



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3057930**

Board: F  
House/Single Family

**13960 80A AVENUE**

Surrey  
East Newton  
V3W 6P6

Residential Detached

**\$899,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1977</b>
Frontage(feet): <b>40.00</b>	Bathrooms: <b>3</b>	Age: <b>48</b>
Frontage(metres): <b>12.19</b>	Full Baths: <b>3</b>	Zoning: <b>RF</b>
Depth / Size: <b>100</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,204.80</b>
Lot Area (sq.ft.): <b>4,000.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>004-922-531</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

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'			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		
				x			x		
				x			x		
Suite: <b>None</b>									
Basement: <b>None</b>									
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**

**Renovated home 3 large bedrooms up and a separate bedroom with bath on main. Lot is 4000 sq ft Close to all amenities**



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**Active**  
**R3015507**  
Board: F  
House/Single Family

**12347 103A AVENUE**

North Surrey  
Cedar Hills  
V3V 3H1

Residential Detached

**\$985,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,125,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1972</b>
Frontage(feet): <b>63.00</b>	Bathrooms: <b>2</b>	Age: <b>53</b>
Frontage(metres): <b>19.20</b>	Full Baths: <b>2</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,027.81</b>
Lot Area (sq.ft.): <b>11,769.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.27</b>	P.I.D.: <b>006-090-401</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>Sanitation</b>	Water Supply: <b>City/Municipal</b>	

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 DISTRICT PLAN 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: <b>Unauthorized Suite</b>		Main	Bedroom	10'10 x 8'8			x	
Basement: <b>Fully Finished</b>		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: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Court ordered sale. COURT DATE AVAILABLE, PLEASE CONTACT YOUR REALTOR. 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**  
**R3054602**  
Board: F  
House/Single Family

**13075 OLD YALE ROAD**

North Surrey  
Whalley  
V3T 3C3

Residential Detached

**\$1,025,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,025,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1972</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>1</b>	Age: <b>53</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>1</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$0.00</b>
Lot Area (sq.ft.): <b>7,566.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>006-331-581</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; 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 60, BLOCK 5N, PLAN NWP42123, SECTION 28, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

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

Features:

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	17'10 x9'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16' x13'6			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11'11 x9'7			x	
Finished Floor (Basement):	0	Main	Bedroom	11'2 x8'6			x	
Finished Floor (Total):	988sq. ft.	Main	Bedroom	9'7 x8'8			x	
Unfinished Floor:	0	Main	Laundry	9'3 x6'9			x	
Grand Total:	988sq. ft.			x			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				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 Real Estate Services**

**Unlock the potential of this 7,500+ sq. ft. lot featuring a well-maintained 3-bedroom, 1-bathroom home in Surrey's vibrant Whalley neighbourhood. Perfectly situated nears shopping, schools, and recreation, this property offers versatility for both families and investors alike. The true value lies in its redevelopment potential-especially when combined with the adjacent 10,751 sq. ft. vacant lot (13069 Old Yale Road). Located within the Urban Neighbourhood Community Plan, the assembly may allow for up to 15 units per acre (buyer to verify with the City of Surrey). Whether you're seeking a family home, a long-term investment, or a redevelopment site, this is an opportunity not to be missed.**



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**Active**  
**R3055596**  
Board: F  
House/Single Family

**13983 GROSVENOR ROAD**

North Surrey  
Bolivar Heights  
V3R 5G3

Residential Detached

**\$1,090,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,090,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1980</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>45</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size: <b>0</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,220.14</b>
Lot Area (sq.ft.): <b>11,160.00</b>	Rear Yard Exp: <b>West</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.26</b>	P.I.D.: <b>000-454-613</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **9** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail.**  
Driveway Finish: **Concrete, Gravel**  
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 AT TIME OF POSSESSION**  
Fixtures Rmvd: **:SOLD AS IS AT TIME OF POSSESSION**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 2 BLOCK 139 NEW WESTMINSTER DISTRICT PORT MANN PLAN 8449**

Amenities:

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

Features:

Finished Floor (Main):	1,428	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Family Room	14'9 x 9'6	Bsmt	Bedroom	10'2 x 9'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	16'5 x 13'10	Bsmt	Living Room	21'5 x 14'0	Main	4
Finished Floor (Below):	0	Main	Eating Area	10'0 x 9'6	Bsmt	Laundry	5'6 x 3'8	Bsmt	4
Finished Floor (Basement):	1,109	Main	Primary Bedroom	12'0 x 11'2			x		
Finished Floor (Total):	2,537sq. ft.	Main	Bedroom	13'11 x 10'0			x		
Unfinished Floor:	0	Main	Bedroom	8'0 x 8'0			x		
Grand Total:	2,537sq. ft.	Main	Laundry	4'8 x 3'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	10'0 x 7'3			x		
		Main	Den	11'3 x 9'7			x		
		Bsmt	Foyer	7'7 x 3'7			x		
		Bsmt	Kitchen	14'4 x 10'2			x		
		Bsmt	Bedroom	10'8 x 10'6			x		
		Bsmt	Bedroom	14'0 x 10'0			x		
Suite: <b>Unauthorized Suite</b>		Manuf Type:		Registered in MHR?:		PAD Rental:			
Basement: <b>Full, Partly Finished, Separate Entry</b>		MHR#:		CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height:		# of Levels: 2		ByLaw Restrictions:					
# of Kitchens: 2		# of Rooms: 16							

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

**Renovators delight. Lots of work started but not finished. Some nice features to the work done include gorgeous kitchen with a big onyx top island, adjoining family room with slider to big deck, separate pantry storage. There is lots of unfinished parts and rooms to be completed. The basement has a suite that is also in a semi finished state. Bonus is the detached shop - perfect for the car enthusiast or home wood worker. Lots of open parking.**





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**Active**  
**R3039565**  
Board: F  
House/Single Family

**14165 PARK DRIVE**

North Surrey  
Bolivar Heights  
V3R 5N6

Residential Detached

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

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,265,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1948</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>77</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size: <b>0</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,264.42</b>
Lot Area (sq.ft.): <b>12,678.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.29</b>	P.I.D.: <b>010-925-511</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces: **0**  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Driveway Finish: **Gravel**  
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**

Legal: **LOT 14 BLOCK 130 NEW WESTMINSTER DISTRICT PLAN 2546**

Amenities:

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,102	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'10 x 5'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'5 x 11'4			x	Main 3
Finished Floor (Below):	0	Main	Living Room	13'7 x 13'3			x	Bsmt 3
Finished Floor (Basement):	439	Main	Primary Bedroom	13'10 x 10'8			x	
Finished Floor (Total):	1,541 sq. ft.	Main	Bedroom	11'5 x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	14'2 x 8'11			x	
Grand Total:	1,541 sq. ft.	Main	Laundry	8'2 x 3'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	14'0 x 12'9			x	
		Bsmt	Bedroom	10'0 x 9'6			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Full, Partly Finished</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Wow!! Great home located on a large level 12,678 sq ft corner lot. This home is kept clean by the occupants. Great opportunity for investors, young families or build your dream home. Home has some past updates including baths, vinyl siding and windows, laminate floors, updated kitchen. basement has a 1 bedroom suite with separate entry and a secondary space with a low ceiling for storage. Hurry on this one.**



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**Active**  
**R3030040**  
Board: F  
House/Single Family

**9678 PRINCESS DRIVE**

North Surrey  
Royal Heights  
V3V 2T4

Residential Detached

**\$1,134,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,260,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1958</b>
Frontage(feet): <b>115.00</b>	Bathrooms: <b>2</b>	Age: <b>67</b>
Frontage(metres): <b>35.05</b>	Full Baths: <b>2</b>	Zoning: <b>CD</b>
Depth / Size: <b>63</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,645.83</b>
Lot Area (sq.ft.): <b>7,314.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>001-295-209</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>Yes: Fraser River &amp; New West</b>		
Complex/Subdiv: <b>Royal Heights</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>3 Level Split</b>	Total Parking: <b>5</b>	Covered Parking:	Parking Access: <b>Front, Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Mixed, Stucco, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>2 blocks</b>	Dist. to School Bus: <b>3 blocks</b>	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Natural Gas</b>			
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Rmvd: <b>No :</b>		
Outdoor Area: <b>Fenced Yard</b>			
Type of Roof: <b>Asphalt</b>	Floor Finish: <b>Hardwood, Laminate, Carpet</b>		

Legal: **LOT 39 SECTIONS 34 AND 35 BLOCKS NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 17697**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	837	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	696	Main	Kitchen	15' x10'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x10'			x	Above	4
Finished Floor (Below):	0	Main	Living Room	18' x15'			x	Bsmt	4
Finished Floor (Basement):	667	Main	Family Room	13' x10'			x		
Finished Floor (Total):	2,200sq. ft.	Main	Recreation Room	10' x14'			x		
Unfinished Floor:	0	Main	Foyer	14' x5'			x		
Grand Total:	2,200sq. ft.	Above	Primary Bedroom	13' x12'			x		
		Above	Bedroom	11' x10'			x		
		Above	Bedroom	12' x10'			x		
		Below	Living Room	13' x13'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	8' x6'5			x		
Suite: <b>Unauthorized Suite</b>		Below	Bedroom	10'11' x10'			x		
Basement: <b>Separate Entry</b>		Below	Bedroom	10' x10'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Macdonald Realty (Delta)**

**Macdonald Realty (Delta)**

**Royal Heights - 3 level split home with view of the Fraser River and mountains. Set on a generous 7,314 sq ft lot, this property offers 3 spacious bedrooms up and 1 full bathroom. The main floor features a bright west exposed living room, dining room, kitchen family room and solarium. The lower level includes a suite, perfect for extended family or rental income. Located close to schools, transit, South Perimeter Road, Pattullo and Alex Fraser Bridge, Hwy 91 and Skytrain. This home blends comfort with convenience in a desirable neighbourhood.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3063964**  
Board: F  
House/Single Family

**7782 126A STREET**

Surrey  
West Newton  
V3W 4A9

Residential Detached

**\$1,149,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,149,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1959</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>1</b>	Age: <b>66</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>1</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,022.57</b>
Lot Area (sq.ft.): <b>7,200.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>008-868-930</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**

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

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

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

Legal: **LOT 17, BLOCK 11, PLAN NWP20558, PART NE1/4, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Lane Access, Shopping Nearby**

Features:

Finished Floor (Main):	998	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Bedroom	10'0 x10'0			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'0 x10'0			x	Main	3
Finished Floor (Below):	0	Main	Bedroom	11'0 x10'4			x		
Finished Floor (Basement):	0	Main	Kitchen	10'0 x6'0			x		
Finished Floor (Total):	998sq. ft.	Main	Living Room	12'0 x11'0			x		
Unfinished Floor:	0			x			x		
Grand Total:	998sq. ft.			x			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
Suite: <b>None</b>				x			x		
Basement: <b>None</b>				x			x		
				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): **Sutton Group-Alliance R.E.S.**

**\*\*\*COURT ORDER SALE\*\*\*. Rare opportunity to secure this rancher house sitting on a 7,200 sq.ft. prime rectangle lot in one of the most convenient locations near Newton Athletic Park. Listed well over \$180,000 below BC Assessment, this flat lot with 60 frontage is perfect for builders looking for their next project or for a family ready to design and build their dream home. Steps away from shopping, schools, transit, and major bus routes, this property offers unmatched convenience and long-term value. Whether you're an investor, a custom home builder, or a family planning for the future, this lot checks all the boxes.**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
 Stonehaus Realty Corp.  
 Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3047190**  
 Board: F  
 House/Single Family

## 12111 84 AVENUE

Surrey  
 Queen Mary Park Surrey  
 V3W 3G4

Residential Detached

**\$1,199,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,199,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1958</b>
Frontage(feet): <b>64.00</b>	Bathrooms: <b>1</b>	Age: <b>67</b>
Frontage(metres): <b>19.51</b>	Full Baths: <b>1</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,105.57</b>
Lot Area (sq.ft.): <b>7,656.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>002-549-999</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

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

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Driveway Finish:  
 Dist. to Public Transit: **2 mins** Dist. to School Bus: **5 mins**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year: **1958**  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **LOT 4, PLAN NWP18122, SECTION 30, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,177	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Primary Bedroom	11'11 x10'3			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'0 x10'0			x	Main	3
Finished Floor (Below):	0	Main	Bedroom	10'0 x10'0			x		
Finished Floor (Basement):	0	Main	Living Room	17'4 x13'0			x		
Finished Floor (Total):	1,177sq. ft.	Main	Kitchen	13'0 x11'0			x		
Unfinished Floor:	0			x			x		
Grand Total:	1,177sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: <b>None</b>				x			x		
Basement: <b>None</b>				x			x		
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>5</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**\*\*\*COURT ORDER SALE\*\*\*** Rare opportunity to secure this rancher house sitting on a 7656 sq.ft prime rectangular lot in one of the most convenient locations near Scott Road. Listed well over \$150,000 below its BC Assessment, this flat lot with 64 frontage is perfect for builders looking for their next project or for a family ready to design and build their dream home. Steps away from shopping, schools, transit, and major routes, this property offers unmatched convenience and long-term value. Whether you're an investor, a custom home builder, or a family planning for the future, this lot checks all the boxes.





