



Presented by:
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Active
R2988882
Board: F
House/Single Family

13960 80A AVENUE

Surrey
East Newton
V3W 6P6

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1977
Frontage(feet): 40.00	Bathrooms: 3	Age: 48
Frontage(metres): 12.19	Full Baths: 3	Zoning: RF
Depth / Size: 100	Half Baths: 0	Gross Taxes: \$4,204.80
Lot Area (sq.ft.): 4,000.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.09	P.I.D.: 004-922-531	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: Community	Water Supply: City/Municipal	

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

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

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

Total Parking: **5** Covered Parking: **0** Parking Access: **Front**
Parking: **Add. Parking Avail., None**
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 :COURT ORDERED SALE**
Fixtures Rmvd: **Yes :COURT ORDERED SALE**
Floor Finish:

Legal: **LEGAL LOT 40, PLAN NWP51321, SECTION 28, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	729	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	423	Main	Living Room	13'5 x11'4			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'5 x8'4			x	Main	3
Finished Floor (Below):	0	Main	Eating Area	8'4 x5'1			x	Above	3
Finished Floor (Basement):	0	Main	Bedroom	8' x9'7			x	Above	4
		Main	Laundry	5' x4'			x		
Finished Floor (Total):	1,152sq. ft.			x			x		
Unfinished Floor:	0	Main	Porch (enclosed)	10' x10'			x		
Grand Total:	1,152sq. ft.	Above	Bedroom	12' x10'			x		
		Above	Bedroom	10' x10'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x10'			x		
				x			x		
Suite: None				x			x		
Basement: None				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:		CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:							

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

Welcome to this beautifully updated family home, offering 3 generously sized bedrooms upstairs and a separate bedroom with a full bath on the main level—ideal for extended family or guests. Sitting on a well-maintained 4,000 sq ft lot, this property combines comfort, style, and practicality. Located just minutes from schools, shopping centres, public transit, and all major amenities, this home is perfect for growing families or investors looking for a move-in-ready opportunity in a highly desirable area of Surrey.



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Active
R3015507
Board: F
House/Single Family

12347 103A AVENUE

North Surrey
Cedar Hills
V3V 3H1

Residential Detached

\$1,125,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,125,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1972
Frontage(feet): 63.00	Bathrooms: 2	Age: 53
Frontage(metres): 19.20	Full Baths: 2	Zoning: SFD
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,027.81
Lot Area (sq.ft.): 11,769.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.27	P.I.D.: 006-090-401	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Sanitation	Water Supply: City/Municipal	

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

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

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

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

Legal: **LOT 52 SECTION 30 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICTPLAN 46520**

Amenities:

Site Influences:

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Stove**

Finished Floor (Main):	803	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'0 x 17'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	8'11 x 7'9			x	Main 4
Finished Floor (Below):	742	Main	Eating Area	9'0 x 9'5			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'0 x 12'8			x	
Finished Floor (Total):	1,545sq. ft.	Main	Bedroom	9'1 x 8'6			x	
Unfinished Floor:	0	Below	Kitchen	9'9 x 12'1			x	
Grand Total:	1,545sq. ft.	Below	Recreation Room	12'2 x 12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Utility	2'9 x 6'3			x	
Suite: Unauthorized Suite		Main	Bedroom	10'10 x 8'8			x	
Basement: Fully Finished		Main	Bedroom	10'10 x 7'1			x	
		Main	Bedroom	8'10 x 10'10			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX 2000 Realty**

Court ordered sale. Here is your chance to own a property located on a LARGE 1/4 acre lot. The home is conveniently situated close to Scott Road and all major amenities. The 5 bed / 2 bath home has tons of potential including a potential subdivision or multi family development. Home needs A LOT OF WORK. Mainly lot value. Contact your Realtor to arrange a viewing.



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Active
R3006331
Board: F
House/Single Family

15731 96A AVENUE

North Surrey
Guildford
V4N 2T2

Residential Detached

\$1,149,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,299,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1989
Frontage(feet): 0.00	Bathrooms: 3	Age: 36
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,189.02
Lot Area (sq.ft.): 8,495.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.20	P.I.D.: 010-892-575	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
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**
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 :SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **:SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Laminate, Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 13 SECTION 34 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 77665**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,380	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	468	Main	Foyer	6'5 x 5'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'5 x 13'5			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'7 x 8'10			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	11'9 x 11'6			x	Above 4
Finished Floor (Total):	1,848sq. ft.	Main	Family Room	18'8 x 11'7			x	
Unfinished Floor:	0	Above	Primary Bedroom	12'11 x 11'7			x	
Grand Total:	1,848sq. ft.	Above	Bedroom	10'11 x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'11 x 9'			x	
Suite: None							x	
Basement: None							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): **Royal LePage West Real Estate Services**

Desirable 2 storey, non basement family home located on a level lot over 8400 sq ft. The home is located on a quiet side street with mature landscaping and is very convenient to schools, shopping, recreation, transit and parks. Features include; updated :laminate floors on the main, pot lighting, kitchen cabinets and counters. Layout offers large living room with cozy gas fireplace and a bay window to brighten the room, large dining room, large kitchen, sunken family room with a second gas fireplace and slider door to the rear yard. Upper floor has good sized bedrooms and the primary bedroom offers a 4 pc en-suite. Parking is ample with the level driveway, 2 car garage and large driveway for 4 more cars. A nice place to call home.



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Active
R3013641
Board: F
House/Single Family

6725 129 STREET

Surrey
West Newton
V3W 8H8

Residential Detached

\$1,180,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,180,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1982
Frontage(feet): 52.50	Bathrooms: 3	Age: 43
Frontage(metres): 16.00	Full Baths: 2	Zoning: R3
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,600.00
Lot Area (sq.ft.): 4,817.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.11	P.I.D.: 001-113-097	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **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**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 318, PLAN NWP63846, PART SW1/4, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,080	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	756	Main	Living Room	16'6" x 12'11"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 9'4"			x	Main 2
Finished Floor (Below):	0	Main	Family Room	17'10" x 12'8"			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	12'4" x 6'11"			x	Above 4
Finished Floor (Total):	1,836sq. ft.	Main	Dining Room	11'10" x 11'			x	
Unfinished Floor:	0	Main	Primary Bedroom	14'9" x 11'11"			x	
Grand Total:	1,836sq. ft.	Main	Bedroom	12'11" x 9'10"			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite:				x			x	
Basement:None				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): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

Situated on a tranquil street just steps from Martha Jane Norris Elementary, this well-maintained 3-bedroom, 3-bathroom home offers a functional layout ideal for families. The main floor features a spacious living and dining area, complemented by a cozy family room. Upstairs, you'll find three generously sized bedrooms, including a master suite with an ensuite bathroom. The private, fenced backyard with a patio provides a serene outdoor space for relaxation and entertaining. With easy access to Highways 10 and 91, as well as proximity to schools, parks, and shopping, this home offers both convenience and comfort. This charming residence presents an excellent opportunity for first-time homebuyers or families seeking a move-in-ready home in a family-friendly neighborhood. By Appointment Only



