	
				x			x	

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

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

Listing Broker(s): **Homelife Benchmark Realty Corp. Homelife Benchmark Realty Corp.**

**Nicely renovated basement-entry home on a spacious 7,743 sq ft lot with convenient lane access. This property offers 5 bedrooms and 3 bathrooms, including a 1-bedroom suite in the basement—ideal for extended family or rental income. Recent updates include newer wood flooring and carpet, a modernized kitchen with granite countertops and stainless steel appliances, pot lights, fresh paint, updated windows, and renovated bathrooms. The large lot provides plenty of outdoor space and added flexibility with rear lane access. Situated in a great location close to schools, shopping, and the future Cloverdale Hospital. A fantastic opportunity—book your showing today!**



Presented by:

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**Active**  
**R3103857**  
Board: F  
House/Single Family

**13933 90A AVENUE**  
Surrey  
Bear Creek Green Timbers  
V3V 6Z7

Residential Detached  
**\$1,185,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,185,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1977</b>
Frontage(feet): <b>53.00</b>	Bathrooms: <b>2</b>	Age: <b>49</b>
Frontage(metres): <b>16.15</b>	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,051.78</b>
Lot Area (sq.ft.): <b>6,081.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>005-050-531</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Other</b>	Parking: <b>Add. Parking Avail., Carport &amp; Garage</b>
Exterior: <b>Aluminum</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>Yes</b>
Fireplace Fuel:	Fixtures Leased: <b>No</b> :
Fuel/Heating: <b>Forced Air</b>	Fixtures Rmvd: :
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish:
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 298 SECTION 33 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 52561**

Amenities:  
Site Influences:  
Features:

Finished Floor (Main):	1,010	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'6 x 13'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8'1 x 12'3			x	Main 3
Finished Floor (Below):	724	Main	Kitchen	15'5 x 6'8			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'2 x 10'4			x	
Finished Floor (Total):	1,734sq. ft.	Main	Bedroom	8'8 x 12'3			x	
Unfinished Floor:	0	Main	Bedroom	8'2 x 10'4			x	
Grand Total:	1,734sq. ft.	Below	Recreation Room	12'3 x 11'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	8'10 x 10'5			x	
Suite:		Below	Kitchen	8'7 x 6'0			x	
Basement: <b>Fully Finished</b>		Below	Foyer	9'3 x 5'3			x	
		Below	Storage	7'2 x 5'9			x	
				x			x	
				x			x	

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

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

**Beautifully updated 4-bedroom detached house in desirable Bear Creek-Green Timbers! 1,700+ Sq. Ft. on a 6,081 Sq. Ft. lot, steps to Bear Creek Park and half a block to elementary & pre-school—perfect for families. Fully renovated interior featuring open-concept new kitchen & new bathroom, updated flooring (tile, laminate & carpet), pot lights, ceiling fans, baseboards, doors, closet organizers, paint, stainless stair rail, blinds/drapes, CCTV & security system. Appliances & hot water tank (2020). 1-bed basement suite rented at \$1,300 + 40% utilities. Exterior renos (2024): new fence, front & back balconies with metal railings & awnings, gutters, fascia, paint & sensor lighting. Quiet street with ample parking—move-in ready!**



# Presented by: Mylyne Santos PREC\*

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



**Active**  
**R3114511**  
Board: V  
House/Single Family

## 2342 KELLY AVENUE

Port Coquitlam  
Central Pt Coquitlam  
V3C 1Y2

Residential Detached

**\$1,197,500** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,197,500</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1974</b>
Frontage(feet): <b>32.87</b>	Bathrooms: <b>2</b>	Age: <b>52</b>
Frontage(metres): <b>10.02</b>	Full Baths: <b>2</b>	Zoning: <b>RA1</b>
Depth / Size: <b>121.99</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,877.78</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>001-213-679</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>4</b>	Covered Parking: <b>0</b>	Parking Access: <b>Front, Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Aluminum, Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>CLOSE BY</b>	Dist. to School Bus: <b>CLOSE BY</b>	
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>		
Fireplace Fuel: <b>Wood</b>	Fixtures Leased: <b>No :</b>		
Fuel/Heating: <b>Baseboard, Hot Water, Wood</b>	Fixtures Rmvd: <b>No :</b>		
Outdoor Area: <b>Fenced Yard, Patio(s)</b>	Floor Finish: <b>Mixed, Carpet</b>		
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 6, BLOCK 6, PLAN NWP2080, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage, Workshop Detached**