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<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3063500**  
 Board: F  
 House/Single Family

## 12560 64 AVENUE

Surrey  
 Panorama Ridge  
 V3W 1W9

Residential Detached

**\$1,239,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,239,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1998</b>
Frontage(feet): <b>34.40</b>	Bathrooms: <b>4</b>	Age: <b>27</b>
Frontage(metres): <b>10.49</b>	Full Baths: <b>4</b>	Zoning: <b>SFD</b>
Depth / Size: <b>111</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,822.80</b>
Lot Area (sq.ft.): <b>3,864.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>024-081-159</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Hot Water, 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: **6** Covered Parking: **2** Parking Access:  
 Parking: **Add. Parking Avail., 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: **Yes :Court ordered sale**  
 Floor Finish:

Legal: **LOT 5, PLAN LMP37067, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,043	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,002	Main	Living Room	17'5 x 13'5	Bsmt	Bedroom	13'6 x 12'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'5 x 9'10	Bsmt	Bedroom	13'9 x 9'8	Main	4
Finished Floor (Below):	0	Main	Kitchen	12'5 x 9'7	Bsmt	Laundry	10' x 9'	Above	5
Finished Floor (Basement):	1,074	Main	Nook	12'5 x 9'7			x	Above	4
Finished Floor (Total):	3,119sq. ft.	Main	Family Room	14' x 14'			x	Bsmt	4
Unfinished Floor:	0	Main	Bedroom	10' x 9'3			x		
Grand Total:	3,119sq. ft.	Main	Foyer	10' x 4'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15' x 13'			x		
Suite: <b>Unauthorized Suite</b>		Above	Bedroom	11'9 x 10'8			x		
Basement: <b>Fully Finished, Separate Entry</b>		Above	Bedroom	11' x 10'6			x		
		Bsmt	Living Room	16' x 10'5			x		
		Bsmt	Kitchen	13' x 10'5			x		
		Bsmt	Bedroom	13'9 x 13'8			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 Performance Realty**

**Panorama Ridge. This 3-level home features 7 bedrooms and 4 bathrooms. The main floor offers a spacious living room, kitchen, dining area, family room, and a bedroom. Upstairs includes 3 bedrooms, a master with a 5-piece ensuite, and a main bathroom. The basement offers a 2-bedroom unauthorized suite plus an additional bedroom, laundry, and parking. Includes a double car garage and 4 open parking spaces. Conveniently located steps from both levels of schools, parks, and transit, with easy access to major routes, and shopping.**



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Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3049244**  
Board: F  
House/Single Family

**14361 MELROSE DRIVE**

North Surrey  
Bolivar Heights  
V3R 5R6

Residential Detached

**\$1,240,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,240,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1959</b>
Frontage(feet): <b>70.00</b>	Bathrooms: <b>3</b>	Age: <b>66</b>
Frontage(metres): <b>21.34</b>	Full Baths: <b>2</b>	Zoning: <b>RA</b>
Depth / Size: <b>157</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,053.08</b>
Lot Area (sq.ft.): <b>11,017.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.25</b>	P.I.D.: <b>000-591-572</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **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	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Media Room	12' x 22'			x	
		Bsmt	Den	7' x 7'6"			x	
			Other	16' x 19'			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>Partly Finished</b>								
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>0</b>	# of Rooms: <b>10</b>	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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Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3056391**  
Board: F  
House/Single Family

**13421 87A AVENUE**

Surrey  
Queen Mary Park Surrey  
V3W 6B7

Residential Detached

**\$1,279,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,220,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1978</b>
Frontage(feet): <b>65.00</b>	Bathrooms: <b>4</b>	Age: <b>47</b>
Frontage(metres): <b>19.81</b>	Full Baths: <b>3</b>	Zoning: <b>SFR</b>
Depth / Size: <b>130</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,193.52</b>
Lot Area (sq.ft.): <b>8,450.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.19</b>	P.I.D.: <b>000-497-045</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **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: **Mixed**

Legal: **LOT 69, PLAN NWP46714, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,085	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10'1 x 11'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'11 x 11'8			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	6'6 x 9'4			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	9'11 x 13'0			x	Bsmt 3
Finished Floor (Total):	1,085sq. ft.	Main	Bedroom	8'0 x 9'6			x	Bsmt 2
Unfinished Floor:	0	Main	Bedroom	8'0 x 10'7			x	
Grand Total:	1,085sq. ft.	Bsmt	Kitchen	9'0 x 11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	9'7 x 11'11			x	
		Bsmt	Bedroom	10'9 x 12'2			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>Full</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Court order Sale, 6 bedroom home in Queen Mary Park, 3 bedroom basement suite, 4 baths, 8450 square foot lot, steps from Bear Creek Park. Property is tenant occupied. Potential 4 plex lot check with city. Open House Sunday November 2 from 1 to 3**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3060575**  
Board: F  
House/Single Family

**13833 114 AVENUE**

North Surrey  
Bolivar Heights  
V3R 2L8

Residential Detached

**\$1,279,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,279,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1963</b>
Frontage(feet): <b>74.00</b>	Bathrooms: <b>4</b>	Age: <b>62</b>
Frontage(metres): <b>22.56</b>	Full Baths: <b>4</b>	Zoning: <b>R3</b>
Depth / Size: <b>120</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,645.99</b>
Lot Area (sq.ft.): <b>8,957.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.21</b>	P.I.D.: <b>009-886-613</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>:</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **4** 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 12, BLOCK 5N, PLAN NWP13976, SECTION 11, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,287	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	18' x13'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x11'			x	Main	3
Finished Floor (Below):	1,047	Main	Kitchen	10' x12'			x	Main	3
Finished Floor (Basement):	0	Main	Primary Bedroom	13'5' x12'			x	Below	3
Finished Floor (Total):	2,334sq. ft.	Main	Bedroom	11'7' x9'8"			x	Below	3
Unfinished Floor:	0	Main	Bedroom	11'10' x9'8"			x		
Grand Total:	2,334sq. ft.	Below	Recreation Room	28' x13'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	12' x10'			x		
		Below	Bedroom	12'7' x8'0"			x		
		Below	Bedroom	11'11' x10'			x		
		Below	Bedroom	10'8' x8'0"			x		
		Below	Laundry	7'0' x4'0"			x		
				x			x		
Suite: <b>Unauthorized Suite</b>									
Basement: <b>Part</b>									
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): **RE/MAX City Realty**

**Court Order Court, Rancher with walkout basement in Bolivar Heights, 6 bedrooms, 4 baths. Three bedroom suite, Private backyard, quite street. Allow time to view.**





Presented by:

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<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3034278**  
Board: F  
House/Single Family

## 12356 56 AVENUE

Surrey  
Panorama Ridge  
V3X 2X2

Residential Detached

**\$1,292,600** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,405,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1988</b>
Frontage(feet): <b>28.80</b>	Bathrooms: <b>3</b>	Age: <b>37</b>
Frontage(metres): <b>8.78</b>	Full Baths: <b>2</b>	Zoning: <b>RF-G</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,946.79</b>
Lot Area (sq.ft.): <b>6,648.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>009-953-388</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>Yes: Mountains</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Tile, Wall/Wall/Mixed, Carpet**

Legal: **LOT 20 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 77011**

Amenities:

Site Influences: **Cul-de-Sac, Greenbelt, Private Yard**

Features:

Finished Floor (Main):	1,421	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,111	Main	Living Room	14'6 x12'4			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'10 x12'4			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	11'9 x11'8			x		
Finished Floor (Basement):	0	Main	Family Room	17' x13'7			x		
		Main	Eating Area	11' x11'7			x		
Finished Floor (Total):	2,532sq. ft.	Main	Den	10'5 x10'3			x	Above	5
Unfinished Floor:	0	Main	Foyer	7' x14'5			x		
Grand Total:	2,532sq. ft.	Main	Laundry	7' x7'			x		
		Above	Primary Bedroom	16'5 x17'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	7'7 x14'5			x	Above	4
		Above	Bedroom	10'2 x13'2			x		
		Above	Bedroom	9'10 x10'10			x		
Suite: <b>None</b>				x			x		
Basement: <b>None</b>									
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>12</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**COURT ORDER SALE-Welcome to this elegant 2-storey detached residence nestled in the prestigious Panorama Ridge community. This beautifully maintained 3-bedroom + den, 3-bathroom home offers timeless design and thoughtful updates including fresh paint throughout. The functional layout features a grand foyer with vaulted ceilings, a spacious den ideal for a home office or guest room, and a bright, open-concept living space perfect for entertaining. Situated on a quiet street with a double garage and extended driveway parking for 4, this home backs onto lush greenery offering privacy and tranquility. Just minutes from top schools, parks, shopping, gyms, restaurants, Highway 99, Walmart and more—this is a truly exceptional family home in a prime location. Dont miss out on this one!**



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http://www.mylyne.com  
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**Active**  
**R3062546**  
Board: F  
House/Single Family

**14686 ST. ANDREWS DRIVE**

North Surrey  
Guildford  
V3R 5V4

Residential Detached

**\$1,298,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,298,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1986</b>
Frontage(feet): <b>120.37</b>	Bathrooms: <b>3</b>	Age: <b>39</b>
Frontage(metres): <b>36.69</b>	Full Baths: <b>3</b>	Zoning: <b>RF</b>
Depth / Size: <b>0.00</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,084.73</b>
Lot Area (sq.ft.): <b>7,104.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>003-529-436</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Mountains Partial</b>		
Complex/Subdiv: <b>Bolivar Heights</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Rear**  
Parking: **Garage; Single**  
Driveway Finish: **Asphalt**  
Dist. to Public Transit: **1 Blk.** Dist. to School Bus: **2 Blks.**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :Court Ordered Sale. Foreclosure**  
Fixtures Rmvd: **Yes :Court Ordered Sale. Foreclosure. Appliances**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 2, PLAN NWP71232, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,172	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 14'4	Below	Other	7'6 x 4'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 9'4	Below	Storage	4'8 x 3'6	Main 3
Finished Floor (Below):	964	Main	Dining Room	13' x 8'8	Below	Walk-In Closet	8'7 x 3'9	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'	Below	Dining Room	8'8 x 6'7	Below 4
Finished Floor (Total):	2,136sq. ft.	Main	Bedroom	10'2 x 10'2			x	
Unfinished Floor:	0	Main	Bedroom	11'3 x 8'9			x	
Grand Total:	2,136sq. ft.	Main	Other	7'7 x 6'3			x	
		Main	Other	6'5 x 7'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	13'5 x 13'			x	
		Below	Kitchen	15'4 x 11'5			x	
		Below	Bedroom	13'3 x 8'7			x	
Suite: <b>Unauthorized Suite</b>		Below	Laundry	5'3 x 5'1			x	
Basement: <b>Fully Finished</b>		Below	Foyer	8'8 x 6'2			x	
Manuf Type: Registered in MHR?: PAD Rental:								
MHR#: CSA/BCE: Maint. Fee:								
ByLaw Restrictions:								