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Active
R2985325
Board: F
House/Single Family

13137 106A AVENUE

North Surrey
Whalley
V3T 2E4

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,249,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1957
Frontage(feet): 63.32	Bathrooms: 2	Age: 68
Frontage(metres): 19.30	Full Baths: 2	Zoning: RF
Depth / Size: 115.87	Half Baths: 0	Gross Taxes: \$5,759.97
Lot Area (sq.ft.): 7,336.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 009-682-422	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Storm 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: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open, RV Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 block** Dist. to School Bus: **near by**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 42, BLOCK 5N, PLAN NWP14710, SECTION 21, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,007	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,007	Main	Living Room	16'5 x12'8			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'6 x9'3			x	Main	4
Finished Floor (Below):	0	Main	Primary Bedroom	12'7 x10'10			x	Bsmt	4
Finished Floor (Basement):	0	Main	Bedroom	11' x9'4			x		
Finished Floor (Total):	2,014sq. ft.	Main	Bedroom	9'10 x9'2			x		
Unfinished Floor:	0	Bsmt	Family Room	16' x12'2			x		
Grand Total:	2,014sq. ft.	Bsmt	Kitchen	12'10 x9'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	15'8 x12'5			x		
		Bsmt	Laundry	13'1 x12'6			x		
		Bsmt	Foyer	12' x6'			x		
		Bsmt	Storage	6' x5'			x		
				x			x		
				x			x		
Suite: Unauthorized Suite									
Basement: Separate Entry									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 11	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Century 21 Coastal Realty Ltd.

Court-Ordered Sale – Prime Investment Opportunity - Steal the Deal! Nestled on a quiet street, this 7,337 SqFt. lot offers incredible potential for first time homeowners, investors, or builders. Conveniently located just minutes from the SkyTrain, public transit, and top-rated schools, this property ensures easy access to everything you need. The home features 3 bedrooms and 1 bathroom on main floor, plus a separate 1 bedroom 1 bath unauthorized suite—perfect for rental income or extended family. Whether you're looking to renovate, rebuild, or invest, this is an opportunity you don't want to miss! Act fast—properties like this rarely become available! Property is AS IS WHERE IS. Tenanted, 24 hours notice for all showings.



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Active
R3015352
 Board: F
 House/Single Family

13075 OLD YALE ROAD

North Surrey
 Whalley
 V3T 3C3

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,298,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1972
Frontage(feet): 60.00	Bathrooms: 1	Age: 53
Frontage(metres): 18.29	Full Baths: 1	Zoning: R3
Depth / Size: 0	Half Baths: 0	Gross Taxes: \$4,620.55
Lot Area (sq.ft.): 7,566.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 006-331-581	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 2	Covered Parking: 1	Parking Access: Front
Construction: Log	Parking: Carport; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Nearby	Dist. to School Bus: Nearby	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air	Floor Finish: Other		
Outdoor Area: None			
Type of Roof: Asphalt			

Legal: **LOT 60, BLOCK 5N, PLAN NWP42123, SECTION 28, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	17'10 x 9'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'0 x 13'6			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11'11 x 9'7			x	
Finished Floor (Basement):	0	Main	Bedroom	11'2 x 8'6			x	
Finished Floor (Total):	988sq. ft.	Main	Bedroom	9'7 x 8'8			x	
Unfinished Floor:	0	Main	Laundry	9'3 x 6'9			x	
Grand Total:	988sq. 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: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Royal LePage Global Force Realty

COURT ORDER SALE - Prime opportunity in the heart of Surrey City Centre! This court-ordered sale offers incredible development potential, surrounded by rapid growth and just steps from mid-rise and high-rise projects. Situated on a spacious 7,566 SQFT lot, this centrally located rancher has access from Old Yale Rd and Michel Pl. Conveniently located near schools, SkyTrain, shopping, and all essential amenities. Buyers are advised to verify development potential with the city. Don't miss this rare chance to secure a valuable piece of land through a court-ordered sale!



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Active
R3018400
Board: F
House/Single Family

10478 155A STREET

North Surrey
Guildford
V3R 4K7

Residential Detached

\$1,259,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,259,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1962
Frontage(feet): 60.00	Bathrooms: 2	Age: 63
Frontage(metres): 18.29	Full Baths: 2	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,954.93
Lot Area (sq.ft.): 7,380.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 001-557-858	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 14, BLOCK 2, PLAN NWP18741, PART SE1/4, SECTION 21, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,130	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'06 x 13'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	13' x 10'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11' x 9'			x	Bsmt 3
Finished Floor (Basement):	1,452	Main	Bedroom	11' x 9'			x	
Finished Floor (Total):	2,582sq. ft.	Main	Kitchen	12' x 8'			x	
Unfinished Floor:	0	Bsmt	Living Room	17' x 12'			x	
Grand Total:	2,582sq. ft.	Bsmt	Kitchen	8' x 12'			x	
		Bsmt	Bedroom	12' x 11'			x	
		Bsmt	Bedroom	9' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Fully Finished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

An opportunity to secure a prime holding property with future redevelopment potential and land assembly. Please check and verify with city of Surrey. This 5 bedroom house with a 2 bedroom suite is built on a large lot (7300+ Sqft). Location is very close to banks, Guildford rec centre and Guildford Mall.



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Active
R3013648
Board: F
House/Single Family

14361 MELROSE DRIVE

North Surrey
Bolivar Heights
V3R 5R6

Residential Detached

\$1,310,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,310,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1959
Frontage(feet): 70.00	Bathrooms: 3	Age: 66
Frontage(metres): 21.34	Full Baths: 2	Zoning: RA
Depth / Size: 157	Half Baths: 1	Gross Taxes: \$5,053.08
Lot Area (sq.ft.): 11,017.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.25	P.I.D.: 000-591-572	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 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s) Patio(s) Deck(s)**
Type of Roof: **Torch-On**

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

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

Legal: **LOT D, BLOCK 124, PLAN NWP14129, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,067	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11'6" x 20'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 10'			x	Above 3
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 15'6"			x	Above 4
Finished Floor (Basement):	0	Above	Bedroom	9' x 9'			x	Bsmt 1
Finished Floor (Total):	2,067 sq. ft.	Above	Bedroom	12'6" x 10'6"			x	
Unfinished Floor:	1,000	Above	Bedroom	11' x 8'			x	
Grand Total:	3,067 sq. ft.	Below	Eating Area	15'6" x 12'			x	
		Below	Media Room	12' x 22'			x	
		Below	Den	7' x 7'6"			x	
		Bsmt	Other	16' x 19'			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Partly Finished								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

An exceptional opportunity to own a 3-bedroom home in the thriving Bolivar Heights community. Situated on a rare, flat 11,000 + sq. ft. lot, this property offers endless potential-perfect for first-time buyers, investors, or those looking to build a custom home in a rapidly developing neighbourhood. Enjoy seamless access to King George Blvd, the Port Mann Bridge, and Highway 1. Don't miss your chance to invest in this prime location!



