



Presented by:

Micky Kandola

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Active
R3020046

Board: V
House/Single Family

5566 49 AVENUE

Ladner
Hawthorne
V4K 3N8

Residential Detached

\$1,328,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,328,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**
Frontage(feet): **66.00** Bathrooms: **3** Age: **52**
Frontage(metres): **20.12** Full Baths: **2** Zoning: **RS-2**
Depth / Size: **100** Half Baths: **1** Gross Taxes: **\$4,749.56**
Lot Area (sq.ft.): **6,600.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.15** P.I.D.: **002-236-061** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv: **Hawthorne Subdivision**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
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)**
Type of Roof: **Asphalt, Fibreglass**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1/2 Blk.** Dist. to School Bus: **1/2 Blk.**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :Foreclosure**
Fixtures Rmvd: **No :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 539, PLAN NWP43587, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

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

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

Features: **Dishwasher**

Finished Floor (Main):	1,139	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,081	Main	Kitchen	13'10" x 10'10"	Below	Living Room	13'9" x 13'2"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'10"	Below	Bedroom	10'10" x 9'10"	Main 2
Finished Floor (Below):	0	Main	Living Room	15' x 13'5"	Below	Bedroom	10' x 9'4"	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'7" x 10'5"			x	Below 4
		Main	Other	10'1" x 4'			x	
Finished Floor (Total):	2,220sq. ft.	Main	Bedroom	10'1" x 9'			x	
Unfinished Floor:	0	Main	Bedroom	11'2" x 9'			x	
Grand Total:	2,220sq. ft.	Main	Other	5'5" x 10'1"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	13'2" x 6'4"			x	
		Below	Laundry	11' x 8'			x	
		Below	Other	6'6" x 6'6"			x	
		Below	Kitchen	10'3" x 7'			x	
		Below	Eating Area	11'2" x 5'			x	

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

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **2** # of Rooms: **16** MHR#: CSA/BCE: Maint. Fee:

ByLaw Restrictions:

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

Located in Delta's Hawthorne neighborhood, 5566 49 Avenue sits on a 6,600 sq ft lot and features a 1973-built basement-entry home. The exterior is finished in metal, stucco, and brick. Inside are three bedrooms and three bathrooms, including two bedrooms in the basement with their own entrance. The main floor includes original oak hardwood flooring, an updated kitchen with maple cabinets, and two fireplaces. A wrap-around deck with new surfacing and railings adds outdoor appeal. The property includes a single carport and paved driveway. Zoned RS-2, it's on a quiet residential street close to schools, transit, and shopping. Surrounded by similar detached homes, it's a great option for families or investors seeking a stable, well-located property in a mature area. Tks Luke



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Active
R3023058
Board: V
House/Single Family

4612 W RIVER ROAD

Ladner
Port Guichon
V4K 1S4

Residential Detached

\$1,365,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,365,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**
Frontage(feet): **0.00** Bathrooms: **4** Age: **6**
Frontage(metres): Full Baths: **4** Zoning: **RD3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$6,190.29**
Lot Area (sq.ft.): **6,146.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.14** P.I.D.: **011-908-831** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Peek-a-Boo River View**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **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:
Dist. to Public Transit: **Half Block** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :Any tenant fixtures**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 12, BLOCK 6, PLAN NWP716, DISTRICT LOT 96, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

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

Finished Floor (Main):	1,302	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	11'3 x 9'10	Below	Bedroom	13'1 x 10'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	9'10 x 9'9	Below	Bedroom	11'9 x 10'1	Main 4
Finished Floor (Below):	1,222	Above	Kitchen	12'6 x 10'8			x	Main 4
Finished Floor (Basement):	0	Above	Family Room	12'6 x 8'10			x	Above 4
Finished Floor (Total):	2,524sq. ft.	Above	Primary Bedroom	13'9 x 10'10			x	Below 4
Unfinished Floor:	0	Above	Bedroom	10'7 x 10'0			x	
Grand Total:	2,524sq. ft.	Above	Bedroom	10'10 x 9'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	13'2 x 8'2			x	
		Below	Recreation Room	18'6 x 12'0			x	
		Below	Bedroom	12'9 x 9'8			x	
		Below	Living Room	13'1 x 6'5			x	
		Below	Kitchen	9'5 x 7'4			x	
		Below	Dining Room	9'5 x 5'9			x	

Suite: **Legal Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **15**

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

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

Modern, bright & well-designed floorplan + great investment potential. Built in 2019, total 6-bed, 4-bath, upstairs: 3 bedroom, downstairs: legal 2-bed LEGAL suite plus 1-bed in-law suite. The sleek kitchen w/ stainless steel appliances, white cabinets + a breakfast nook/family room. Peek-a-boo views of the river. Enjoy the spacious backyard on a 6100+ sqft LOT. Located in family-friendly Ladner, this home is located across the scenic River, where you can walk or bike along trails. Just steps to Ladner Village, local shops, restaurants, cafes, shopping, schools, Delta Hospital + parks. This home is a perfect opportunity for multi-family living or great rental income. Exceptional value—a rare find in today's market! Virtual staged. BC Assessed at \$1,784,000. Call your Realtor!