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

**This well-maintained and inviting home offers a great mix of comfort, convenience, and potential. Just one minute from Hwy 1 and two minutes to Guildford Mall, it provides quick access to Vancouver, shopping, dining, and essentials. The home is also close to parks, transit, and top-rated schools—perfect for families. Inside, you'll find spacious rooms with tasteful updates, including sleek quartz countertops. The fully fenced backyard is a private retreat, ideal for relaxing or entertaining. A separate basement suite adds flexibility for extended family or mortgage-helper potential; however, the property contains accommodation which is not authorized. Whether you're looking to move in or invest, this home offers strong long-term value. 24 Hours Notice. Touch Base Pls. Tks Luke**



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Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3037410**  
Board: F  
House/Single Family

**15128 96 AVENUE**

Surrey  
Fleetwood Tynehead  
V3R 1E9

Residential Detached

**\$1,345,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,480,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1982</b>
Frontage(feet): <b>62.83</b>	Bathrooms: <b>3</b>	Age: <b>43</b>
Frontage(metres): <b>19.15</b>	Full Baths: <b>3</b>	Zoning: <b>R3</b>
Depth / Size: <b>114.07</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,655.72</b>
Lot Area (sq.ft.): <b>7,182.00</b>	Rear Yard Exp: <b>Southwest</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>000-450-987</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Exempt</b>	Tour:	
View: <b>:</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Driveway Finish: **Asphalt**  
Dist. to Public Transit: **near** Dist. to School Bus: **near**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Other**

Legal: **LOT 14, BLOCK 1, PLAN NWP21036, PART NE1/4, SECTION 34, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN B/L 68366**

Amenities: **Storage**

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

Features: **Other - See Remarks**

Finished Floor (Main):	695	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	630	Main	Living Room	18' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Above 4
Finished Floor (Below):	628	Main	Kitchen	8' x 7'			x	Above 3
Finished Floor (Basement):	0	Above	Bedroom	8' x 8'			x	Below 3
Finished Floor (Total):	1,953sq. ft.	Above	Bedroom	7' x 8'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 8'			x	
Grand Total:	1,953sq. ft.	Below	Bedroom	7' x 8'			x	
		Below	Kitchen	10' x 6'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>Unauthorized Suite</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Central location, close to Guildford mall, parks, schools, public transportation. Home needs updating.**



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**Active**  
**R3059941**  
Board: F  
House/Single Family

**13596 60 AVENUE**

Surrey  
Panorama Ridge  
V3X 2M6

Residential Detached

**\$1,359,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,359,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1994</b>
Frontage(feet): <b>69.00</b>	Bathrooms: <b>4</b>	Age: <b>31</b>
Frontage(metres): <b>21.03</b>	Full Baths: <b>3</b>	Zoning: <b>RF</b>
Depth / Size: <b>123</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,105.80</b>
Lot Area (sq.ft.): <b>8,062.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.19</b>	P.I.D.: <b>018-961-118</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Electric, Natural Gas**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Balcony(s) Patio(s) Deck(s), Fenced Yard**  
Type of Roof: **Wood**

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

Total Parking: **2** Covered Parking: **6** Parking Access: **Side**  
Parking: **DetachedGrge/Carport, Garage; Double, 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: **Laminate, Other, Carpet**

Legal: **LOT 2 SECTION 8 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP19021**

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

Site Influences: **Central Location, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,040	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,026	Main	Dining Room	10'5 x9'3			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'10 x13'8			x	Main	2
Finished Floor (Below):	859	Main	Living Room	17'9 x22'0			x	Above	4
Finished Floor (Basement):	0	Main	Office	10'2 x13'8			x	Above	4
Finished Floor (Total):	2,925sq. ft.	Above	Bedroom	10'4 x12'3			x	Bsmt	4
Unfinished Floor:	0	Above	Bedroom	13'9 x10'11			x		
Grand Total:	2,925sq. ft.	Above	Primary Bedroom	17'9 x18'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	8'5 x8'7			x		
Suite: <b>Unauthorized Suite</b>		Bsmt	Bedroom	17'4 x10'10			x		
Basement: <b>Fully Finished</b>		Bsmt	Bedroom	13'5 x13'8			x		
		Bsmt	Dining Room	9'9 x16'3			x		
		Bsmt	Family Room	17'4 x9'8			x		
		Bsmt	Kitchen	9'5 x13'3			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:		CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:									

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

**OPEN HOUSE CANCELLED NOV 2, 2025. Court ordered sale. Spacious 5 bedroom 4 bathroom home on an 8,062 sq ft corner lot with over 2,900 sq ft of living space. The main level has been updated and features a bright kitchen with quartz countertops and open living and dining areas. The lower level includes a self contained 2 bedroom suite ideal for extended family or a mortgage helper. Oversized garage with potential for a workshop or extra storage. Conveniently located near both levels of school and all major arterial routes. Excellent opportunity with strong future potential.**





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**Active**  
**R3063845**  
Board: F  
House/Single Family

**14523 104A AVENUE**

North Surrey  
Guildford  
V3R 1R2

Residential Detached

**\$1,399,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,399,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1976</b>
Frontage(feet): <b>59.97</b>	Bathrooms: <b>1</b>	Age: <b>49</b>
Frontage(metres): <b>18.28</b>	Full Baths: <b>1</b>	Zoning: <b>R3</b>
Depth / Size: <b>182.25</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,640.60</b>
Lot Area (sq.ft.): <b>10,903.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.25</b>	P.I.D.: <b>004-659-724</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

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: <b>None</b>				x			x	
Basement: <b>Crawl</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>6</b>	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 the Guildford - 104 Avenue NCP. Level property with services at lot line. Excellent potential as a holding property. Property sold as is, where is.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3064981**  
Board: F  
House/Single Family

**9284 126A STREET**

Surrey  
Queen Mary Park Surrey  
V3V 5G2

Residential Detached

**\$1,399,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,399,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1973</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>3</b>	Age: <b>52</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>2</b>	Zoning: <b>SFR</b>
Depth / Size: <b>125</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,199.95</b>
Lot Area (sq.ft.): <b>7,589.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>003-849-228</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
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: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Add. Parking Avail., 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: **Yes :COURT ORDERED SALE**  
Floor Finish:

Legal: **LOT 17, PLAN NWP20676, PART NE1/4, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,260	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 10'			x	Main 2
Finished Floor (Basement):	920	Main	Primary Bedroom	15' x 12'			x	Bsmt 4
Finished Floor (Total):	2,180sq. ft.	Main	Bedroom	12' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	11' x 9'			x	
Grand Total:	2,180sq. ft.	Bsmt	Living Room	17' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	12' x 7'			x	
		Bsmt	Bedroom	11' x 10'			x	
		Bsmt	Bedroom	11' x 10'			x	
		Bsmt	Laundry	8' x 6'			x	
				x			x	
				x			x	

Suite: <b>Unauthorized Suite</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Fully Finished, Separate Entry</b>	MHR#:	CSA/BCE:	Maint. Fee:
	ByLaw Restrictions:		

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

**Large lot on quiet street in Queen Mary Park area. Total of 5 bedrooms and 3 bathrooms. 2 bedroom mortgage helper. Lot is 7589 sq ft. Close to all amenities. A must see. Call to book your showing.**



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Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3036571**  
Board: F  
House/Single Family

**13572 68 AVENUE**

Surrey  
West Newton  
V3W 2G3

Residential Detached

**\$1,399,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,499,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>13</b>	Approx. Year Built: <b>1986</b>
Frontage(feet): <b>65.00</b>	Bathrooms: <b>7</b>	Age: <b>39</b>
Frontage(metres): <b>19.81</b>	Full Baths: <b>7</b>	Zoning: <b>HSE</b>
Depth / Size: <b>102.75</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,301.59</b>
Lot Area (sq.ft.): <b>6,679.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>000-755-281</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, 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, Rear**  
Parking: **Add. Parking Avail., Open**  
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: **Mixed**

Legal: **LOT 492, PLAN NWP62718, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	2,786	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,100	Main	Living Room	15'1 x 16'1	Below	Kitchen	11'8 x 14'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 10'5	Below	Bedroom	11'9 x 9'3	Main	4
Finished Floor (Below):	0	Main	Kitchen	14'11 x 10'0	Below	Bedroom	10'8 x 11'11	Below	4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'11 x 11'10	Below	Living Room	10'5 x 11'0	Below	4
Finished Floor (Total):	4,886sq. ft.	Main	Bedroom	11'0 x 11'10	Below	Kitchen	10'0 x 11'0	Main	4
Unfinished Floor:	0	Main	Bedroom	12'4 x 9'10	Below	Living Room	11'8 x 11'3	Below	4
Grand Total:	4,886sq. ft.	Main	Bedroom	10'4 x 10'1	Below	Kitchen	11'8 x 14'0	Below	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	12'4 x 10'5	Below	Bedroom	11'9 x 9'3	Main	4
		Main	Kitchen	6'5 x 6'0	Below	Bedroom	10'8 x 11'11		
		Main	Bedroom	11'4 x 8'5	Below	Living Room	10'5 x 11'0		
		Main	Bedroom	11'5 x 8'11			x		
				x	Below	Bedroom	10'3 x 11'0		
		Below	Living Room	11'8 x 11'3	Below	Bedroom	9'5 x 10'9		
		Manuf Type:		Registered in MHR?:		PAD Rental:			
Crawl/Bsmt. Height:	# of Levels: 2	MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 5	# of Rooms: 27	ByLaw Restrictions:							

Listing Broker(s): **Royal LePage Westside**

**Big on space, big on possibilities. This 12-bed, 7-bath West Newton property is an exceptional opportunity with both strong rental appeal and long-term development potential. Ideally located steps to shops, schools, parks, and transit. This is the perfect fit for the buyer who sees potential. The opportunity is here — the next move is yours.**



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**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3039195**  
Board: F  
House/Single Family

**6138 134A STREET**

Surrey  
Panorama Ridge  
V3X 1L9

Residential Detached

**\$1,407,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,460,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1987</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>4</b>	Age: <b>38</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>3</b>	Zoning: <b>R3</b>
Depth / Size: <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,470.69</b>
Lot Area (sq.ft.): <b>7,104.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>004-668-570</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