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Active
R2999286
Board: F
House/Single Family

12414 80 AVENUE

Surrey
West Newton
V3W 3A5

Residential Detached

\$1,350,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,350,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1980
Frontage(feet): 84.00	Bathrooms: 4	Age: 45
Frontage(metres): 25.60	Full Baths: 4	Zoning: SFD
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,218.60
Lot Area (sq.ft.): 10,419.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.24	P.I.D.: 004-875-036	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **LOT A, PLAN NWP20875, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT: PCL 2 (BYLAW PL LMP5590)**

Amenities: **In Suite Laundry, Independent living**

Site Influences: **Golf Course Dev., Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,226	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms		
Finished Floor (Above):	0	Main	Living Room	23'1 x12'1			x	Floor	#Pcs	
Finished Floor (AbvMain2):	0	Main	Dining Room	21'0 x0'0			x	Main	3	
Finished Floor (Below):	0	Main	Bedroom	10' x11'			x	Below	3	
Finished Floor (Basement):	1,200	Main	Kitchen	16'8 x14'10			x			
Finished Floor (Total):	2,426sq. ft.	Main	Bedroom	10'3 x10'1			x			
Unfinished Floor:	0	Main	Bedroom	14'2 x11'9			x	Main	3	
Grand Total:	2,426sq. ft.	Main	Primary Bedroom	12'4 x15'5			x	Below		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10'2 x10'3			x			
		Bsmt	Bedroom	11'3 x10'2			x			
		Bsmt	Kitchen	12'3 x8'9			x			
		Below	Living Room	11'2 x11'4			x		Below	3
		Bsmt	Bedroom	10'3 x11'2			x			
Suite: Unauthorized Suite										
Basement: Fully Finished										
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:										

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

Woodhouse Realty

This well-maintained and spacious home features a total of 7 bedrooms and 4 bathrooms, making it ideal for large or extended families, or investors seeking strong rental income potential. The functional layout offers ample living space with bright, comfortable rooms throughout. With multiple bedrooms and bathrooms spread across both levels, the home provides flexibility for multi-generational living or the opportunity to rent out separate suites for additional revenue. Situated on a generous 10,000+ sq.ft corner lot, the property not only offers abundant outdoor space but also holds significant future development potential. Whether you're looking to move in with a big family, generate rental income, or invest in a property with rezoning possibilities.



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Active
R3000921
Board: F
House/Single Family

14756 62 AVENUE

Surrey
Sullivan Station
V3S 2L1

Residential Detached

\$1,399,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,449,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2011**
Frontage(feet): **44.00** Bathrooms: **4** Age: **14**
Frontage(metres): **13.41** Full Baths: **3** Zoning: **RF-12**
Depth / Size: **78.2** Half Baths: **1** Gross Taxes: **\$6,888.66**
Lot Area (sq.ft.): **3,462.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.08** P.I.D.: **027-179-664** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: MOUNTAINS**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

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

Legal: **LOT 7, PLAN BCP31794, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,355	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,131	Main	Living Room	16'6 x 14'6	Bsmt	Bedroom	11'3 x 9'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	13'4 x 11'11	Bsmt	Den	10'0 x 9'6	Main	2
Finished Floor (Below):	0	Main	Kitchen	14'10 x 10'10	Bsmt	Bedroom	13'6 x 12'9	Above	5
Finished Floor (Basement):	1,073	Main	Eating Area	18'3 x 10'11			x	Above	4
		Main	Dining Room	17'2 x 16'7			x	Bsmt	3
Finished Floor (Total):	3,559sq. ft.	Main	Office	14'2 x 12'0			x		
Unfinished Floor:	0	Above	Primary Bedroom	16'6 x 14'3			x		
Grand Total:	3,559sq. ft.	Above	Bedroom	10'10 x 10'7			x		
		Above	Bedroom	11'0 x 11'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'0 x 10'7			x		
		Above	Laundry	7'1 x 5'1			x		
Suite: Unauthorized Suite		Bsmt	Living Room	16'5 x 10'7			x		
Basement: Full, Fully Finished, Separate Entry		Bsmt	Kitchen	14'6 x 11'6			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): **Royal LePage Westside**

This Sullivan Staton home has everything you need: ample space, a functional floor plan, and low-maintenance outdoor areas! The main floor features an open-concept layout with a spacious kitchen with a large pantry, dining area, family room, den, and living room. Upstairs, you'll find four generous bedrooms along with a convenient laundry room. The basement includes a separate entry and offers a one-bedroom plus den suite, as well as an additional bedroom. Outside, you can enjoy a fully fenced yard with a paved patio. There is an attached double garage and plenty of driveway parking available. Contact your Realtor for a private showing!



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Active
R2987677
Board: F
House/Single Family

13598 89 AVENUE

Surrey
Queen Mary Park Surrey
V3V 8A6

Residential Detached

\$1,548,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,738,800**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2006**
Frontage(feet): **0.00** Bathrooms: **6** Age: **19**
Frontage(metres): Full Baths: **6** Zoning: **R3**
Depth / Size: **irregularly** Half Baths: **0** Gross Taxes: **\$8,531.05**
Lot Area (sq.ft.): **6,165.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.14** P.I.D.: **026-525-666** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **:**
Complex/Subdiv: **Queen Mary Park**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Aggregate**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :Foreclosure**
Fixtures Rmvd: **No :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 6, PLAN BCP21460, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

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

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

Features: **Dishwasher**

Finished Floor (Main):	1,506	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,141	Main	Family Room	18'5 x 16'7	Above	Other	5' x 9'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'2 x 8'8	Above	Walk-In Closet	5' x 4'4	Main 4
Finished Floor (Below):	0	Main	Other	8'3 x 6'1	Above	Bedroom	11'9 x 10'2	Above 5
Finished Floor (Basement):	1,436	Main	Bedroom	13'10 x 12'5	Above	Bedroom	11'3 x 11'	Above 4
Finished Floor (Total):	4,083sq. ft.	Main	Living Room	17'2 x 13'5	Above	Other	8'3 x 5'	Above 4
Unfinished Floor:	0	Main	Eating Area	11'9 x 9'10	Above	Walk-In Closet	5' x 4'6	Bsmt 4
Grand Total:	4,083sq. ft.	Main	Kitchen	13'5 x 11'	Bsmt	Living Room	12'8 x 9'9	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	9'1 x 5'5	Bsmt	Kitchen	11'7 x 10'	
		Main	Pantry	5'5 x 4'	Bsmt	Other	4'11 x 9'9	
		Above	Primary Bedroom	19'2 x 14'8	Bsmt	Bedroom	10'1 x 9'9	
		Above	Other	8'9 x 9'	Bsmt	Bedroom	13'1 x 9'8	
		Above	Walk-In Closet	8'9 x 4'2	Bsmt	Laundry	8'8 x 5'	
		Above	Bedroom	14' x 10'	Bsmt	Living Room	13'10 x 9'8	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **4** # of Rooms: **30**

