



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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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: <b>\$154,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1975</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>51</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>MHR</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$341.00</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.00</b>	P.I.D.: <b>300-023-541</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: :		
Complex/Subdiv: <b>BREAKWAY BAYS</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: **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	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type: <b>Single Wide</b>	Registered in MHR?: <b>Yes</b>	PAD Rental: <b>\$1,375.00</b>				
# of Kitchens: <b>1</b>	# of Rooms: <b>6</b>	MHR#: <b>9790</b>	CSA/BCE: <b>550209</b>	Maint. Fee:				
		ByLaw Restrictions: <b>Pets Allowed</b>						

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: <b>\$1,000,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1983</b>
Frontage(feet): <b>58.83</b>	Bathrooms: <b>2</b>	Age: <b>43</b>
Frontage(metres): <b>17.93</b>	Full Baths: <b>1</b>	Zoning: <b>R-3</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,951.48</b>
Lot Area (sq.ft.): <b>7,072.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>002-231-166</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>1 Storey, Rancher/Bungalow</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Open</b>	Driveway Finish:	
Exterior: <b>Mixed</b>	Dist. to Public Transit: <b>&lt;500 m</b>	Dist. to School Bus: <b>1km</b>	
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Reno. Year:	Property Disc.: <b>Yes</b>	
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:	Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Metered Water:	Floor Finish: <b>Mixed</b>	
Outdoor Area: <b>Fenced Yard</b>	R.I. Plumbing:		
Type of Roof: <b>Asphalt</b>			

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	
Suite: <b>None</b>							x	
Basement: <b>Crawl</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	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 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 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: <b>\$1,139,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1972</b>
Frontage(feet): <b>47.90</b>	Bathrooms: <b>1</b>	Age: <b>54</b>
Frontage(metres): <b>14.60</b>	Full Baths: <b>1</b>	Zoning: <b>RS-2</b>
Depth / Size: <b>136</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,722.50</b>
Lot Area (sq.ft.): <b>6,514.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>007-365-187</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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:

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	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement: <b>None</b>							x	

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

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

Listing Broker(s): **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: <b>\$1,199,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1969</b>
Frontage(feet): <b>53.60</b>	Bathrooms: <b>3</b>	Age: <b>57</b>
Frontage(metres): <b>16.34</b>	Full Baths: <b>2</b>	Zoning: <b>RS-2</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,759.92</b>
Lot Area (sq.ft.): <b>7,343.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>006-900-364</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: **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
		Main	Bedroom	0' x 0'			x	
Finished Floor (Total):	1,213sq. ft.	Main	Bedroom	0' x 0'			x	
Unfinished Floor:	617	Below	Recreation Room	0' x 0'			x	
Grand Total:	1,830sq. ft.	Below	Bedroom	0' x 0'			x	
							x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: <b>None</b>							x	
Basement: <b>Full</b>							x	

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **8**  
Manuf Type: Registered in MHR?: PAD Rental:  
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?: <b>No</b>	Original Price: <b>\$1,299,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1974</b>
Frontage(feet): <b>85.00</b>	Bathrooms: <b>2</b>	Age: <b>52</b>
Frontage(metres): <b>25.91</b>	Full Baths: <b>2</b>	Zoning: <b>SFD</b>
Depth / Size: <b>60</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,956.32</b>
Lot Area (sq.ft.): <b>5,134.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.12</b>	P.I.D.: <b>007-258-836</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>No</b>	Tour: <b>Virtual Tour URL</b>
Complex/Subdiv:	Services Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
First Nation Reserve:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

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

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	
Suite: <b>None</b>								
Basement: <b>Full, Fully Finished</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	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. FOR SHOWINGS PLEASE CONTACT**