Reno. Year: **2021**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**  
Parking: **Carport & Garage**  
Driveway Finish: **Asphalt, Concrete**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **LOT 11, PLAN NWP72446, PART NE1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,125	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,006	Main	Living Room	12'3 x 15'4	Main	Kitchen	9'11 x 5'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	11' x 6'10			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	11'10 x 15'5			x	Above 4
Finished Floor (Basement):	0	Main	Laundry	8'2 x 10'5			x	Main 3
Finished Floor (Total):	2,131sq. ft.	Main	Bedroom	9'10 x 11'10			x	Main 3
Unfinished Floor:	0	Main	Bedroom	10'9 x 11'10			x	
Grand Total:	2,131sq. ft.	Main	Dining Room	12'7 x 10'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	13'6 x 14'6			x	
		Main	Foyer	6'3 x 6'9			x	
		Above	Primary Bedroom	12' x 16'4			x	
		Above	Bedroom	9'5 x 11'			x	
		Above	Bedroom	9'4 x 8'4			x	
		Above	Bedroom	10'7 x 15'7			x	
Suite: <b>Licensed Suite, Unauthorized</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>3</b>	# of Rooms: <b>14</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Sutton Group-West Coast Realty**

**This 2 storey home is located on a quiet cul-de-sac in the highly desirable Panorama Ridge neighbourhood, situated on a large 7,100+ sq ft lot. The home offers 4 bedrooms upstairs including a primary with mountain views. The property includes a 2 bedroom ground level suite and studio suite. Home was renovated in past with new kitchen, countertops, lighting, bathrooms, flooring in approx 2021, but it now in need of some repairs and upgrades throughout. The driveway accommodates up to 8 vehicles, with additional street parking available. Conveniently located within walking distance to North Ridge Elementary, Panorama Ridge Secondary, and nearby parks.**





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**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3062485**  
Board: F  
House/Single Family

**13517 79A AVENUE**

Surrey  
West Newton  
V3W 2Z3

Residential Detached

**\$1,450,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,450,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1956</b>
Frontage(feet): <b>1.00</b>	Bathrooms: <b>2</b>	Age: <b>69</b>
Frontage(metres): <b>0.30</b>	Full Baths: <b>2</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,535.02</b>
Lot Area (sq.ft.): <b>1.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.00</b>	P.I.D.: <b>007-982-895</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
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: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **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: **No :**  
Floor Finish:

Legal: **LOT 11, PLAN NWP16388, SECTION 20, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,196	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	20' x12'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x10'			x	Main	3
Finished Floor (Below):	0	Main	Kitchen	13'8 x13'			x	Below	3
Finished Floor (Basement):	1,196	Main	Primary Bedroom	12' x10'			x		
		Main	Bedroom	11' x10'10			x		
Finished Floor (Total):	2,392sq. ft.	Main	Bedroom	11'10 x10'10			x		
Unfinished Floor:	0	Below	Recreation Room	21' x11'			x		
Grand Total:	2,392sq. ft.	Below	Kitchen	8'4 x6'5			x		
		Below	Living Room	14' x13'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	10' x10'			x		
		Below	Laundry	9' x7'			x		
Suite: <b>Unauthorized Suite</b>		Below	Workshop	13' x10'			x		
Basement: <b>Full</b>				x			x		
		Manuf Type:		Registered in MHR?:		PAD Rental:			
		MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							
Crawl/Bsmt. Height:	# of Levels: 1								
# of Kitchens: 2	# of Rooms: 12								

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

**Court order sale, 3 bedrooms on main floor and 1 bedroom suite down, central AC, tankless hot water system, large lot 10,540. Allow time for showings.**



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**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3059309**  
Board: F  
House/Single Family

**12599 62B AVENUE**

Surrey  
Panorama Ridge  
V3X 3M9

Residential Detached

**\$1,474,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,474,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1998</b>
Frontage(feet): <b>47.00</b>	Bathrooms: <b>5</b>	Age: <b>27</b>
Frontage(metres): <b>14.33</b>	Full Baths: <b>5</b>	Zoning: <b>SFD</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,627.97</b>
Lot Area (sq.ft.): <b>4,661.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.11</b>	P.I.D.: <b>024-081-272</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv: <b>Boundary wind</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **2 minutes** Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT 17, PLAN LMP37067, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,116	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,098	Main	Living Room	15'1 x 11'0	Below	Living Room	13'0 x 11'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'6 x 11'2	Below	Kitchen	14'3 x 7'10	Above 5
Finished Floor (Below):	0	Main	Kitchen	11'11 x 10'11	Below	Recreation Room	14'3 x 11'8	Main 4
Finished Floor (Basement):	1,106	Main	Family Room	11'0 x 13'0			x	
Finished Floor (Total):	3,320sq. ft.	Main	Eating Area	10'6 x 9'5			x	
Unfinished Floor:	0	Main	Bedroom	10'0 x 10'2			x	Above 4
Grand Total:	3,320sq. ft.	Above	Primary Bedroom	14'6 x 13'5			x	Below 4
		Above	Walk-In Closet	4'11 x 3'8			x	
		Above	Bedroom	12'10 x 11'3			x	
		Above	Bedroom	10'8 x 11'4			x	Above 4
		Above	Bedroom	13'5 x 12'2			x	
		Below	Bedroom	10'4 x 11'5			x	
		Below	Bedroom	8'0 x 9'5			x	

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

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **16**

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

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

**Discover this exceptionally renovated three-storey gem nestled on a desirable corner lot in one of Surrey's most sought-after neighbourhoods. This elegant residence features 4 spacious bedrooms upstairs, a main-floor bedroom, and a bright 2-bedroom mortgage helper below ideal for extended family or extra income. Step inside to find a freshly updated interior with new paint, a modern chef-inspired kitchen, and beautifully upgraded washrooms. The open-concept layout flows seamlessly, creating the perfect setting for both everyday living and entertaining. Located just minutes from Panorama Ridge Secondary, top-rated elementary schools, shopping, parks, and transit, this home truly offers the best of comfort and convenience. A move-in ready home in this prime location won't last long!**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3032325**  
Board: F  
House/Single Family

**6038 145 STREET**

Surrey  
Sullivan Station  
V3S 4R4

Residential Detached

**\$1,499,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,549,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2013</b>
Frontage(feet): <b>44.00</b>	Bathrooms: <b>4</b>	Age: <b>12</b>
Frontage(metres): <b>13.41</b>	Full Baths: <b>3</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,768.94</b>
Lot Area (sq.ft.): <b>3,500.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.08</b>	P.I.D.: <b>027-065-804</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **4** 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.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 53, PLAN BCP29809, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

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

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

Features:

Finished Floor (Main):	1,318	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,106	Main	Foyer	10'7 x 4'11	Bsmt	Bedroom	11'2 x 10'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Office	11'10 x 12'0	Bsmt	Kitchen	10'9 x 15'6	Main	2
Finished Floor (Below):	0	Main	Dining Room	17'2 x 17'0	Bsmt	Living Room	16'7 x 14'0	Above	4
Finished Floor (Basement):	963	Main	Kitchen	14'2 x 9'6	Bsmt	Flex Room	11'5 x 13'7	Above	4
Finished Floor (Total):	3,387sq. ft.	Main	Eating Area	17'0 x 10'10			x	Bsmt	3
Unfinished Floor:	0	Main	Living Room	14'6 x 16'6			x		
Grand Total:	3,387sq. ft.	Main	Patio	16'7 x 18'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'8 x 13'11			x		
Suite:		Above	Walk-In Closet	9'3 x 5'8			x		
Basement:Fully Finished		Above	Bedroom	10'11 x 9'7			x		
		Above	Bedroom	22'5 x 9'10			x		
		Above	Walk-In Closet	5'3 x 4'4			x		
		Above	Laundry	7'1 x 5'1			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 17	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Oakwyn Realty Ltd.**

**Immaculate orig-owner home in Sullivan Heights! 2013 built, this sunlit 4Bed/4Bath home offers 3,387sf of living on a 3,500sf lot. Originally 5 beds—2 upstairs beds professionally combined into 2nd XL primary suite (easily reversible). Features A/C, security&cam system, gourmet kitchen, tons of cabinets, huge pantry, gas F/P w/stone mantle, built-in TV area, designer tilework, moldings, chic chandeliers, floating shelves, foyer niches & recessed walls. Expansive open-concept layout incl spacious office/flex. Legal 1Bed bsmt suite w/sep entry & laundry—great mortgage helper! All rooms are generously sized, bright & modern. Walk to Sullivan Heights Sec, Goldstone Elem, YMCA, parks & shops. A stunning, well-kept home in prime location! Vacant & move-in ready! Openhouse Sat, Oct 25 from 2-4 pm**



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Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3014712**  
Board: F  
House/Single Family

**13538 84 AVENUE**

Surrey  
Queen Mary Park Surrey  
V3W 3H2

Residential Detached

**\$1,507,500** (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: <b>Unauthorized Suite</b>		Main	Primary Bedroom	13'8" x 12'2"	Bsmt	Kitchen	8' x 13'	Bsmt 1
Basement: <b>Separate Entry</b>		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	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.**





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**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3056930**  
Board: F  
House/Single Family

**10476 169A STREET**

North Surrey  
Fraser Heights  
V4N 3L9

Residential Detached

**\$1,599,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,650,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1994</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>4</b>	Age: <b>31</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>3</b>	Zoning: <b>R3</b>
Depth / Size: <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,444.59</b>
Lot Area (sq.ft.): <b>7,909.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>018-501-222</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: MOUNTAINS</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

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**  
Fixtures Rmvd: **:SOLD AS IS WHERE IS**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed, Carpet**

Legal: **LOT 15 SECTION 7 TOWNSHIP 9 NEW WESTMINSTER DISTRICT PLAN LMP12747**

Amenities:

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

Features:

Finished Floor (Main):	1,404	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,188	Main	Foyer	7'0 x 8'4	Bsmt	Recreation Room	22'0 x 11'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'9 x 13'2	Bsmt	Bedroom	11'2 x 11'0	Main 2
Finished Floor (Below):	0	Main	Dining Room	14'10 x 11'3				Above 4
Finished Floor (Basement):	617	Main	Kitchen	16'0 x 12'0				Above 5
Finished Floor (Total):	3,209sq. ft.	Main	Eating Area	11'2 x 9'5				Bsmt 3
Unfinished Floor:	0	Main	Family Room	15'0 x 12'0				
Grand Total:	3,209sq. ft.	Main	Den	13'0 x 9'0				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'0 x 6'6				
Suite: <b>None</b>		Above	Primary Bedroom	16'0 x 10'0				
Basement: <b>Fully Finished, Part, Separate Entry</b>		Above	Walk-In Closet	11'3 x 6'4				
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Above	Bedroom	13'0 x 11'0				
# of Kitchens: <b>1</b>	# of Rooms: <b>15</b>	Above	Bedroom	16'0 x 10'0				
		Above	Bedroom	15'3 x 12'0				
			Manuf Type:	Registered in MHR?:	PAD Rental:			
			MHR#:	CSA/BCE:	Maint. Fee:			
			ByLaw Restrictions:					

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

**WOW!! North Surrey Fraser Heights location, quiet street with large level lot. A beautiful big backyard with a mountain view. Features include; beautiful wood floors throughout, sunken living room, large formal dining room, perfect main floor office for those that work from home, kitchen with separate eating area which has access to rear deck/yard. Upper floor has generous sized bedrooms with the primary bedroom offering a deep tub, large shower in it's spa like en-suite and a walk in closet. The fully finished part basement has a large playroom and a bedroom for one more, slider door to rear yard. There is a large 1/2 basement/crawl space for lots of additional storage. Bring your paint brush and decorating ideas.**



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Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3055560**

Board: F  
House/Single Family

**14838 74A AVENUE**

Surrey  
East Newton  
V3S 0T9

Residential Detached

**\$1,600,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,600,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2003</b>
Frontage(feet): <b>49.21</b>	Bathrooms: <b>6</b>	Age: <b>22</b>
Frontage(metres): <b>15.00</b>	Full Baths: <b>6</b>	Zoning: <b>SF</b>
Depth / Size: <b>122.47</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,389.51</b>
Lot Area (sq.ft.): <b>6,027.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>025-465-210</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations: **Addition**  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Tile - Concrete**