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

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

Queen Ann Park Area. | Spacious 3-storey home with 4,083 sq.ft. of living space on a 6,165 sq.ft. lot. Upstairs features 4 bedrooms and 3 full bathrooms, including 3 primary bedrooms with walk-in closets and private en-suites. The main level offers a large living and family room, dining area, breakfast nook, kitchen with granite counters, stainless steel appliances, a spice kitchen with pantry, plus a bedroom and full bath—perfect for guests or extended family. The fully finished basement includes two self-contained suites: a 2-bedroom and a 1-bedroom, each with its own kitchen and private entrance. The fenced backyard includes a storage shed and plenty of space for kids or entertaining. Walking distance to Cindrich Elementary, shopping, transit, and Bear Creek Park. Tks



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Active
R2985180
Board: F
House/Single Family

14523 104A AVENUE

North Surrey
Guildford
V3R 1R2

Residential Detached

\$1,550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,699,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1976
Frontage(feet): 59.97	Bathrooms: 1	Age: 49
Frontage(metres): 18.28	Full Baths: 1	Zoning: R3
Depth / Size: 182.25	Half Baths: 0	Gross Taxes: \$8,173.73
Lot Area (sq.ft.): 10,903.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.25	P.I.D.: 004-659-724	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

Amenities: **None**

Site Influences: **Central Location**

Features:

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

RE/MAX Colonial Pacific Realty

Homelife Benchmark Realty Corp.

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



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Active
R3000060

Board: F
House/Single Family

12481 75A AVENUE

Surrey
West Newton
V3W 0M3

Residential Detached

\$1,599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,650,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1989
Frontage(feet): 59.05	Bathrooms: 4	Age: 36
Frontage(metres): 18.00	Full Baths: 4	Zoning: R3
Depth / Size: 129.72	Half Baths: 0	Gross Taxes: \$6,721.29
Lot Area (sq.ft.): 7,605.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 012-147-052	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: Community	Water Supply: City/Municipal	

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

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish:
Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **3 BLOCKS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :SOLD 'AS IS WHERE IS'**
Floor Finish: **Tile, Wall/Wall/Mixed, Carpet**

Legal: **LOT 2, PLAN NWP79318, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Features:

Finished Floor (Main):	2,120	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	13'11 x 18'10	Below	Bedroom	11'0 x 8'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	17'11 x 14'0	Below	Foyer	7'0 x 10'8	Main	3
Finished Floor (Below):	1,720	Main	Kitchen	14'4 x 19'8	Below	Laundry	6'6 x 5'9	Main	3
Finished Floor (Basement):	0	Main	Dining Room	10'5 x 14'11	Below	Other	14'7 x 6'7	Below	3
Finished Floor (Total):	3,840sq. ft.	Main	Primary Bedroom	14'1 x 18'2			x	Below	3
Unfinished Floor:	0	Main	Bedroom	12'1 x 10'11			x		
Grand Total:	3,840sq. ft.	Main	Bedroom	10'10 x 10'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14'4 x 10'7			x		
Suite: Unauthorized Suite		Below	Recreation Room	13'11 x 17'5			x		
Basement: Full, Fully Finished, Separate Entry		Below	Living Room	13'10 x 9'8			x		
		Below	Kitchen	14'7 x 8'9			x		
		Below	Bedroom	13'10 x 13'5			x		
		Below	Bedroom	13'11 x 11'7			x		
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2 # of Rooms: 17		MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

Renovated and well-kept basement entry home on a quiet street in West Newton. 7,600 sq.ft. rectangular lot with back lane. 4 beds and 2 full baths on main floor. New kitchen with a large island. Granite countertops. Covered deck. 3 bedroom suite on lower level plus large rec room/bedroom with full ensuite. Oversized double garage plus lots of parking. Walking distance to Strawberry Hill Elementary School and very close to all shopping and transit. Call for more info.



Presented by:
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Active
R2954643
Board: F
House/Single Family

9117 149 STREET

Surrey
Bear Creek Green Timbers
V3R 3Z5

Residential Detached

\$1,599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,599,000
Meas. Type: Metres	Bedrooms: 2	Approx. Year Built: 1957
Frontage(feet): 59.97	Bathrooms: 1	Age: 68
Frontage(metres): 18.28	Full Baths: 1	Zoning: SF
Depth / Size: 63.51	Half Baths: 0	Gross Taxes: \$0.00
Lot Area (sq.ft.): 12,474.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.29	P.I.D.: 000-519-367	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**

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

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

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

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

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **Refrigerator, Stove**

Finished Floor (Main): 1,190	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Living Room	15'6" x 13'2"			x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Kitchen	12' x 16'6"			x	Main 4
Finished Floor (Below): 0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Basement): 0	Main	Bedroom	16' x 9'6"			x	
Finished Floor (Total): 1,190sq. ft.	Main	Other	10' x 9'			x	
Unfinished Floor: 0	Main	Utility	16' x 9'6"			x	
Grand Total: 1,190sq. 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: 6	MHR#:	CSA/BCE:	Maint. Fee:				
	ByLaw Restrictions:						

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

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



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Active
R3007123
Board: F
House/Single Family

16286 80A AVENUE

Surrey
Fleetwood Tynehead
V4N 0J7

Residential Detached

\$1,649,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,699,000
Meas. Type: Feet	Bedrooms: 9	Approx. Year Built: 2002
Frontage(feet): 49.00	Bathrooms: 7	Age: 23
Frontage(metres): 14.94	Full Baths: 6	Zoning: R3
Depth / Size: IRR	Half Baths: 1	Gross Taxes: \$7,035.49
Lot Area (sq.ft.): 6,038.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 024-761-478	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
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 w/Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s), 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, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **850M** Dist. to School Bus: **350M**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 8, PLAN LMP45743, SECTION 25, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,377	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,246	Main	Living Room	11' x 11'	Bsmt	Bedroom	15'11 x 11'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6 x 10'8	Bsmt	Living Room	20'9 x 13'6	Main	4
Finished Floor (Below):	0	Main	Foyer	16'8 x 4'8	Bsmt	Kitchen	12'6 x 10'1	Above	4
Finished Floor (Basement):	1,310	Main	Kitchen	10'9 x 16'1	Bsmt	Bedroom	9'11 x 10'	Above	4
Finished Floor (Total):	3,933sq. ft.	Main	Eating Area	11'7 x 15'3	Bsmt	Bedroom	10'4 x 10'	Above	4
Unfinished Floor:	0	Main	Family Room	13'9 x 14'6	Bsmt	Bedroom	11'2 x 9'5	Bsmt	3
Grand Total:	3,933sq. ft.	Main	Bedroom	11'1 x 10'1	Bsmt	Laundry	4'1 x 10'4	Bsmt	5
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	9'2 x 11'8	Bsmt	Other	34'5 x 10'	Bsmt	2
Suite: Unauthorized Suite		Main	Laundry	12'1 x 5'9			x		
Basement: Fully Finished		Above	Primary Bedroom	16'5 x 13'8			x		
		Above	Bedroom	10'2 x 14'			x		
		Above	Bedroom	12'4 x 10'			x		
		Above	Bedroom	13'11 x 13'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 21	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							