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Active
R3002763
Board: V
House/Single Family

4523 KING EDWARD PLACE

Ladner
Ladner Elementary
V4K 2R2

Residential Detached

\$1,625,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,670,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1970**
Frontage(feet): **39.00** Bathrooms: **4** Age: **55**
Frontage(metres): **11.89** Full Baths: **3** Zoning: **RD3**
Depth / Size: Half Baths: **1** Gross Taxes: **\$5,506.67**
Lot Area (sq.ft.): **11,872.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.27** P.I.D.: **006-637-744** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Other**

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

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

Legal: **LOT 190, PLAN NWP31917, DISTRICT LOT 115, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Indoor, Sauna/Steam Room**

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

Features:

Finished Floor (Main):				Floor				Type				Dimensions				Bathrooms			
Finished Floor (Above):				Main				Living Room				11'6 x 15'6				Above			
Finished Floor (AbvMain2):				Main				Dining Room				12'11 x 11'6				Main			
Finished Floor (Below):				Main				Primary Bedroom				18'9 x 19'4				Main			
Finished Floor (Basement):				Main				Bedroom				9'9 x 12'1				Above			
Finished Floor (Total):				Main				Gym				9'4 x 14'4				Above			
Unfinished Floor:				Main				Foyer				10'10 x 15'6							
Grand Total:				Main				Laundry				8'6 x 16'4							
Flr Area (Det'd 2nd Res):				Main				Other				45'6 x 27'2							
Suite: Legal Suite				Above				Living Room				16'6 x 15'8							
Basement: None				Above				Dining Room				17'3 x 11'3							
				Above				Kitchen				8'4 x 12'1							
				Above				Eating Area				8'11 x 12'1							
				Above				Primary Bedroom				24'8 x 11'8							
Crawl/Bsmt. Height:				# of Levels: 2				Manuf Type:				Registered in MHR?:				PAD Rental:			
# of Kitchens: 1				# of Rooms: 14				MHR#:				CSA/BCE:				Maint. Fee:			
								ByLaw Restrictions:											

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

Discover this custom-built Spanish-style home in the heart of Ladner, set on an expansive 11,800+ sqft lot. This unique property features 4 bedrooms + 4 bathrooms, offering ample space for family living + entertaining. Enjoy amenities at home, including an indoor swimming pool, private gym area, + sauna. The interior boasts spacious, primary bedrooms rooms and a large backyard perfect for relaxing or entertaining guests. A legal suite on the main floor provides excellent rental income potential. Nestled on a quiet cul-du-sac in a sought-after neighborhood, just minutes from schools, parks, and shopping. Call your realtor for a private showing today!



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Active
R3012576

Board: V
House with Acreage

3255 72ND STREET

Ladner
East Delta
V4K 3N2

Residential Detached

\$10,400,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$10,400,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2005**
Frontage(feet): Bathrooms: **7** Age: **20**
Frontage(metres): Full Baths: **6** Zoning: **A1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$23,846.47**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **West** For Tax Year: **2024**
Lot Area (acres): **57.32** P.I.D.: **024-590-991** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Mountain and Ocean**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Addition**
of Fireplaces: **6** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Geothermal, Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Triple**
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 3, PLAN LMP43301, SECTION 25, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Club House, Elevator, Garden, Guest Suite, In Suite Laundry, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard**

Features: **Air Conditioning**

Finished Floor (Main):	10,500	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	17' x 18'	Above	Library	24' x 8'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'	Below	Bedroom	14' x 11'	Main	3
Finished Floor (Below):	0	Main	Dining Room	17'8 x 13'	Below	Games Room	24' x 16'	Main	2
Finished Floor (Basement):	0	Main	Nook	11' x 11'	Below	Media Room	17' x 24'	Main	3
Finished Floor (Total):	10,500sq. ft.	Main	Family Room	20' x 17'	Below	Wine Room	18' x 6'	Below	4
Unfinished Floor:	0	Main	Office	23' x 14'	Below	Family Room	16' x 16'	Above	3
Grand Total:	10,500sq. ft.	Main	Laundry	8' x 12'	Below	Storage	24' x 15'	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	13' x 24'			x	Above	3
Suite: Other		Above	Primary Bedroom	16' x 14'			x		
Basement: Fully Finished		Above	Bedroom	16' x 12'			x		
		Above	Bedroom	16' x 12'			x		
		Above	Walk-In Closet	11' x 8'			x		
		Above	Den	15' x 10'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 20	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

An extraordinary and rare opportunity to acquire a premier 57-acre estate in Delta, BC. This one-of-a-kind property offers a luxurious lifestyle and world-class equestrian facilities, perfect for private enjoyment or business ventures. The main residence spans approximately 10,500 sq.ft. across three levels, featuring expansive living spaces and ocean views from the upper floor. The estate also boasts an impressive 28,000+ sq.ft. equestrian center, complete with an indoor riding arena, 30+ horse stalls, and spacious outdoor paddocks. Additional amenities include a 7,000 sq.ft. clubhouse-ideal for entertaining, corporate retreats, or wellness events, and a 1,700+ sq.ft. secondary home for guests or staff. Outdoor highlights include a koi pond, a swimming pool, and a putting green.