Reno. Year: **2003**  
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:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate**

Legal: **LOT 47, PLAN BCP251, SECTION 22, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,361	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,139	Main	Living Room	14' x 11'	Bsmt	Bedroom	11' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 8'	Bsmt	Bedroom	11' x 10'	Main 3
Finished Floor (Below):	1,388	Main	Family Room	15' x 14'	Bsmt	Kitchen	8' x 5'	Above 3
Finished Floor (Basement):	0	Main	Kitchen	12' x 11'	Main	Wok Kitchen	8' x 5'	Above 5
Finished Floor (Total):	3,888sq. ft.	Main	Den	11' x 9'	Above	Bedroom	11' x 11'	Bsmt 3
Unfinished Floor:	0	Main	Laundry	10' x 6'			x	Bsmt 3
Grand Total:	3,888sq. ft.	Above	Primary Bedroom	17' x 13'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 11'			x	
		Above	Bedroom	12' x 11'			x	
		Above	Bedroom	11' x 10'			x	
		Bsmt	Living Room	13' x 14'			x	
		Bsmt	Living Room	12' x 11'			x	
		Below	Kitchen	5' x 8'			x	

Suite: **Other, Unauthorized Suite**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **4** # of Rooms: **18**

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

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

**Discover this spacious nearly 4,000 sqft home on a 6,027 sqft lot, featuring an open-concept layout with a gourmet kitchen and separate spice kitchen. Upstairs offers 4 generous bedrooms and 3 full baths, while the main floor includes a den that easily converts to a 5th bedroom. The fully finished basement provides an excellent mortgage helper potential or space for extended family. Enjoy radiant heat, modern pot lights throughout, and a prime location close to schools, parks, and all amenities. Bring your personal touch and make this your dream home!**



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Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3039659**  
Board: F  
House/Single Family

**5901 141 STREET**

Surrey  
Sullivan Station  
V3X 2R9

Residential Detached

**\$1,649,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,835,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2021</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>6</b>	Age: <b>4</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>5</b>	Zoning: <b>R-4</b>
Depth / Size: <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,183.93</b>
Lot Area (sq.ft.): <b>5,759.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.13</b>	P.I.D.: <b>030-687-381</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Other**  
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), Fenced Yard**  
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**  
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**

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

Amenities:

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

Features:

Finished Floor (Main):	987	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,072	Main	Living Room	12'10 x 12'8	Bsmt	Bedroom	12'0 x 11'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'5 x 8'2	Bsmt	Bedroom	12'0 x 10'0	Main 2
Finished Floor (Below):	0	Main	Kitchen	17'10 x 12'6	Bsmt	Living Room	16'0 x 8'0	Above 3
Finished Floor (Basement):	987	Main	Family Room	17'6 x 16'8	Bsmt	Kitchen	10'0 x 5'0	Above 3
Finished Floor (Total):	3,046sq. ft.	Main	Kitchen	7'10 x 6'9	Bsmt	Living Room	13'0 x 11'0	Above 4
Unfinished Floor:	0	Above	Primary Bedroom	14'2 x 13'1			x	Bsmt 3
Grand Total:	3,046sq. ft.	Above	Walk-In Closet	6'0 x 5'4			x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'2 x 9'0			x	
		Above	Bedroom	10'4 x 10'0			x	
		Above	Bedroom	10'3 x 10'0			x	
		Above	Laundry	5'10 x 4'10			x	
		Above	Loft	11'2 x 7'3			x	
		Bsmt	Kitchen	16'0 x 5'0			x	

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

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **4** # of Rooms: **18**

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

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

**Wow!! Great location for the family. This home features some nicely finished details; feature wall in the living room, glass railings which open up the formal rooms and provide a brighter home, stair case with indirect lighting, 10' ceilings on the main floor, lots of crown moldings, exterior brick accent, unique under stairs storage unit. Main floor layout has a large open formal area, family sized kitchen with large centre island, secondary spice kitchen, laminate flooring, huge family room with access to back deck and fenced yard-perfect for the kids. Upper floor has a convenient laundry room, a loft -perfect for gaming or a computer station/reading area, bedrooms have en-suite baths with the primary bedroom having a walk in closet, 4pc en-suite with dbl. vanities and large shower.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3036331**  
Board: F  
House/Single Family

**12711 104A AVENUE**

North Surrey  
Cedar Hills  
V3V 6C1

Residential Detached

**\$1,656,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,800,000</b>
Meas. Type: <b>Metres</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2018</b>
Frontage(feet): <b>45.34</b>	Bathrooms: <b>6</b>	Age: <b>7</b>
Frontage(metres): <b>13.82</b>	Full Baths: <b>6</b>	Zoning: <b>R4</b>
Depth / Size: <b>28.12</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,967.00</b>
Lot Area (sq.ft.): <b>4,188.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.10</b>	P.I.D.: <b>030-185-491</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **1 Block** Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Tile**

Legal: **LOT 6, PLAN EPP69700, SECTION 20, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

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

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

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

Finished Floor (Main):	1,346	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,290	Main	Living Room	18' x 16'	Bsmt	Bedroom	12' x 11'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18' x 6'	Bsmt	Living Room	20' x 10'	Main 3
Finished Floor (Below):	0	Main	Den	12' x 11'6	Bsmt	Kitchen	20' x 5'	Above 3
Finished Floor (Basement):	1,354	Main	Family Room	15' x 12'6	Bsmt	Bedroom	13' x 10'8	Above 5
Finished Floor (Total):	3,990sq. ft.	Main	Kitchen	14'6 x 12'6	Bsmt	Bedroom	13'8 x 11'4	Above 4
Unfinished Floor:	0	Main	Wok Kitchen	10'8 x 6'			x	Bsmt 3
Grand Total:	3,990sq. ft.	Above	Primary Bedroom	16' x 14'6			x	Bsmt 3
		Above	Primary Bedroom	15'5 x 13'			x	
		Above	Bedroom	15' x 12'6			x	
		Above	Bedroom	12' x 11'6			x	
		Above	Walk-In Closet	9'5 x 5'			x	
		Bsmt	Living Room	12'6 x 6'			x	
		Bsmt	Kitchen	12'5 x 5'			x	

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

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **4** # of Rooms: **18**

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

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

**Luxury living w/ this impeccable home in Cedar Hills on a 4188 sqft lot, boasting 7 beds, 6 baths & 3990 sqft of living space. The open layout seamlessly connects the kitchen, living area, dining space, and outdoor zones, creating a welcoming focal point for gathering. Indulge your culinary passions in the well-appointed kitchen, Spice kitchen, equipped with premium appliances, quartz countertops, and ample storage solutions. Elevating your living experience, the property features 2 primary bedrooms, AC, radiant heating, custom cabinetry, CCTV security, an alarm system, and (2+1) mortgage helpers. Bedroom on the main with washroom. This home is in a family-friendly neighborhood near transit, parks, schools, Hwy 17, Pattullo Bridge, and shopping. Balance of 2/5/10 home warranty.**





Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3040946**  
Board: F  
House/Single Family

## 12420 80 AVENUE

Surrey  
West Newton  
V3W 3A5

Residential Detached

**\$1,657,750** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,745,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2018</b>
Frontage(feet): <b>37.70</b>	Bathrooms: <b>7</b>	Age: <b>7</b>
Frontage(metres): <b>11.49</b>	Full Baths: <b>6</b>	Zoning: <b>RF-12</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,139.88</b>
Lot Area (sq.ft.): <b>4,476.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.10</b>	P.I.D.: <b>030-266-688</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **7** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:"AS IS WHERE IS"**  
Floor Finish:

Legal: **LOT 1, PLAN EPP70646, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

	Finished Floor (Main):	1,452	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
	Finished Floor (Above):	1,298	Main	Living Room	16' x 11'8"	Above	Bedroom	13'4 x 10'	Floor #Pcs
	Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 11'	Bsmt	Living Room	11'2 x 10'	Main 2
	Finished Floor (Below):	0	Main	Den	12' x 11'2"	Bsmt	Kitchen	8' x 5'	Main 4
	Finished Floor (Basement):	1,036	Main	Kitchen	14'6 x 10'4"	Bsmt	Bedroom	11' x 10'6"	Above 5
	Finished Floor (Total):	3,786sq. ft.	Main	Family Room	18'8 x 14'	Bsmt	Bedroom	11' x 10'6"	Above 4
	Unfinished Floor:	0	Main	Wok Kitchen	10' x 8'	Bsmt	Living Room	11' x 10'	Above 4
	Grand Total:	3,786sq. ft.	Main	Mud Room	10'4 x 5'	Bsmt	Kitchen	8' x 5'	Bsmt 4
	Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	13'6 x 9'	Bsmt	Bedroom	14'4 x 10'2"	Bsmt 4
			Above	Primary Bedroom	15'10 x 15'8"			x	
			Above	Walk-In Closet	10' x 6'4"			x	
			Above	Bedroom	13'4 x 10'			x	
			Above	Walk-In Closet	5' x 5'			x	
			Above	Bedroom	16'8 x 11'10"			x	
Suite:									
Basement:Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 3		Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 4	# of Rooms: 21		MHR#:		CSA/BCE:	Maint. Fee:			
			ByLaw Restrictions:						

Listing Broker(s): **Jovi Realty Inc.**

**West Newton home includes an open concept plan radiant heat along with A/C. The main floor has a family room, den with ensuite which could be used as a bedroom, living & dining rooms, powder room, mudroom, dream kitchen with a spice kitchen and a covered patio area leading to the backyard. The floor above has 4 bedrooms plus 2 ensuites. The floor below has a 2 bedroom suite and a 1 bedroom suite with separate entrances from below the covered patio. Lane access leads to the double Garage. Court Ordered Sale.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3037721**  
Board: F  
House/Single Family

**6748 123A STREET**

Surrey  
West Newton  
V3W 0Z1

Residential Detached

**\$1,675,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,675,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1992</b>
Frontage(feet): <b>70.00</b>	Bathrooms: <b>4</b>	Age: <b>33</b>
Frontage(metres): <b>21.34</b>	Full Baths: <b>4</b>	Zoning: <b>R3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,827.66</b>
Lot Area (sq.ft.): <b>7,103.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>015-003-302</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Wood**

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.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish:

Legal: **LOT 16, PLAN NWP82775, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

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

Features:

Finished Floor (Main):	1,326	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,497	Main	Family Room	24'0 x12'9			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'8 x12'9			x	Main	3
Finished Floor (Below):	0	Main	Kitchen	17'1 x12'7			x	Above	4
Finished Floor (Basement):	0	Main	Nook	10'10 x9'5			x	Above	3
Finished Floor (Total):	2,823sq. ft.	Main	Living Room	16'8 x22'11			x	Above	3
Unfinished Floor:	0	Main	Laundry	6'0 x8'1			x		
Grand Total:	2,823sq. ft.	Main	Foyer	10'9 x11'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'3 x15'			x		
Suite: <b>None</b>		Above	Bedroom	13'1 x12'10			x		
Basement: <b>None</b>		Above	Bedroom	11'6 x11'3			x		
		Above	Bedroom	10'10 x14'0			x		
		Main	Walk-In Closet	6'4 x8'1			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): **Homelife Benchmark Titus Realty**