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Active
R3014712
Board: F
House/Single Family

13538 84 AVENUE

Surrey
Queen Mary Park Surrey
V3W 3H2

Residential Detached

\$1,675,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,675,000**
Meas. Type: **Feet** Bedrooms: **13** Approx. Year Built: **1956**
Frontage(feet): **60.00** Bathrooms: **8** Age: **69**
Frontage(metres): **18.29** Full Baths: **5** Zoning: **SFD**
Depth / Size: **124** Half Baths: **3** Gross Taxes: **\$10,418.64**
Lot Area (sq.ft.): **7,438.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **015-186-652** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv: **NEWTON-BEAR CREEK AREA**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric, Hot Water**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

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

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

Amenities:

Site Influences:

Features:

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

Crawl/Bsmt. Height:

of Levels: **2**

of Kitchens: **6**

of Rooms: **26**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

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

Exceptional investment opportunity in Surrey! This property boasts 6 units with a potential monthly rental income of over \$12,000-\$13,000. Upstairs, two spacious units feature 3 beds and 3 baths each, while the downstairs units include a 3-bed/1-bath, a 2-bed/1-bath, and two 1-bed/1-bath suites. This property is located within a frequent bus stop area providing great development opportunity. Strategically situated near transit, schools, shopping, and major routes, this property offers significant development potential, making it perfect for savvy investors looking to secure a high-potential asset in a sought-after location. OPEN HOUSE on Sunday, July 6th 2-4PM.



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Active
R3023420
Board: F
House/Single Family

14777 57 AVENUE

Surrey
Sullivan Station
V3S 2W1

Residential Detached

\$1,749,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,749,999
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2008
Frontage(feet): 54.00	Bathrooms: 6	Age: 17
Frontage(metres): 16.46	Full Baths: 5	Zoning: R3
Depth / Size: 126	Half Baths: 1	Gross Taxes: \$8,173.35
Lot Area (sq.ft.): 6,841.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 027-385-469	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **5 mins** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Laminate**

Legal: **LOT 2, PLAN BCP34199, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,550	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,368	Main	Foyer	7'1 x 21'10	Bsmt	Living Room	12'7 x 12'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'1 x 15'4	Bsmt	Bedroom	12'0 x 12'3	Main	2
Finished Floor (Below):	0	Main	Kitchen	17'1 x 13'9	Bsmt	Kitchen	12'0 x 12'0	Above	4
Finished Floor (Basement):	1,490	Main	Eating Area	14'10 x 10'10	Bsmt	Living Room	12'6 x 13'4	Above	5
Finished Floor (Total):	4,408sq. ft.	Main	Family Room	23'7 x 14'3	Bsmt	Kitchen	12'6 x 13'4	Above	4
Unfinished Floor:	0	Main	Laundry	11'5 x 6'7	Bsmt	Bedroom	12'7 x 10'1	Bsmt	3
Grand Total:	4,408sq. ft.	Above	Bedroom	9'11 x 9'11	Bsmt	Foyer	12'2 x 10'8	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'11 x 10'4	Main	Den	14'9 x 10'5		
		Above	Primary Bedroom	10'5 x 14'1			x		
		Above	Walk-In Closet	8'5 x 6'3			x		
		Above	Primary Bedroom	15'5 x 13'9			x		
		Above	Walk-In Closet	6'7 x 4'11			x		
		Above	Office	13'5 x 10'11			x		
Suite: Legal Suite, Unauthorized Suite		Manuf Type:		Registered in MHR?:		PAD Rental:			
Basement: Fully Finished		MHR#:		CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height:		# of Levels: 3							
# of Kitchens: 3		# of Rooms: 21		ByLaw Restrictions:					

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

Court-Ordered Sale – Incredible Opportunity! This nearly 5,000 sq ft custom-built home is located in a sought-after pocket of Sullivan Heights and offers exceptional value for investors or large, extended families. With three separate living areas, this home is designed for maximum rental income or multigenerational living. The main floor features an open-concept layout with a spacious kitchen, oversized family room, formal living and dining areas, powder room, and access to a flat, fully fenced backyard—perfect for entertaining or family gatherings. Upstairs you'll find a luxurious primary suite with a spa-inspired ensuite, plus three generously sized bedrooms and two additional full bathrooms. The basement level includes two self-contained 1-bedroom suites, each with in-suite laundry



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Mylyne Santos PREC*

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Active
R2988494
Board: F
House/Single Family

9010 156A STREET

Surrey
Fleetwood Tynehead
V4N 2X2

Residential Detached

\$1,899,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,065,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1994
Frontage(feet): 25.00	Bathrooms: 4	Age: 31
Frontage(metres): 7.62	Full Baths: 2	Zoning: SF
Depth / Size:	Half Baths: 2	Gross Taxes: \$6,934.63
Lot Area (sq.ft.): 21,528.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.49	P.I.D.: 018-641-091	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **LOT 4, PLAN LMP14746, PART SE1/4, SECTION 35, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,068	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,150	Main	Bedroom	10' x10'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x10'			x	Main	3
Finished Floor (Below):	0	Main	Family Room	14' x11'			x	Main	2
Finished Floor (Basement):	0	Main	Dining Room	9' x13'5			x	Main	2
Finished Floor (Total):	3,218sq. ft.	Main	Living Room	13'5 x17'8			x	Above	3
Unfinished Floor:	0	Above	Primary Bedroom	14' x16'			x		
Grand Total:	3,218sq. ft.	Above	Bedroom	12' x13'			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: Other				x			x		
Basement:None				x			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 7	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Court order Sale, 2 level home, 4 baths, bedroom on main floor, huge panhandle lot. subdivision application 22-0294.00. Tenant occupied Seller is very motivated. Allow time for showings.