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

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

Finished Floor (Main):	1,031	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'2 x 14'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 9'3			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	9'0 x 9'3			x	Bsmt 3
Finished Floor (Basement):	1,011	Main	Primary Bedroom	11'0 x 13'5			x	
Finished Floor (Total):	2,042sq. ft.	Main	Bedroom	8'11 x 13'5			x	
Unfinished Floor:	0	Main	Den	7'7 x 6'7			x	
Grand Total:	2,042sq. ft.	Bsmt	Living Room	15'6 x 11'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	6'7 x 15'4			x	
		Bsmt	Bedroom	10'4 x 13'0			x	
		Bsmt	Kitchen	8'4 x 10'11			x	
		Bsmt	Laundry	8'9 x 13'0			x	
							x	
							x	

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

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

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

Listing Broker(s): **Team 3000 Realty Ltd.**

**Rare opportunity to own a renovated detached home with income & land upside- instead of a townhouse in a very walkable area. Main floor: 2 beds/1 bath + den/office, open-concept kitchen, fully updated throughout. Lower level: self-contained 2-bed/1 bath mortgage helper with separate back-lane entrance, private parking & in-suite laundry. Main floor is vacant & virtually staged. Rectangular flat lot zoned for higher density. 10-min walk to West Coast Express, Gates Park, PoCo Downtown & Community Centre. Direct 25-min commute to Waterfront by West Coast Train. Easy Hwy 1 & Lougheed access. 4+ parking front & back. Perfect for first-time buyers or investors eyeing future development. Don't miss the opportunity, come to the open House Sat & Sun, Apr 25 & 26, 2-4 PM.**



Presented by:

# Mylyne Santos PREC\*

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



**Active**  
**R3098300**  
Board: F  
House/Single Family

## 8864 URSUS CRESCENT

Surrey  
Bear Creek Green Timbers  
V3V 6L4

Residential Detached

**\$1,199,999** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,199,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1976</b>
Frontage(feet): <b>90.00</b>	Bathrooms: <b>3</b>	Age: <b>50</b>
Frontage(metres): <b>27.43</b>	Full Baths: <b>3</b>	Zoning: <b>R3</b>
Depth / Size: <b>135X109</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,308.44</b>
Lot Area (sq.ft.): <b>7,214.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>000-801-852</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>8</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail.</b>		
Exterior: <b>Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>.5 KM</b>		Dist. to School Bus: <b>800M</b>
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:
# of Fireplaces: <b>1</b>	Reno. Year:	Property Disc.: <b>Yes</b>	
R.I. Fireplaces:	Rain Screen:	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Wood</b>	Metered Water:	Fixtures Rmvd: :	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	R.I. Plumbing:	Floor Finish: <b>Laminate, Mixed, Tile</b>	
Outdoor Area: <b>Balcony(s), Fenced Yard, Sundeck(s)</b>			
Type of Roof: <b>Torch-On</b>			

Legal: **LOT 96, PLAN NWP46149, PART SW1/4, SECTION 33, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,330	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'9 x 20'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'6 x 16'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	11' x 12'1			x	Main 3
Finished Floor (Basement):	942	Main	Primary Bedroom	13' x 11'9			x	Bsmt 3
Finished Floor (Total):	2,272sq. ft.	Main	Bedroom	13' x 8'10			x	
Unfinished Floor:	0	Main	Bedroom	9'2 x 12'8			x	
Grand Total:	2,272sq. ft.	Main	Bedroom	6'2 x 7'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	25' x 10'			x	
		Bsmt	Kitchen	11'3 x 10'9			x	
		Bsmt	Bedroom	8'11 x 11'			x	
		Bsmt	Bedroom	13'9 x 9'10			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): **Century 21 Coastal Realty Ltd.** **Coldwell Banker Universe Realty**

