



Presented by:

Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
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Active
R3001075
Board: F
House/Single Family

10381 MAIN STREET

N. Delta
Nordel
V4C 2P3

Residential Detached

\$1,040,000 (LP)

(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,040,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1980
Frontage(feet): 97.00	Bathrooms: 3	Age: 45
Frontage(metres): 29.57	Full Baths: 3	Zoning: RS-4
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,662.92
Lot Area (sq.ft.): 9,678.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.22	P.I.D.: 002-462-133	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
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: :
Floor Finish: **Mixed**

Legal: **LOT 2, PLAN NWP60260, DISTRICT LOT 18, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Paved Road**

Features:

Finished Floor (Main):	1,545	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Dining Room	12' x7'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x14'			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	17' x14'1			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	16' x11'10			x	Main 3
Finished Floor (Total):	1,545sq. ft.	Main	Bedroom	11'7 x12'2			x	
Unfinished Floor:	0	Main	Bedroom	16' x11'10			x	
Grand Total:	1,545sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: Unauthorized Suite				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Discover the potential of this spacious 4-bedroom, 3-bathroom home located in the Nordel neighbourhood of North Delta. The main living area has been tastefully updated, with final touches awaiting your personal vision. A portion of the garage and interior was being transformed into an unauthorized suite, offering an excellent opportunity for a future mortgage helper. With renovations partially completed, this home is ideal for buyers looking to add value and customize it to their needs. Don't miss out on this opportunity.



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Active
R3021152
Board: F
House/Single Family

11462 94A AVENUE

N. Delta
Annieville
V4C 3S2

Residential Detached

\$1,129,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,129,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1958
Frontage(feet): 66.00	Bathrooms: 2	Age: 67
Frontage(metres): 20.12	Full Baths: 2	Zoning: CD331
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,137.54
Lot Area (sq.ft.): 8,838.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.20	P.I.D.: 010-391-126	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv: ANNIEVILLE		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, 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: **3** Covered Parking: Parking Access:
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:

Legal: **LOT 34, PLAN NWP18640, DISTRICT LOT 440, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,382	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20' x14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11' x11'			x	Main 4
Finished Floor (Below):	0	Main	Eating Area	10' x10'			x	Main 3
Finished Floor (Basement):	0	Main	Family Room	20' x10'			x	
Finished Floor (Total):	1,382sq. ft.	Main	Primary Bedroom	12'8 x11'			x	
Unfinished Floor:	0	Main	Bedroom	10'6 x9'9			x	
Grand Total:	1,382sq. ft.	Main	Bedroom	10' x9'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada, Inc.**

eXp Realty of Canada, Inc.

eXp Realty of Canada, Inc.

Builder's Dream – Nearly 9,000 Sqft Lot on a Quiet Street! An incredible opportunity for builders, developers, or families ready to build a brand-new home in one of the area's most desirable neighborhoods. This large, flat nearly 9,000 sqft lot offers endless potential for redevelopment or custom construction. The current 3-bedroom, 2-bathroom rancher is well-kept and features a converted garage for extra living space, offering rental or holding potential while you plan your build. Located on a quiet, family-friendly street, just steps to schools and with easy highway access, this is the perfect spot to create a beautiful new family home in a convenient and welcoming community.



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Active
R3009296

Board: F
House/Single Family

8923 SHEPHERD WAY

N. Delta
Nordel
V4C 4J9

Residential Detached

\$1,230,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,230,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1956
Frontage(feet): 0.00	Bathrooms: 2	Age: 69
Frontage(metres):	Full Baths: 2	Zoning: RS1
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,931.01
Lot Area (sq.ft.): 7,303.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 004-715-594	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Natural Gas, Sanitary Sewer, Storm Sewer	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **DetachedGrge/Carport**
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: :
Floor Finish:

Legal: **LOT 7, BLOCK 2, PLAN NWP16782, DISTRICT LOT 16, GROUP 2, NEW WESTMINSTER LAND DISTRICT, & DL 25, 440**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	637	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	561	Main	Kitchen	11'5" x 5'10"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20'4" x 12'5"			x	Above 4
Finished Floor (Below):	554	Main	Nook	11'5" x 8'			x	Below 3
Finished Floor (Basement):	0	Main	Foyer	8'1" x 4'11"			x	
Finished Floor (Total):	1,752sq. ft.	Main	Mud Room	8'9" x 6'6"			x	
Unfinished Floor:	0	Above	Bedroom	13'2" x 9'5"			x	
Grand Total:	1,752sq. ft.	Above	Bedroom	11' x 10'6"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9'8" x 8'11"			x	
		Below	Recreation Room	21'1" x 12'3"			x	
		Below	Laundry	13' x 9'2"			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Part								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Welcome to this 3-bedroom, 2-bathroom home situated on a spacious 7,303 sqft lot. This versatile split-level layout offers comfortable family living with room to grow. Top floor offers 3 bedrooms. The lower level presents great potential for a mortgage helper or in-law suite. Located in a quiet, family-friendly neighbourhood, this property is perfect for first-time buyers, investors, or those looking to add their personal touch. Don't miss this opportunity!



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Active
R2960683

Board: F
House/Single Family

11132 PATRICIA DRIVE

N. Delta
Nordel
V4C 3A4

Residential Detached

\$1,340,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **62.00**

Frontage(metres): **18.90**

Depth / Size:

Lot Area (sq.ft.): **7,200.00**

Lot Area (acres): **0.17**

Flood Plain:

View: **No :**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **5**

Bathrooms: **3**

Full Baths: **3**

Half Baths: **0**

Rear Yard Exp:

P.I.D.: **006-466-818**

Original Price: **\$1,442,999**

Approx. Year Built: **1976**

Age: **49**

Zoning: **RS-1**

Gross Taxes: **\$4,733.98**

For Tax Year: **2024**

Tax Inc. Utilities?: **No**

Tour:

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

Renovations: **Partly**
of Fireplaces: **2** 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: **2** Covered Parking: Parking Access: **Front**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **CLOSE BY** Dist. to School Bus: **CLOSE BY**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Legal: **LOT 1312, PLAN NWP49751, DISTRICT LOT 440, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	1,472	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	12'7 x 10'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'9 x 10'0			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	9'9 x 11'0			x	Below 4
Finished Floor (Basement):	1,323	Main	Living Room	18'7 x 15'4			x	Main 3
Finished Floor (Total):	2,795sq. ft.	Main	Kitchen	16'1 x 10'10			x	
Unfinished Floor:	0	Main	Dining Room	11'2 x 9'7			x	
Grand Total:	2,795sq. ft.	Main	Family Room	16'1 x 9'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	15'0 x 9'1			x	
Suite: Unauthorized Suite		Below	Bedroom	9'10 x 13'8			x	
Basement: Fully Finished		Below	Living Room	18'0 x 11'11			x	
		Below	Kitchen	11'8 x 10'11			x	
		Below	Recreation Room	11'3 x 19'1			x	
				x			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): **Jovi Realty Inc.**

Court Order Sale. This 5 bedroom 3 bathroom BASMENT home very well maintained in a family oriented neighborhood. Quiet street with tons of privacy, 3 BED ROOM 2 FULL BATHROOM UPSTAIR ,2 BEDROOM SUITE (kitchen and separate entry already downstairs). Home gets tons of natural light and has had a few updates throughout the years: new floors, kitchen cabinets, NEW WINDOWS,deck in the backyard. Quick access to Alex Fraser Bridge to get to Richmond and New Westminister, and Highway 17 to get to Langley and surrounding areas. Schools in catchment are Elementary (Devon Gardens) which is walking distance, & Highschool (Delview Secondary School) which is just a few minutes away. Close to shops and recreation, also walking distance to bus stops . OPEN HOUSE SATURDAY FROM 1 TO 3 PM