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info@mylyne.com



Active
R3008388
Board: F
House/Single Family

13137 62B AVENUE

Surrey
Bear Creek Green Timbers
V3X 1P4

Residential Detached

\$1,899,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1983
Frontage(feet): 65.00	Bathrooms: 4	Age: 42
Frontage(metres): 19.81	Full Baths: 4	Zoning: RF
Depth / Size: 109.63	Half Baths: 0	Gross Taxes: \$7,210.56
Lot Area (sq.ft.): 7,126.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-628-945	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **Garage; Double, Tandem Parking**
Driveway Finish: **Concrete**
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 188, PLAN NWP60792, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

Site Influences: **Cul-de-Sac**

Features:

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

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



Presented by:

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Active
R2989550
Board: F
House/Single Family

5901 141 STREET

Surrey
Sullivan Station
V3X 2R9

Residential Detached

\$1,999,888 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,999,888
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2022
Frontage(feet): 74.50	Bathrooms: 6	Age: 3
Frontage(metres): 22.71	Full Baths: 5	Zoning: RF-12
Depth / Size: 78	Half Baths: 1	Gross Taxes: \$8,183.93
Lot Area (sq.ft.): 5,815.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.13	P.I.D.: 030-687-381	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** 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: **Laminate, Tile**

Legal: **LOT 31, PLAN EPP83449, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Oven - Built In, Range Top, Security - Roughed In, Vacuum - Roughed In**

Finished Floor (Main):	996	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,147	Main	Living Room	11' x 12'	Bsmt	Recreation Room	13' x 11'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 12'	Bsmt	Kitchen	10' x 5'	Main 2
Finished Floor (Below):	996	Main	Family Room	17' x 18'	Below	Living Room	8' x 16'	Above 3
Finished Floor (Basement):	0	Main	Nook	6' x 15'	Bsmt	Kitchen	5' x 16'	Above 3
Finished Floor (Total):	3,139sq. ft.	Main	Kitchen	13' x 17'	Bsmt	Bedroom	11'5 x 12'	Above 3
Unfinished Floor:	0	Main	Wok Kitchen	6' x 9'	Bsmt	Bedroom	10' x 12'	Bsmt 3
Grand Total:	3,139sq. ft.	Above	Flex Room	10' x 12'	Bsmt		x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13' x 15'			x	
Suite: Legal Suite, Unauthorized Suite		Above	Walk-In Closet	5' x 6'			x	
Basement: Full, Fully Finished, Separate Entry		Above	Bedroom	11' x 11'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Above	Bedroom	11' x 14'			x	
# of Kitchens: 4	# of Rooms: 19	Above	Bedroom	10' x 11'			x	
		Above	Laundry	5' x 6'			x	
		Manuf Type:		Registered in MHR?:	PAD Rental:			
		MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 AAA Realty Inc.**

Royal LePage Elite West

Luxurious Living with Room for Everyone – Over 3,100 SF of Elegance and Comfort. With Central A/C, Step into this stunning open-concept home that seamlessly blends space, style, and functionality. Boasting 7 bedrooms and 6 bathrooms, this residence offers high ceilings and premium finishes throughout, perfect for modern family living. The heart of the home is a gourmet kitchen featuring an oversized island – a dream for any home chef – paired with high-end stainless steel appliances and elegant LED lighting throughout. Enjoy the outdoors year-round with a covered patio, ideal for entertaining or relaxing evenings. Need mortgage helpers? This home includes a LEGAL 2-bedroom suite with its own laundry plus an additional 1-bedroom bachelor suite, providing excellent rental income potential.



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Active
R3012223
Board: F
House/Single Family

6735 130A STREET

Surrey
West Newton
V3W 8J2

Residential Detached

\$2,200,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,200,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2019
Frontage(feet): 58.00	Bathrooms: 7	Age: 6
Frontage(metres): 17.68	Full Baths: 7	Zoning: RF
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$8,086.65
Lot Area (sq.ft.): 7,115.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 003-220-974	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Site Influences: **Golf Course Dev., Recreation Nearby**

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

Finished Floor (Main):	2,013	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,718	Main	Living Room	23'1 x12'1			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	21'0 x0'0			x	Main	3
Finished Floor (Below):	0			x			x	Main	3
Finished Floor (Basement):	0	Main	Kitchen	16'8 x14'10			x	Main	3
		Main	Bedroom	10'3 x10'1			x		
Finished Floor (Total):	3,731sq. ft.	Main	Bedroom	14'2 x11'9			x	Above	3
Unfinished Floor:	0	Main	Primary Bedroom	12'4 x15'5			x	Above	3
Grand Total:	3,731sq. ft.	Above	Bedroom	10'2 x10'3			x	Above	3
		Above	Bedroom	11'3 x10'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Kitchen	12'3 x8'9			x	Above	3
		Above	Living Room	11'2 x11'4			x		
		Above	Bedroom	10'3 x11'2			x		
				x			x		
Suite: Unauthorized Suite		Manuf Type:			Registered in MHR?:	PAD Rental:			
Basement: Fully Finished		MHR#:			CSA/BCE:	Maint. Fee:			
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:							
# of Kitchens: 2	# of Rooms: 11								

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

Woodhouse Realty

Spacious and well-maintained, this 6-bedroom, 7-bathroom home is perfect for large families, multi-generational living, or investors seeking strong rental potential. The functional two-level layout offers bright, comfortable living areas and the flexibility to create separate suites for added income. Each bedroom is paired with its own bathroom, ensuring privacy and convenience. Sitting on a generous 7000+ sq.ft. corner lot, the property provides ample outdoor space for relaxation or future development. Whether you're looking to move in, rent out, or invest in long-term growth, this versatile home offers endless possibilities, including potential for rezoning or redevelopment. A rare opportunity to own a property that combines comfort, space, and excellent value.



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Active
R2999451
Board: F
House/Single Family

13840 100 AVENUE

North Surrey
Whalley
V3T 1J5

Residential Detached

\$2,250,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,250,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 9999
Frontage(feet): 51.00	Bathrooms: 1	Age: 999
Frontage(metres): 15.54	Full Baths: 1	Zoning: R3
Depth / Size: 132	Half Baths: 0	Gross Taxes: \$6,890.61
Lot Area (sq.ft.): 6,844.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 002-637-588	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 1, BLOCK 5N, PLAN NWP10377, SECTION 35, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP76100**

Amenities:

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

Features:

Finished Floor (Main):	1,187	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12' x19'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x14'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	10' x12'			x	
Finished Floor (Basement):	0	Main	Bedroom	9' x10'			x	
Finished Floor (Total):	1,187sq. ft.	Main	Bedroom	9' x9'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,187sq. 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: 5	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Sterling Realty**

COURT ORDERED SALE! This is a prime holding property for future development in Surrey Centre. This parcel offers high-rise density potential and is currently located in the Transit Oriented Area. Property is close to King George Skytrain, Holland Park, Surrey Centre Mall, SFU, Restaurants and more. Do not miss this prime investment opportunity!