**Welcome to this stunning 2-Story home featuring 4 large Bedrooms and 4 Bathrooms in the family friendly community of West Newton! This newly updated home features natural light and generous living spaces which is perfect for those looking for a home that is move-in ready with an inviting atmosphere. Complete with two fireplaces, a covered deck, and yard-- this home is for those who like to entertain in any season. The home is perfectly located in an area central to Kwantlen Polytechnic University, Tamanawis Secondary, Beaver Creek Elementary, and Khalsa School. You're just minutes away from shopping centres, amenities, main transit routes, and quick connections to Highways 91 and 99. Don't miss seeing this rare find.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3055138**  
Board: F  
House/Single Family

**9117 149 STREET**

Surrey  
Bear Creek Green Timbers  
V3R 3Z5

Residential Detached

**\$1,775,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,775,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1957</b>
Frontage(feet): <b>59.97</b>	Bathrooms: <b>1</b>	Age: <b>68</b>
Frontage(metres): <b>18.28</b>	Full Baths: <b>0</b>	Zoning: <b>SF</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,890.39</b>
Lot Area (sq.ft.): <b>12,474.00</b>	Rear Yard Exp: <b>West</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.29</b>	P.I.D.: <b>000-519-367</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>1 Storey, Rancher/Bungalow</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Frame - Wood, Other</b>	Parking: <b>Add. Parking Avail., DetachedGrge/Carport</b>
Exterior: <b>Other, Vinyl</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: Title to Land: <b>Freehold NonStrata</b>
	Dist. to School Bus: Land Lease Expiry Year:
Renovations:	Property Disc.:
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: <b>No :</b>
Fireplace Fuel:	Fixtures Rmvd: <b>No :</b>
Fuel/Heating: <b>Baseboard, Other</b>	Floor Finish:
Outdoor Area: <b>Fenced Yard, Sundeck(s)</b>	
Type of Roof: <b>Asphalt</b>	

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

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, 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	1
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	Office	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: <b>None</b>				x			x		
Basement: <b>None</b>				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. Sold as is where is. Call for more information.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3041773**  
Board: F  
House/Single Family

**9294 126A STREET**

Surrey  
Queen Mary Park Surrey  
V3V 5G2

Residential Detached

**\$1,799,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,799,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1973</b>
Frontage(feet): <b>84.00</b>	Bathrooms: <b>3</b>	Age: <b>52</b>
Frontage(metres): <b>25.60</b>	Full Baths: <b>3</b>	Zoning: <b>SFD</b>
Depth / Size: <b>125</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,252.95</b>
Lot Area (sq.ft.): <b>10,153.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.23</b>	P.I.D.: <b>009-452-800</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **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: **5** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish: **Asphalt**  
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, Mixed**

Legal: **LOT 18, PLAN NWP20676, SECTION 31, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location**

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

Finished Floor (Main):	1,280	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	18'0 x15'0			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x9'6			x	Main	4
Finished Floor (Below):	0	Main	Kitchen	11'0 x9'0			x	Main	4
Finished Floor (Basement):	1,002	Main	Nook	11'0 x7'0			x	Bsmt	4
Finished Floor (Total):	2,282sq. ft.	Main	Primary Bedroom	13'0 x12'0			x		
Unfinished Floor:	0	Main	Bedroom	13'0 x12'0			x		
Grand Total:	2,282sq. ft.	Main	Bedroom	10'0 x10'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: <b>Unauthorized Suite</b>		Bsmt	Living Room	14'0 x12'6			x		
Basement: <b>Fully Finished</b>		Bsmt	Kitchen	12'6 x10'0			x		
		Bsmt	Bedroom	12'6 x12'			x		
		Bsmt	Bedroom	12'6 x10'0			x		
		Bsmt	Laundry	11'0 x5'0			x		
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): **YPA Your Property Agent**

**Builder Alert!!! Location, Location, Location! home on big lot (10,153 sqft). 3 bedrooms & 2 bathrooms upstairs with big living room, dining room & kitchen. 2 bedroom unauthorized suite downstairs. Corner lot with back lane, lots of parking. Exterior has stucco and stone finish. Beautiful landscaping in the yard.**





Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3032831**  
Board: F  
House/Single Family

**6735 130A STREET**

Surrey  
West Newton  
V3W 8J2

Residential Detached

**\$1,800,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,900,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2019</b>
Frontage(feet): <b>58.00</b>	Bathrooms: <b>8</b>	Age: <b>6</b>
Frontage(metres): <b>17.68</b>	Full Baths: <b>7</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,086.65</b>
Lot Area (sq.ft.): <b>7,115.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>003-220-974</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
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 350, PLAN NWP63084, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	2,013	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,718	Main	Living Room	14'5" x 13'	Main	Kitchen	10' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11' x 15'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	10'3" x 10'1"			x	Main 3
Finished Floor (Total):	3,731sq. ft.	Main	Media Room	13' x 14'			x	Above 3
Unfinished Floor:	0	Main	Family Room	11' x 14'			x	Above 3
Grand Total:	3,731sq. ft.	Main	Wok Kitchen	8'5" x 7'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 14'			x	Above 3
		Above	Bedroom	18' x 17'			x	Main 2
		Above	Bedroom	13' x 11'5"			x	
		Above	Bedroom	11'10" x 11'5"			x	
		Above	Bedroom	13' x 11'5"			x	
		Main	Bedroom	8' x 8'			x	

Suite:  
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:  
# of Kitchens: **3** # of Rooms: **14** MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

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

**Court order sale, Custom built home, 6 bedrooms, 7 baths, bedrooms with each having a bath, radiant heat, air conditioning, wok kitchen, one bedroom suite and studio space at rear .Well maintained. Located in a great area of new homes. 48 hour notice required for showings OPEN HOUSE OCTOBER 11 from 2 to 4**



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<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3039521**  
Board: F  
House/Single Family

**7171 151 STREET**

Surrey  
East Newton  
V3S 7Y8

Residential Detached

**\$1,890,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,890,000**  
Meas. Type: **Metres** Bedrooms: **7** Approx. Year Built: **2007**  
Frontage(feet): **39.37** Bathrooms: **7** Age: **18**  
Frontage(metres): **12.00** Full Baths: **7** Zoning: **RF**  
Depth / Size: **34.09** Half Baths: **0** Gross Taxes: **\$8,088.85**  
Lot Area (sq.ft.): **7,415.36** Rear Yard Exp: **Northwest** For Tax Year: **2025**  
Lot Area (acres): **0.17** P.I.D.: **026-611-252** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **Yes: VALLEY**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Baseboard, Hot Water, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**  
Type of Roof: **Tile - Composite**

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

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

Legal: **LOT 8, PLAN BCP22585, SECTION 15, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2,128	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,358	Main	Living Room	13' x 13'8"	Below	Living Room	12' x 19'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 13'8"	Below	Kitchen	8' x 12'	Main 4
Finished Floor (Below):	1,791	Main	Nook	12'8" x 10'	Below	Bar Room	12' x 11'	Main 4
Finished Floor (Basement):	0	Main	Family Room	17' x 16'	Bsmt	Bedroom	12' x 12'	Above 4
Finished Floor (Total):	5,277 sq. ft.	Main	Primary Bedroom	20' x 16'			x	Above 4
Unfinished Floor:	0	Main	Kitchen	12' x 16'			x	Above 4
Grand Total:	5,277 sq. ft.	Above	Bedroom	13' x 12'6"			x	Below 4
		Above	Bedroom	15' x 12'8"			x	Below 4
		Above	Bedroom	12'8" x 11'4"			x	
		Below	Living Room	18' x 22'			x	
		Below	Kitchen	10'8" x 8'			x	
		Below	Bedroom	12'8" x 12'			x	
		Below	Bedroom	12' x 12'			x	

Suite: **Legal Suite, Unauthorized Suite**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **3** # of Rooms: **17**

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

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

**Located in a highly desirable central neighbourhood, this tailor-made home sits on over 7,400 sq ft of land and boasts nearly 5,000 sq ft of living space. The main level features a spacious family room with soaring ceilings and oversized windows, flooding the home with natural light. Upstairs offers 4 generously sized bedrooms, master bedroom with ensuite for comfort and convenience. The home also includes a 2-bedroom legal suite, perfect as a mortgage helper or in-law accommodation. Back lane access and abundant parking at front and back of the house. Close to schools, highway access, shopping and other amenities -- this is the ideal property for families looking for space, comfort, quality and location.**



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

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' x16'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x10'6			x	Main	3
Finished Floor (Below):	0	Main	Dining Room	10'9 x10'			x	Above	3
Finished Floor (Basement):	1,898	Main	Eating Area	9' x9'			x	Below	3
		Main	Primary Bedroom	13' x12'			x	Below	3
Finished Floor (Total):	4,037sq. ft.	Main	Bedroom	11'3' x11'			x		
Unfinished Floor:	0	Main	Bedroom	11' x11'			x		
Grand Total:	4,037sq. ft.	Main	Bedroom	13'6' x12'6			x		
		Bsmt	Bedroom	13'2 x11'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11' x12'			x		
		Bsmt	Bedroom	10' x11'			x		
Suite: <b>Unauthorized Suite</b>		Bsmt	Bedroom	12' x11'			x		
Basement: <b>Fully Finished, Separate Entry</b>				x			x		
Crawl/Bsmt. Height: # of Levels: 2					Registered in MHR?:		PAD Rental:		
# of Kitchens: 1 # of Rooms: 12					MHR#:		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.**



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[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3050042**

Board: F  
House/Single Family

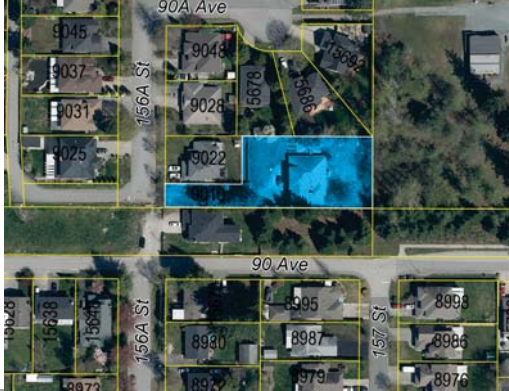
**9010 156A STREET**

Surrey  
Fleetwood Tynehead  
V4N 2X2

Residential Detached

**\$1,950,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,950,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1994</b>
Frontage(feet): <b>25.00</b>	Bathrooms: <b>4</b>	Age: <b>31</b>
Frontage(metres): <b>7.62</b>	Full Baths: <b>2</b>	Zoning: <b>SF</b>
Depth / Size:	Half Baths: <b>2</b>	Gross Taxes: <b>\$7,249.65</b>
Lot Area (sq.ft.): <b>21,528.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.49</b>	P.I.D.: <b>018-641-091</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT 4 SECTION 35 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP14746**

Amenities:

Site Influences:  
Features:

Finished Floor (Main):	2,068	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,150	Main	Bedroom	10' x 10'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 10'			x	Main	3
Finished Floor (Below):	0	Main	Family Room	14' x 11'			x	Above	3
Finished Floor (Basement):	0	Main	Dining Room	9' x 13'5			x		
Finished Floor (Total):	3,218sq. ft.	Main	Living Room	13'5 x 17'8			x		
Unfinished Floor:	0	Above	Primary Bedroom	14' x 16'			x	Main	2
Grand Total:	3,218sq. ft.	Above	Bedroom	12' x 13'			x		
				x			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	Main	2
				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: 7	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Homelife Advantage Realty Ltd.**

**This is a court ordered sale. A great 0.49-acre opportunity to secure a single-family, sub-dividable development property in a well-established neighbourhood. Feel free to drive by the site. Showing requests must be placed with 48 hours' notice**





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**Active**  
**R3041057**  
Board: F  
House/Single Family