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Active
R3020621
Board: F
House/Single Family

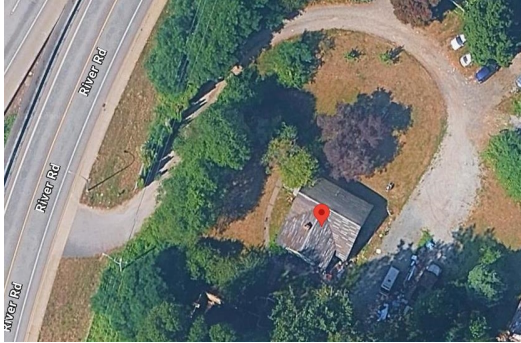
11120 RIVER ROAD

N. Delta
Annieville
V4C 2S4

Residential Detached

\$2,225,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,225,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 9999
Frontage(feet): 135.00	Bathrooms: 2	Age: 999
Frontage(metres): 41.15	Full Baths: 2	Zoning: RS1
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,027.58
Lot Area (sq.ft.): 19,142.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.44	P.I.D.: 006-735-193	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
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: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 159, PLAN NWP32729, DISTRICT LOT 15, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,182	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	689	Main	Dining Room	10' x 12'2	Above	Bedroom	12' x 18'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18'2 x 13'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'8 x 12'2			x	Above 4
Finished Floor (Basement):	0	Main	Bedroom	11' x 11'4			x	
Finished Floor (Total):	1,871 sq. ft.	Main	Foyer	4'3 x 5'3			x	
Unfinished Floor:	0	Main	Bedroom	10'7 x 11'4			x	
Grand Total:	1,871 sq. ft.	Main	Steam Room	10'7 x 10'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Porch (enclosed)	3' x 8'9			x	
Suite:		Above	Attic	7'2 x 18'11			x	
Basement: Crawl		Above	Bedroom	11'11 x 12'			x	
		Above	Attic	3'3 x 5'7			x	
		Above	Nook	10'4 x 5'			x	
		Above	Loft	17'3 x 6'8			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **14**

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

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

Great development and investment potential. Property has a potential to be a part of land assembly alongside the neighbouring property at 9401 Ebor Road Delta (listed on MLS). Combined lot size is total 36,544 plus square feet. Potential to develop into single family homes, row houses or coach houses, town houses etc. Buyer and buyer's agent should confirm zoning details from the City of Delta. SOLD AS IS, WHERE IS.



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Active
R3020573
Board: F
House/Single Family

9401 EBOR ROAD

N. Delta
Annieville
V4C 4R4

Residential Detached

\$2,255,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,255,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1968**
Frontage(feet): **139.00** Bathrooms: **2** Age: **57**
Frontage(metres): **42.37** Full Baths: **2** Zoning: **RS-1**
Depth / Size: Half Baths: **0** Gross Taxes: **\$7,038.00**
Lot Area (sq.ft.): **17,352.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.40** P.I.D.: **006-735-274** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed, Stucco**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Forced Air**

Outdoor Area: **Balcony(s) Patio(s) Deck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access:

Parking: **Carport; Single**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 160, PLAN NWP32729, DISTRICT LOT 15, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,564	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16' x 13'3"			x	Main 4
Finished Floor (Below):	997	Main	Dining Room	11' x 9'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	13' x 12'			x	
Finished Floor (Total):	2,561 sq. ft.	Main	Bedroom	10' x 9'			x	
Unfinished Floor:	0	Bsmt	Den	12' x 10'			x	
Grand Total:	2,561 sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: Full, Partly Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	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 Bozz Realty**

Great development and investment potential. Property has a potential to be a part of land assembly alongside the neighbouring property at 11120 River Road Delta (listed on MLS). Combined lot size is total 36,544 plus square feet. Potential to develop into single family homes, row houses or coach houses, town houses, etc. Buyer and buyer's agent should confirm zoning details from the City of Delta. SOLD AS IS, WHERE IS.