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Active
R2950084
Board: F
House/Single Family

8473 171 STREET

Surrey
Fleetwood Tynehead
V4N 0B1

Residential Detached

\$2,300,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,300,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2013
Frontage(feet): 113.32	Bathrooms: 7	Age: 12
Frontage(metres): 34.54	Full Baths: 7	Zoning: CD
Depth / Size: 110.13	Half Baths: 0	Gross Taxes: \$9,413.85
Lot Area (sq.ft.): 12,486.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.29	P.I.D.: 026-336-677	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
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: **3** Parking Access:
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Other**

Legal: **LOT 40, PLAN BCP18055, SECTION 30, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Sauna/Steam Room**

Site Influences:
Features:

Finished Floor (Main):	1,965	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,278	Main	Office	10' x 10'4	Bsmt	Gym	14'4 x 14'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 13'	Bsmt	Playroom	15' x 31'6	Main	3
Finished Floor (Below):	0	Main	Living Room	14' x 14'4	Bsmt	Recreation Room	15' x 20'	Above	3
Finished Floor (Basement):	1,965	Main	Bedroom	11'4 x 11'10	Bsmt	Bedroom	13' x 8'9	Above	3
Finished Floor (Total):	5,208sq. ft.	Main	Wok Kitchen	9'4 x 9'6			x	Above	4
Unfinished Floor:	0	Main	Kitchen	26'6' x 15'			x	Above	3
Grand Total:	5,208sq. ft.	Main	Nook	13' x 4'			x	Bsmt	3
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Family Room	15' x 16'			x	Bsmt	3
Suite: Other Basement: Full		Above	Primary Bedroom	13'6 x 17'2			x		
		Above	Bedroom	13'6 x 12'			x		
		Above	Bedroom	13'6 x 12'			x		
				x			x		
		Bsmt	Media Room	14' x 14'4			x		
Crawl/Bsmt. Height:		# of Levels: 3		Manuf Type:	Registered in MHR?:	PAD Rental:			
# of Kitchens: 2		# of Rooms: 16		MHR#:	CSA/BCE:	Maint. Fee:			
ByLaw Restrictions:									

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

Custom built home in Fleetwood Tynehead, 6 bedrooms, 7 baths, wok kitchen, family room with fireplace, radiant heat. Basement features, Theater, billiard room, guest bedroom, gym, basement suite. Air conditioning, Triple garage and ample parking. Easy to show Open House April 26 from 1 to 3



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Active
R2973849
Board: F
House/Single Family

13698 113 AVENUE

North Surrey
Bolivar Heights
V3R 2J1

Residential Detached

\$2,798,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,998,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2021
Frontage(feet): 1.00	Bathrooms: 6	Age: 4
Frontage(metres): 0.30	Full Baths: 6	Zoning: CD
Depth / Size:	Half Baths: 0	Gross Taxes: \$10,109.76
Lot Area (sq.ft.): 22,219.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.51	P.I.D.: 011-631-040	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Hot Water**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **PARCEL A, LOT 2, BLOCK 5N, PLAN NWP494, SECTION 11, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 16942) OF THE W 247.5' EXC: FIRSTLY: PT SUBDIVIDED BY PL 38650; SECONDLY: PT SUBDIVIDED BY PL 45187; THIRDLY: PT SUBDIVIDED BY PL 55644**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,657	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,325	Main	Kitchen	16' x13'			x	Floor	#Pcs
Finished Floor (AbvMain2):	1,402	Main	Dining Room	16' x13'			x	Main	3
Finished Floor (Below):	0	Main	Family Room	16' x13'			x	Main	3
Finished Floor (Basement):	0	Main	Den	10' x12'			x	Above	4
				x			x	Above	3
Finished Floor (Total):	4,384sq. ft.	Above	Primary Bedroom	18' x14'			x	Above	3
Unfinished Floor:	0	Above	Bedroom	12' x11'			x	Above	3
Grand Total:	4,384sq. ft.	Above	Bedroom	14' x13'			x		
		Above	Hobby Room	10' x16'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	8' x8'			x		
		Main	Kitchen	10' x10'			x		
Suite: Legal Suite				x			x		
Basement:None				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): **RE/MAX City Realty**

Court order sale, 2 level home, Great layout, centre island in kitchen, Wok kitchen formal dining room, 3 bedrooms up plus games room above garage. 1 bedroom suite. Radiant heat and air conditioning. Subdividable lot at rear of house. Easy to show.



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Active
R2973501
Board: F
House/Single Family

5479 124B STREET

Surrey
Panorama Ridge
V3X 3T1

Residential Detached

\$2,999,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,999,999
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2006
Frontage(feet): 47.01	Bathrooms: 7	Age: 19
Frontage(metres): 14.33	Full Baths: 6	Zoning: RH
Depth / Size:	Half Baths: 1	Gross Taxes: \$10,576.60
Lot Area (sq.ft.): 20,037.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.46	P.I.D.: 025-747-134	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer	
Sewer Type: Community	Water Supply: City/Municipal	

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

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

Amenities: **Air Cond./Central, Garden, Storage**

Site Influences:
Features:

Finished Floor (Main):	2,792	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,768	Main	Living Room	18' x 14'	Bsmt	Bedroom	18' x 14'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	19' x 16'6	Bsmt	Bedroom	13' x 15'	Main	4
Finished Floor (Below):	0	Main	Dining Room	18' x 13'	Bsmt	Kitchen	16'6 x 9'4	Above	4
Finished Floor (Basement):	2,792	Main	Kitchen	20' x 16'6	Bsmt	Living Room	16'6 x 9'6	Bsmt	4
		Main	Wok Kitchen	11' x 19'			x	Main	2
Finished Floor (Total):	7,352sq. ft.	Main	Primary Bedroom	20' x 22'4			x	Above	4
Unfinished Floor:	0	Main	Office	14' x 11'8			x	Above	4
Grand Total:	7,352sq. ft.	Main	Nook	11' x 20'			x	Above	4
		Above	Primary Bedroom	20' x 22'4			x		
		Above	Bedroom	13' x 15'4			x		
		Above	Bedroom	13' x 16'			x		
Suite: Legal Suite, Unauthorized Suite		Bsmt	Recreation Room	37' x 26'			x		
Basement: Separate Entry		Bsmt	Bedroom	16'10 x 20'			x		
Crawl/Bsmt. Height:		# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 3		# of Rooms: 17	MHR#:		CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:						

Listing Broker(s): **Homelife Benchmark Titus Realty**

Amazing Custom-Built Home in Panorama Ridge! Sitting on a huge 20,037 sqft lot, this beautiful property has over 7,300 sqft of living space, with 7 bedrooms, 7 bathrooms, and a big office with its own private entrance. The main floor features high ceilings, a spacious living/dining area, a top-notch kitchen, and a huge 450 sqft master bedroom with a luxurious ensuite. Upstairs, there are 3 large bedrooms, each with walk-in closets and their own ensuite bathrooms. The basement is perfect for entertaining, with a recreation room, bar, movie theatre, plus 3 more bedrooms, 2 bathrooms, and a separate entrance. Surrounded by nature, this home also has gorgeous landscaping, a triple garage, and 9 parking spots. Definitely a must-see!