**13449 68 AVENUE**

Surrey  
West Newton  
V3W 2G1

Residential Detached

**\$2,060,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,199,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2020</b>
Frontage(feet): <b>67.00</b>	Bathrooms: <b>5</b>	Age: <b>5</b>
Frontage(metres): <b>20.42</b>	Full Baths: <b>4</b>	Zoning: <b>SF</b>
Depth / Size: <b>128</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,402.79</b>
Lot Area (sq.ft.): <b>8,621.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.20</b>	P.I.D.: <b>009-914-315</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>Community</b>	

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

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

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

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., 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: **Yes :COURT ORDERED SALE**  
Floor Finish:

Legal: **LOT 4, BLOCK 1, PLAN NWP14252, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	2,293	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,762	Main	Family Room	14' x 24'	Main	Living Room	10' x 13'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'	Main	Bedroom	11' x 13'	Main	2
Finished Floor (Below):	0	Main	Wok Kitchen	12'6' x 6'	Main	Bedroom	12'6' x 9'	Main	4
Finished Floor (Basement):	0	Main	Living Room	12' x 13'	Main	Storage	5'4' x 6'	Above	5
Finished Floor (Total):	4,055sq. ft.	Main	Dining Room	11' x 13'			x	Above	4
Unfinished Floor:	0	Main	Den	12'6' x 13'11			x	Above	5
Grand Total:	4,055sq. ft.	Above	Primary Bedroom	14' x 19'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 13'			x		
		Above	Bedroom	11' x 13'			x		
		Above	Bedroom	11' x 13'			x		
		Above	Bedroom	12' x 11'			x		
Suite: <b>Legal Suite</b>				x			x		
Basement: <b>Fully Finished, Separate Entry</b>		Main	Kitchen	4' x 13'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**Custom built in 2020, this 7-bedroom, 4-bath home sits on an 8,621 sq. ft. lot in the heart of West Newton. Features a bright, spacious layout with a 2 bedroom legal suite for rental income, double garage, and close proximity to schools, parks, shopping, and all amenities.**



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<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3040756**  
Board: F  
House/Single Family

**5758 131A STREET**

Surrey  
Panorama Ridge  
V3X 0K2

Residential Detached

**\$2,160,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$2,499,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>11</b>	Approx. Year Built: <b>2025</b>
Frontage(feet): <b>90.00</b>	Bathrooms: <b>11</b>	Age: <b>0</b>
Frontage(metres): <b>27.43</b>	Full Baths: <b>11</b>	Zoning: <b>RH</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,992.28</b>
Lot Area (sq.ft.): <b>20,255.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.46</b>	P.I.D.: <b>030-060-494</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>:</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>Community</b>	

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

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

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

Total Parking: **10** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
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: **Other**

Legal: **LOT 6, PLAN EPP55911, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	3,409	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,796	Main	Living Room	16' x 16'	Above	Bedroom	16'2 x 15'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	16' x 17'	Above	Bedroom	17' x 14'6	Main	3
Finished Floor (Below):	2,092	Main	Kitchen	16' x 17'			x	Main	4
Finished Floor (Basement):	0	Main	Wok Kitchen	13'10 x 9'6	Below	Bedroom	15'6 x 14'2	Main	4
Finished Floor (Total):	8,297sq. ft.	Main	Pantry	9'6 x 5'2	Below	Bar Room	14'4 x 15'	Above	5
Unfinished Floor:	0	Main	Dining Room	14'6 x 13'	Below	Gym	16' x 16'	Above	4
Grand Total:	8,297sq. ft.	Main	Primary Bedroom	21'6 x 21'	Below	Media Room	18' x 18'	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	17'10 x 16'2	Below	Living Room	11'8 x 12'8	Above	4
		Main	Bedroom	12'6 x 12'2	Below	Kitchen	8'4 x 18'2	Above	3
		Main	Laundry	9'5 x 6'8	Below	Bedroom	15'6 x 14'2	Below	3
				x	Below	Bedroom	11'4 x 12'8	Below	4
Suite: Legal Suite, Unauthorized Suite		Above	Primary Bedroom	21'6 x 21'	Below	Living Room	12'4 x 21'4	Below	3
Basement: Full		Above	Bedroom	16' x 17'10	Below	Bedroom	12'2 x 9'10		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 3	# of Rooms: 25	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

**Presenting a rare COURT ORDER SALE opportunity to complete and customize a nearly finished mega-home in one of the most sought after neighbourhoods. Spanning approximately 8,297 square feet, this impressive residence is framed and at the lock-up stage, with plumbing, electrical, air conditioning, and radiant heating rough-ins already in place. Nestled on a 20,000+ square foot lot, this home offers unparalleled potential to design your dream living space. Boasting five expansive primary bedrooms and 11 full bathrooms, the property provides abundant space for both luxurious living and grand entertaining. Multiple sitting areas, a recreation room, and a media room make it ideal for hosting and relaxation. Additional features include mortgage helper or nanny suites, adding financial support.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3049861**  
Board: F  
House/Single Family

**8473 171 STREET**

Surrey  
Fleetwood Tynehead  
V4N 0B1

Residential Detached

**\$2,179,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,299,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>8</b>	Approx. Year Built: <b>2013</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>8</b>	Age: <b>12</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>7</b>	Zoning: <b>RES</b>
Depth / Size: <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$9,782.85</b>
Lot Area (sq.ft.): <b>12,486.00</b>	Rear Yard Exp: <b>West</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.29</b>	P.I.D.: <b>026-336-677</b>	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces: **0**  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **8** Covered Parking: **4** Parking Access: **Front, Side**  
Parking: **Garage; Single, Garage; Triple**  
Driveway Finish: **Paving Stone**  
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 AT TIME OF POSSESSION**  
Fixtures Rmvd: **:SOLD AS IS AT TIME OF POSSESSION**  
Floor Finish: **Hardwood, Laminate, Tile, Wall/Wall/Mixed**

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

Amenities:

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

Features:

Finished Floor (Main):	1,965	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,278	Main	Foyer	10'9 x 7'5	Above	Bedroom	14'0 x 11'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'2 x 12'3	Above	Bedroom	13'2 x 11'2	Main 2
Finished Floor (Below):	0	Main	Dining Room	12'9 x 12'3	Above	Bedroom	16'6 x 12'10	Main 3
Finished Floor (Basement):	1,965	Main	Butlers Pantry	5'5 x 4'7	Above	Walk-In Closet	10'2 x 5'0	Above 3
Finished Floor (Total):	5,208sq. ft.	Main	Den	10'2 x 9'7	Bsmt	Bedroom	14'6 x 12'10	Above 3
Unfinished Floor:	0	Main	Laundry	7'2 x 5'10	Bsmt	Bedroom	17'10 x 10'0	Above 5
Grand Total:	5,208sq. ft.	Main	Bedroom	11'0 x 10'7	Bsmt	Kitchen	13'10 x 9'5	Above 5
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	17'2 x 13'10	Bsmt	Bedroom	10'5 x 10'3	Bsmt 4
		Main	Kitchen	13'9 x 13'5	Bsmt	Family Room	17'10 x 10'0	Bsmt 4
		Main	Eating Area	14'9 x 12'3	Bsmt	Recreation Room	30'2 x 14'0	
		Main	Wok Kitchen	9'3 x 8'6			x	
Suite: <b>Unauthorized Suite</b>		Above	Primary Bedroom	22'0 x 13'10			x	
Basement: <b>Full, Fully Finished</b>		Above	Walk-In Closet	10'6 x 4'10			x	

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **3** # of Rooms: **23**

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

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

**WOW!! Opportunity here. Location is prime in an area of executive homes on a quiet street. Layout is open with all rooms large and open. Main floor has a great spice/wok kitchen, main kitchen with door to back covered deck and level yard, formal area has lots of coffered ceiling details, marble foyer double door entry and 2storey ceilings, main floor bedroom with en-suite bath is perfect for those not wanting stairs. Upper floor has a massive primary bedroom with access to a large covered deck, full spa like en-suite, bedrooms have en-suite baths and walk in closets, even a Juliette deck off one bedroom. Basement with separate entry has an easily done suite with the remaining space for the upstairs use plus an enormous theatre room. Parking is 3 car garage + a single garage for your toys.**



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**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3040271**  
Board: F  
House/Single Family

**8481 171 STREET**

Surrey  
Fleetwood Tynehead  
V4N 0B1

Residential Detached

**\$2,199,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$2,199,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>8</b>	Approx. Year Built: <b>2008</b>
Frontage(feet): <b>113.28</b>	Bathrooms: <b>6</b>	Age: <b>17</b>
Frontage(metres): <b>34.53</b>	Full Baths: <b>6</b>	Zoning: <b>CD</b>
Depth / Size: <b>110.13</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,974.06</b>
Lot Area (sq.ft.): <b>12,486.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.29</b>	P.I.D.: <b>026-336-685</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **8** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT 41, PLAN BCP18055, SECTION 30, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Vacuum - Built In**

Finished Floor (Main):	1,880	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,396	Main	Family Room	10' x 15'	Above	Bedroom	11' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	1,885	Main	Kitchen	10' x 13'6"	Above	Bedroom	11' x 10'	Main 3
Finished Floor (Below):	0	Main	Wok Kitchen	5' x 7'	Above	Bedroom	12' x 11'	Above 5
Finished Floor (Basement):	0	Main	Living Room	11' x 13'8"			x	Above 3
Finished Floor (Total):	5,161sq. ft.	Main	Dining Room	10' x 12'			x	Above 3
Unfinished Floor:	0	Main	Office	8' x 10'	Bsmt	Media Room	14' x 12'	Bsmt 3
Grand Total:	5,161sq. ft.	Main	Laundry	14' x 12'	Bsmt	Bedroom	10' x 11'	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11' x 10'	Bsmt	Bedroom	10' x 12'	
				x	Bsmt	Bedroom	11' x 10'	
				x	Bsmt	Bar Room	100' x 12'	
				x	Bsmt	Recreation Room	16' x 12'	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>		Above	Primary Bedroom	17' x 12'			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: <b>2</b>	# of Rooms: <b>18</b>	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

**This custom-built, 5161 sqft home offers luxurious living with its spacious design, featuring 8 bedrooms and 6 bathrooms, perfect for a large family or hosting guests. The main floor includes a bedroom with a full bathroom, complemented by a large kitchen and a practical spice kitchen. Upstairs, you'll find four bedrooms and three bathrooms. The basement is designed for entertainment, complete with a theatre room, bar, and rec room, plus three additional bedrooms and two bathrooms, offering the potential for two suites. A triple car garage adds convenience, and custom features throughout the home provide a unique, personalized touch.**





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Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3043896**  
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: <b>\$2,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>9999</b>
Frontage(feet): <b>51.00</b>	Bathrooms: <b>1</b>	Age: <b>999</b>
Frontage(metres): <b>15.54</b>	Full Baths: <b>1</b>	Zoning: <b>R3</b>
Depth / Size: <b>132</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,890.61</b>
Lot Area (sq.ft.): <b>6,844.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>002-637-588</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **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' x 19'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 14'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	10' x 12'			x	
Finished Floor (Basement):	0	Main	Bedroom	9' x 10'			x	
Finished Floor (Total):	1,187sq. ft.	Main	Bedroom	9' x 9'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,187sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				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!**



Presented by:  
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Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3039511**  
Board: F  
House/Single Family