**Welcome to this meticulously maintained 6-bedroom, 3-bathroom home in the highly desirable Bear Creek Green Timbers neighbourhood. Offering 2,272 sq. ft. of well-designed living space on a generous 7,214 sq. ft. corner lot, backing onto a serene greenbelt for added privacy and tranquility. The upper level features 4 spacious bedrooms, 2 updated bathrooms, a bright and inviting living room, a formal dining area, and a beautifully renovated gourmet kitchen filled with natural light. The ground level includes a fully self-contained 2 bedroom suite with a private entrance perfect for extended family or excellent mortgage helper potential. Ideally located just minutes from Bear Creek Park, reputable schools, public transit, and major commuter routes. Schedule your private viewing today!**



Presented by:

# Mylyne Santos PREC\*

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



**Active**  
**R3112162**  
Board: F  
House/Single Family

## 7387 123 STREET

Surrey  
West Newton  
V3W 5S3

Residential Detached

**\$1,199,999** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,299,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1987</b>
Frontage(feet): <b>45.00</b>	Bathrooms: <b>4</b>	Age: <b>39</b>
Frontage(metres): <b>13.72</b>	Full Baths: <b>4</b>	Zoning: <b>RF</b>
Depth / Size: <b>123 x 93</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,914.50</b>
Lot Area (sq.ft.): <b>7,109.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>004-278-011</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Basement Entry</b>	Total Parking: <b>6</b>	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: R.I. Fireplaces:	Reno. Year: <b>2025</b>	Property Disc.: <b>Yes</b>	
Fireplace Fuel:	Rain Screen:	Fixtures Leased: <b>No</b> :	
Fuel/Heating: <b>Baseboard, Forced Air</b>	Metered Water:	Fixtures Rmvd: <b>No</b> :	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>	R.I. Plumbing: <b>Yes</b>	Floor Finish: <b>Laminate, Mixed, Tile</b>	
Type of Roof: <b>Other, Tile - Concrete</b>			

Legal: **LOT 87, PLAN NWP71894, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences:

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

Finished Floor (Main):	1,921	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	10'8 x 13'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'11 x 9'11			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	8'2 x 11'7			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	10'4 x 12'4			x	Bsmt 3
Finished Floor (Total):	1,921 sq. ft.	Main	Living Room	14'6 x 10'11			x	Bsmt 3
Unfinished Floor:	0	Bsmt	Bedroom	9'5 x 10'7			x	
Grand Total:	1,921 sq. ft.	Bsmt	Kitchen	9'11 x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	11'11 x 18'11			x	
		Bsmt	Bedroom	11'6 x 10'1			x	
		Bsmt	Kitchen	9'7 x 5'6			x	
		Bsmt	Living Room	9'7 x 13'3			x	
				x			x	
				x			x	

Suite: **Legal Suite, Unauthorized Suite**  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **1**  
# of Kitchens: **3** # of Rooms: **11**

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

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

**Excellent investment Opportunity! Very clean spacious home featuring 5 bedrooms and 4 full bathrooms with a fully renovated, modern kitchen and laminate flooring. Bright, functional layout ideal for tenants or owner-occupiers for comfortable family living. It also offers two separate 1 - bedroom basement suites providing multiple income streams and a strong mortgage helper. well-suited for investors or multi-generational living. Located in a high-demand Surrey neighborhood close to schools, transit, shopping and amenities. Solid rental potential in sought after location- DON'T MISS OUT! OPEN HOUSE MAY 2 (SATURDAY) & MAY 3 (SUNDAY) 1:00 TO 4:00 PM**