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Active
R2929416
Board: F
House/Single Family

13851 115 AVENUE

North Surrey
Bolivar Heights
V3R 5Y3

Residential Detached

\$3,999,999 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,999,999
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1984
Frontage(feet): 253.25	Bathrooms: 4	Age: 41
Frontage(metres): 77.19	Full Baths: 3	Zoning: RF
Depth / Size: 1.86	Half Baths: 1	Gross Taxes: \$15,235.94
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 1.86	P.I.D.: 002-328-691	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Water, Mountain		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **9** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 145, PLAN NWP67522, SECTION 11, RANGE 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,719	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	700	Main	Living Room	20'5 x 13'4	Bsmt	Living Room	15' x 11'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'5	Bsmt	Kitchen	5' x 6'	Main	2
Finished Floor (Below):	0	Main	Family Room	20' x 13'4	Bsmt	Bedroom	19'6 x 13'	Above	4
Finished Floor (Basement):	800	Main	Kitchen	13'4 x 11'	Bsmt	Laundry	15'4 x 14'	Above	3
Finished Floor (Total):	3,219sq. ft.	Main	Eating Area	13'4 x 9'			x	Bsmt	3
Unfinished Floor:	0	Main	Den	13'6 x 8'8			x		
Grand Total:	3,219sq. ft.	Main	Games Room	13'3 x 12'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: Unauthorized Suite		Above	Primary Bedroom	14'5 x 12'3			x		
Basement: Fully Finished		Above	Walk-In Closet	7'6 x 6'1			x		
		Above	Bedroom	14'5 x 9'4			x		
		Above	Bedroom	10'8 x 9'4			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Sutton Premier Realty

Court-Ordered Sale! Exciting opportunity for developers: six approved view lots totaling 1.86 acres, with services already at the lot line. Lots range from 6,027 to 18,567 square feet, making this a prime location for building. All preliminary work is complete, and we're ready for the fourth reading. Enjoy convenient access to all of Metro Vancouver, just minutes from Surrey City Centre, and within walking distance to both elementary and secondary schools. Don't miss out on this exceptional investment!



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Active
R3011602
Board: F
House with Acreage

12364 53 AVENUE

Surrey
Panorama Ridge
V3X 3B7

Residential Detached

\$5,799,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$5,799,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 9999
Frontage(feet): 200.00	Bathrooms: 2	Age: 999
Frontage(metres): 60.96	Full Baths: 2	Zoning: HALFAC
Depth / Size: 640	Half Baths: 0	Gross Taxes: \$36,418.31
Lot Area (sq.ft.): 0.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 2.92	P.I.D.: 009-755-276	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: WATER & VALLEY VIEWS		
Complex/Subdiv: PANORAMA RIDGE		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

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

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

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

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

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

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,267	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	22'0 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 12'0			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	14'0 x 9'0			x	Bsmt 3
Finished Floor (Basement):	1,267	Main	Bedroom	10'0 x 9'8			x	
Finished Floor (Total):	2,534sq. ft.	Main	Bedroom	11'0 x 9'0			x	
Unfinished Floor:	0	Main	Bedroom	12'0 x 11'9			x	
Grand Total:	2,534sq. ft.	Bsmt	Recreation Room	30'0 x 12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Games Room	23'0 x 12'0			x	
		Bsmt	Utility	2'6 x 12'0			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Century 21 Coastal Realty Ltd.

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



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Active
R3009429

Board: F
House with Acreage

13283 56 AVENUE

Surrey
Panorama Ridge
V3X 2Z5

Residential Detached

\$7,200,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,200,000
Meas. Type: Feet	Bedrooms: 11	Approx. Year Built: 2015
Frontage(feet): 180.00	Bathrooms: 12	Age: 10
Frontage(metres): 54.86	Full Baths: 9	Zoning: RH
Depth / Size: 424	Half Baths: 3	Gross Taxes: \$41,589.29
Lot Area (sq.ft.): 76,320.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 1.75	P.I.D.: 000-548-952	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: Ocean		
Complex/Subdiv: Panorama Ridge		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer		
Sewer Type: Septic	Water Supply: City/Municipal	

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

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

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

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

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

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

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

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

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

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

***** COURT ORDERED SALE ***** Located in the most prestigious Panorama Ridge enclave, this Grand-Scale Luxury Estate Residence sits majestically on a private 1.74 park-like estate with gated driveway, manicured gardens & wonderful ocean views. Exceptional quality and design, impressive stonework & hand crafted mill work create a luxurious 11 bedroom, 10 & 5 half bathroom family estate residence like no other with formal Grande Foyer & large entertainment size principal rooms providing direct walk-out access to a private poolside terraces with a covered summer outdoor dining area with fireside outdoor lounge. Additional features include a private Guest Suite, World Class Home Theatre, Massage & Spa room, Professional Gym, Wine room, Media Sports Centre with Baccarat & Wet Bar.



Presented by:
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info@mylyne.com



Active
R3004661
Board: F
House with Acreage

8415 184 STREET

North Surrey
Port Kells
V4N 6G4

Residential Detached

\$7,777,888 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$7,777,888
Meas. Type: Feet	Bedrooms: 13	Approx. Year Built: 2010
Frontage(feet): 663.48	Bathrooms: 11	Age: 15
Frontage(metres): 202.23	Full Baths: 10	Zoning: A-1
Depth / Size: 1909 feet	Half Baths: 1	Gross Taxes: \$4,180.84
Lot Area (sq.ft.): 1,259,681.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 28.92	P.I.D.: 015-022-668	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Water	
Sewer Type: Septic	Water Supply: Well - Drilled	

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

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

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

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

Legal: **LOT 4 EXCEPT: PART SUBDIVIDED BY PLAN 52270, SECTION 29 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 38258**

Amenities:

Site Influences:

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

Finished Floor (Main):	3,124	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,157	Main	Foyer	12'7 x 12'6	Above	Flex Room	20'8 x 13'3	Floor #Pcs
Finished Floor (AbvMain2):	1,801	Main	Living Room	13'7 x 19'5	Main	Living Room	15'3 x 10'4	Main 2
Finished Floor (Below):	2,575	Main	Bedroom	10'4 x 11'5	Main	Dining Room	12'10 x 9'2	Main 3
Finished Floor (Basement):	0	Main	Kitchen	13'10 x 11'4	Main	Kitchen	7'8 x 11'2	Above 4
Finished Floor (Total):	9,657sq. ft.	Main	Nook	11'0 x 11'0	Main	Bedroom	12'10 x 14'7	Above 4
Unfinished Floor:	0	Main	Wok Kitchen	6'11 x 4'11			x	Above 4
Grand Total:	9,657sq. ft.	Main	Den	9'4 x 9'2	Main	Living Room	18'9 x 13'0	Main 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'0 x 14'7	Main	Kitchen	18'3 x 16'5	
Suite: Unauthorized Suite Basement: None		Above	Primary Bedroom	15'6 x 16'11	Main	Family Room	12'8 x 14'11	Main 4
		Above	Den	10'10 x 11'0	Main	Dining Room	12'8 x 11'7	Main 4
		Above	Bedroom	13'10 x 11'9	Main	Den	9'11 x 8'2	Below 4
		Above	Bedroom	10'2 x 11'7	Main	Primary Bedroom	10'11 x 13'5	Below 4
		Above	Bedroom	13'10 x 10'10	Main	Bedroom	10'7 x 9'11	Below 4
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 5	# of Rooms: 35	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

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