**6430 130 STREET**

Surrey  
West Newton  
V3W 4J1

Residential Detached

**\$2,299,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,299,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>9</b>	Approx. Year Built: <b>2018</b>
Frontage(feet): <b>62.00</b>	Bathrooms: <b>9</b>	Age: <b>7</b>
Frontage(metres): <b>18.90</b>	Full Baths: <b>8</b>	Zoning: <b>R3</b>
Depth / Size: <b>113</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$9,029.57</b>
Lot Area (sq.ft.): <b>7,010.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>300-022-918</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **8** 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: **No :**  
Floor Finish:

Legal: **LOT 233, PLAN NWP60557, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences:  
Features:

Finished Floor (Main):	1,958	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,748	Main	Foyer	8'6 x 17'11	Above	Bedroom	11'0 x 10'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'0 x 13'7	Above	Bedroom	12'6 x 10'11	Main	3
Finished Floor (Below):	1,482	Main	Dining Room	12'0 x 9'11	Above	Bedroom	9'0 x 8'11	Main	2
Finished Floor (Basement):	0	Main	Family Room	18'3 x 13'2	Above	Bedroom	12'4 x 8'9	Above	5
Finished Floor (Total):	5,188sq. ft.	Main	Kitchen	14'10 x 13'2	Bsmt	Recreation Room	11'9 x 25'11	Above	3
Unfinished Floor:	0	Main	Wok Kitchen	14'8 x 7'5	Bsmt	Bar Room	10'10 x 4'11	Above	3
Grand Total:	5,188sq. ft.	Main	Nook	11'2 x 6'10	Bsmt	Den	11'4 x 12'9	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'5 x 9'4	Bsmt	Living Room	16'6 x 12'11	Above	3
Suite: <b>Legal Suite, Unauthorized Suite</b> Basement: <b>Fully Finished</b>		Main	Family Room	12'4 x 12'8	Bsmt	Kitchen	6'3 x 7'6	Bsmt	3
		Main	Kitchen	12'4 x 8'2	Bsmt	Bedroom	10'4 x 8'8	Bsmt	3
		Above	Laundry	5'7 x 5'1	Bsmt	Bedroom	9'11 x 10'2		
		Above	Primary Bedroom	14'0 x 16'0			x		
		Above	Bedroom	14'7 x 12'10			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 4	# of Rooms: 24	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**West Newton Custom Build Home with 10 Bedrooms + 9 Bathrooms PLUS two mortgage helper suites (2+2). Main floor features a spacious formal living/dining room, perfect family room for entertaining, chefs kitchen + spice kitchen and a bonus bedroom. Upper level features 5 bedrooms all with their own private ensuites plus Laundry. The lower level is great for entertainment with a Media Room, Bar, Den, 2 bedrooms and more. Great Central Location close to schools, transportation. Please call to book for your private showings.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3053076**

Board: F  
House/Single Family

**13698 113 AVENUE**

North Surrey  
Bolivar Heights  
V3R 2J1

Residential Detached

**\$2,575,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,575,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2021</b>
Frontage(feet): <b>82.50</b>	Bathrooms: <b>6</b>	Age: <b>4</b>
Frontage(metres): <b>25.15</b>	Full Baths: <b>6</b>	Zoning: <b>CD</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$10,109.76</b>
Lot Area (sq.ft.): <b>22,219.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.51</b>	P.I.D.: <b>011-631-040</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **6** 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.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **PARCEL "A" (EXPLANATORY PLAN 16942) OF THE WEST 247.5 FEET LOT 2 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 38650SECONDLY: PART SUBDIVIDED BY PLAN 45187 THIRDLY: PART SUBDIVIDED BY PLAN 55644, SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NWD PLAN 494**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,657	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,325	Main	Family Room	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	1,402	Main	Dining Room	11' x 15'			x	Main 3
Finished Floor (Below):	0	Main	Living Room	12' x 15'			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	16' x 13'			x	
Finished Floor (Total):	4,384sq. ft.	Main	Den	10' x 12'			x	
Unfinished Floor:	0	Above	Primary Bedroom	15' x 16'			x	Main 3
Grand Total:	4,384sq. ft.	Above	Bedroom	12' x 11'			x	Above 3
		Above	Bedroom	14' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Abv Main 2	Bedroom	8' x 8'			x	Above 4
		Abv Main 2	Kitchen	10' x 10'			x	Above 3
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): **Homelife Advantage Realty Ltd.**

**This is a court ordered sale. A great opportunity to acquire: A.) Spacious two-level home, 4,384 sq. ft. on a 10,000 Sq.ft lot. 6 baths, with modern finishes including radiant heating and air conditioning. B.) An additional 12,000 Sq.ft building lot at the rear of the property (to be subdivided). Feel free to drive by the site.**



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3062015**  
Board: F  
House/Single Family

**5545 127 STREET**

Surrey  
Panorama Ridge  
V3X 3V1

Residential Detached

**\$2,625,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,625,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>10</b>	Approx. Year Built: <b>2005</b>
Frontage(feet): <b>88.00</b>	Bathrooms: <b>8</b>	Age: <b>20</b>
Frontage(metres): <b>26.82</b>	Full Baths: <b>7</b>	Zoning: <b>R1</b>
Depth / Size: <b>irregular</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$11,951.97</b>
Lot Area (sq.ft.): <b>20,037.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.46</b>	P.I.D.: <b>026-030-152</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>Yes: partial ocean view</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces: **0**  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s), Sundeck(s)**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **10** Covered Parking: **3** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **1 block**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 3, PLAN BCP13039, SECTION 6, TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

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

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

Features:

Finished Floor (Main):	2,770	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,958	Main	Foyer	10'4 x 12'1	Above	Bedroom	12'9 x 12'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'6 x 20'0	Above	Bedroom	12'4 x 10'0	Main 2
Finished Floor (Below):	0	Main	Kitchen	17'9 x 13'9	Above	Bedroom	12'10 x 13'0	Main 4
Finished Floor (Basement):	2,893	Main	Eating Area	13'3 x 9'8	Above	Bedroom	10'5 x 11'3	Above 5
Finished Floor (Total):	7,621 sq. ft.	Main	Dining Room	14'9 x 17'4	Above	Office	10'3 x 6'0	Above 3
Unfinished Floor:	0	Main	Wok Kitchen	14'3 x 9'2	Bsmt	Media Room	12'3 x 17'10	Above 3
Grand Total:	7,621 sq. ft.	Main	Family Room	17'9 x 14'8	Bsmt	Living Room	10'2 x 20'3	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	16'4 x 14'0	Bsmt	Bedroom	12'0 x 11'0	Bsmt 4
		Main	Bedroom	18'2 x 12'9	Bsmt	Bedroom	13'3 x 13'7	Bsmt 4
		Main	Den	11'0 x 8'0	Bsmt	Kitchen	12'9 x 9'7	
		Main	Laundry	7'8 x 10'0	Bsmt	Living Room	16'0 x 17'2	
Suite: <b>Unauthorized Suite</b>		Above	Primary Bedroom	17'9 x 20'7	Bsmt	Bedroom	12'6 x 14'0	
Basement: <b>Fully Finished</b>		Above	Walk-In Closet	10'2 x 12'3	Bsmt	Storage	8'2 x 6'0	

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **3** # of Rooms: **27**

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

Listing Broker(s): **Macdonald Realty (Delta)**

**Macdonald Realty (Delta)**

**Room to live and grow in Panorama Ridge. At the end of a quiet cul-de-sac, this 7,621 sq.ft. home sits on a 20,037 sq.ft. lot and offers 10 bedrooms and 8 bathrooms, including a 2 bedroom suite. Main floor features a formal living/dining, chef's kitchen w/ gas stove, wok kitchen, nook, family room, plus 2 bedrooms and a full bath. Upstairs you'll find 5 generous bedrooms with bath access; the primary bedroom has a balcony, 5 pc ensuite and walk-in closet. Entertain on the large main-floor deck. Enjoy the triple car garage plus 7 extra parking spots, great for large families. High ceilings, theatre room with wet bar and a detached shed. Walk to the elementary school; quick access to Hwy 10 & 91. Flowing plan suits multi-generational living.**





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**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3058097**  
Board: F  
House/Single Family

**5479 124B STREET**

Surrey  
Panorama Ridge  
V3X 3T1

Residential Detached

**\$2,899,999** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,899,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2006</b>
Frontage(feet): <b>47.01</b>	Bathrooms: <b>7</b>	Age: <b>19</b>
Frontage(metres): <b>14.33</b>	Full Baths: <b>6</b>	Zoning: <b>RH</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$11,162.93</b>
Lot Area (sq.ft.): <b>20,037.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.46</b>	P.I.D.: <b>025-747-134</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b>	
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Site Influences:

Features:

Finished Floor (Main):	2,792	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,768	Main	Living Room	18'0 x 14'0	Bsmt	Kitchen	16'6 x 9'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	19'0 x 16'6	Bsmt	Bedroom	16'10 x 20'	Main 2
Finished Floor (Below):	0	Main	Dining Room	18'0 x 13'0	Bsmt	Bedroom	18'0 x 14'0	Main 4
Finished Floor (Basement):	2,792	Main	Kitchen	20'0 x 16'6	Bsmt	Bedroom	13'0 x 15'0	Above 4
Finished Floor (Total):	7,352sq. ft.	Main	Wok Kitchen	11'0 x 19'0			x	Above 4
Unfinished Floor:	0	Main	Nook	11'0 x 20'0			x	Above 4
Grand Total:	7,352sq. ft.	Main	Office	14'0 x 11'8			x	Above 4
		Main	Primary Bedroom	20'0 x 22'4			x	Above 4
		Above	Primary Bedroom	20' x 22'4			x	Bsmt 4
		Above	Bedroom	13'0 x 15'4			x	
		Above	Bedroom	13'0 x 16'0			x	
		Bsmt	Recreation Room	37'0 x 26'0			x	
		Bsmt	Living Room	16'6 x 9'6			x	

Suite: **Unauthorized Suite**  
Basement: **Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **3** # of Rooms: **17**

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

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

**PANORAMA RIDGE CUSTOM LUXURY ESTATE!** This home is over 7000 sqft and sits on a rare 20,000 sqft lot in one of Surrey's most prestigious neighborhoods. Surrounded by nature and total tranquility, this home has 7 bedrooms + large office (with separate entrance) and 7 bathrooms. The main floor features high ceilings, elegant living and dining areas, spacious family room, gourmet chef's kitchen, and a beautiful primary suite with a spa inspired ensuite and walk-in closet. Upstairs you have 3 spacious bedrooms, all with ensuites and walk-in closets. The basement is an entertainer's dream with a massive rec room, bar, theatre, and 3 additional bedrooms with separate entrance. Beautifully landscaped yard, triple garage and lots of parking. Centrally located easy access to all highways.



Presented by:  
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Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



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

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: 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: **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: <b>None</b>								
Basement: <b>Full</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	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.



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



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

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
		Main	Bedroom	18'5 x 15'11	Below	Games Room	12'1 x 30'1	Above 5
		Main	Bedroom	13'10 x 15'11	Below	Gym	21'3 x 18'8	Above 2
		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

Suite: **None**

Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **28**

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

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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Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto: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: <b>\$7,777,888</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>13</b>	Approx. Year Built: <b>2010</b>
Frontage(feet): <b>663.48</b>	Bathrooms: <b>11</b>	Age: <b>15</b>
Frontage(metres): <b>202.23</b>	Full Baths: <b>10</b>	Zoning: <b>A-1</b>
Depth / Size: <b>1909 feet</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,180.84</b>
Lot Area (sq.ft.): <b>1,259,681.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>28.92</b>	P.I.D.: <b>015-022-668</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Water</b>	
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

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: <b>Unauthorized Suite</b>		Above	Primary Bedroom	15'6 x 16'11	Main	Family Room	12'8 x 14'11	Main	4
Basement: <b>None</b>		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**