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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: <b>\$2,399,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2022</b>
Frontage(feet): <b>67.00</b>	Bathrooms: <b>7</b>	Age: <b>4</b>
Frontage(metres): <b>20.42</b>	Full Baths: <b>6</b>	Zoning: <b>R3</b>
Depth / Size: <b>124</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$10,080.37</b>
Lot Area (sq.ft.): <b>8,438.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.19</b>	P.I.D.: <b>029-976-090</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Sanitary Sewer</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>6</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Open</b>
Exterior: <b>Stone, Stucco</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
Renovations:	Title to Land: <b>Freehold NonStrata</b>
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>No</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b> :
Fuel/Heating: <b>Forced Air, Radiant</b>	Fixtures Rmvd: <b>No</b> :
Outdoor Area: <b>Fenced Yard, Patio(s)</b>	Floor Finish: <b>Hardwood, Laminate, Tile</b>
Type of Roof: <b>Asphalt</b>	

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
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	15'2 x 7'4	Above	Walk-In Closet	5' x 5'	Above 4
Grand Total:	4,098sq. ft.	Main	Media Room	14'2 x 11'2	Above	Laundry	10'6 x 5'6	Above 3
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: <b>Legal Suite</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>None</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: <b>2</b>	ByLaw Restrictions:		
# of Kitchens: <b>3</b> # of Rooms: <b>21</b>			

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!**



Presented by:

# Mylyne Santos PREC\*

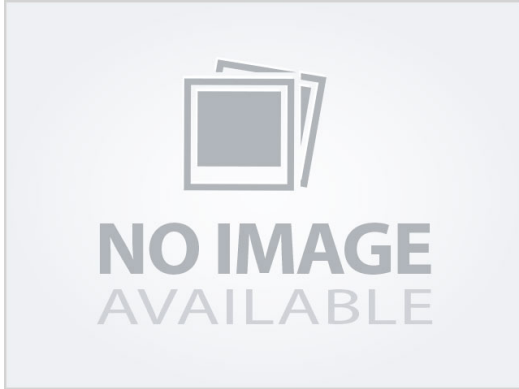
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Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
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**Active**  
**R3075724**  
Board: F  
House/Single Family

**3689 159A STREET**  
South Surrey White Rock  
Morgan Creek  
V3Z 0P1

Residential Detached  
**\$2,700,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,700,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2004</b>
Frontage(feet): <b>85.30</b>	Bathrooms: <b>4</b>	Age: <b>22</b>
Frontage(metres): <b>26.00</b>	Full Baths: <b>3</b>	Zoning: <b>CD</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$10,086.56</b>
Lot Area (sq.ft.): <b>10,075.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.23</b>	P.I.D.: <b>025-437-615</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>Yes: Golf Course - the 15th Fairway</b>		
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 w/ Bsmt.</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>Stone, Wood</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>4</b>	R.I. Fireplaces:	Property Disc.: <b>No</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>Balcny(s) Patio(s) Dck(s)</b>	Metered Water:	Floor Finish:	
Type of Roof: <b>Wood</b>	R.I. Plumbing:		

Legal: **LOT 226, PLAN LMP54522, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,562	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,235	Main	Great Room	18'6 x 17'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'10 x 13'2			x	Main 2
Finished Floor (Below):	0	Main	Nook	13'2 x 8'5			x	Above 5
Finished Floor (Basement):	1,565	Main	Dining Room	13'4 x 10'4			x	Above 4
Finished Floor (Total):	4,362sq. ft.	Main	Office	12'11 x 12'4			x	Bsmt 3
Unfinished Floor:	0	Main	Laundry	7'11 x 5'7			x	
Grand Total:	4,362sq. ft.	Above	Primary Bedroom	15'10 x 13'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'4 x 12'7			x	
		Above	Bedroom	13'4 x 11'3			x	
		Above	Walk-In Closet	7'9 x 6'6			x	
		Bsmt	Recreation Room	22'5 x 12'2			x	
		Bsmt	Games Room	22'8 x 17'1			x	
		Bsmt	Office	12'3 x 11'7			x	

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

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **13**

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

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

**Court order sale. Amazing Price. Allow 24 hours' for showings.**