



Presented by:
Micky Kandola

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Active
R3015507
Board: F
House/Single Family

12347 103A AVENUE

North Surrey
Cedar Hills
V3V 3H1

Residential Detached

\$1,125,000 (LP)

(SP)



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

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

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

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

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

Legal: **LOT 52 SECTION 30 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER 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: Unauthorized Suite		Main	Bedroom	10'10 x 8'8			x	
Basement: Fully Finished		Main	Bedroom	10'10 x 7'1			x	
		Main	Bedroom	8'10 x 10'10			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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



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Active
R3006331
Board: F
House/Single Family

15731 96A AVENUE

North Surrey
Guildford
V4N 2T2

Residential Detached

\$1,149,000 (LP)

(SP)



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

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **:SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Laminate, Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

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

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,380	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	468	Main	Foyer	6'5 x 5'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'5 x 13'5			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'7 x 8'10			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	11'9 x 11'6			x	Above 4
Finished Floor (Total):	1,848sq. ft.	Main	Family Room	18'8 x 11'7			x	
Unfinished Floor:	0	Above	Primary Bedroom	12'11 x 11'7			x	
Grand Total:	1,848sq. ft.	Above	Bedroom	10'11 x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'11 x 9'			x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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



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Active
R3015352
Board: F
House/Single Family

13075 OLD YALE ROAD

North Surrey
Whalley
V3T 3C3

Residential Detached

\$1,199,000 (LP)

(SP)



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

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

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

Amenities: **In Suite Laundry**

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

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

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	17'10 x 9'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'0 x 13'6			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11'11 x 9'7			x	
Finished Floor (Basement):	0	Main	Bedroom	11'2 x 8'6			x	
Finished Floor (Total):	988sq. ft.	Main	Bedroom	9'7 x 8'8			x	
Unfinished Floor:	0	Main	Laundry	9'3 x 6'9			x	
Grand Total:	988sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Royal LePage Global Force Realty

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



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Active
R2985325
Board: F
House/Single Family

13137 106A AVENUE

North Surrey
Whalley
V3T 2E4

Residential Detached

\$1,249,000 (LP)

(SP)



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

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

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

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

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

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

Amenities:

Site Influences:

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

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

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

Century 21 Coastal Realty Ltd.

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



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Active
R3018400
Board: F
House/Single Family

10478 155A STREET

North Surrey
Guildford
V3R 4K7

Residential Detached

\$1,259,000 (LP)

(SP)



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

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

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

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

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

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

Amenities:

Site Influences:

Features:

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

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

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



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Active
R3013648

Board: F
House/Single Family

14361 MELROSE DRIVE

North Surrey
Bolivar Heights
V3R 5R6

Residential Detached

\$1,310,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,310,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1959
Frontage(feet): 70.00	Bathrooms: 3	Age: 66
Frontage(metres): 21.34	Full Baths: 2	Zoning: RA
Depth / Size: 157	Half Baths: 1	Gross Taxes: \$5,053.08
Lot Area (sq.ft.): 11,017.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.25	P.I.D.: 000-591-572	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

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

Amenities:

Site Influences:

Features:

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

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

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



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Active
R2985180
Board: F
House/Single Family

14523 104A AVENUE

North Surrey
Guildford
V3R 1R2

Residential Detached

\$1,550,000 (LP)

(SP)



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

Style of Home: **1 Storey, Rancher/Bungalow**
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**
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: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

RE/MAX Colonial Pacific Realty

Homelife Benchmark Realty Corp.

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



Presented by:

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Active
R2999451
Board: F
House/Single Family

13840 100 AVENUE

North Surrey
Whalley
V3T 1J5

Residential Detached

\$2,250,000 (LP)

(SP) 



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

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

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

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

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

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: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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



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Active
R2973849
Board: F
House/Single Family

13698 113 AVENUE

North Surrey
Bolivar Heights
V3R 2J1

Residential Detached

\$2,798,000 (LP)

(SP)



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

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

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

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

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

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

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,657	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,325	Main	Kitchen	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	1,402	Main	Dining Room	16' x 13'			x	Main 3
Finished Floor (Below):	0	Main	Family Room	16' x 13'			x	Main 3
Finished Floor (Basement):	0	Main	Den	10' x 12'			x	Above 4
Finished Floor (Total):	4,384sq. ft.	Above	Primary Bedroom	18' x 14'			x	Above 3
Unfinished Floor:	0	Above	Bedroom	12' x 11'			x	Above 3
Grand Total:	4,384sq. ft.	Above	Bedroom	14' x 13'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Hobby Room	10' x 16'			x	
Suite: Legal Suite		Main	Bedroom	8' x 8'			x	
Basement: None		Main	Kitchen	10' x 10'			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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



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Active
R2929416

Board: F
House/Single Family

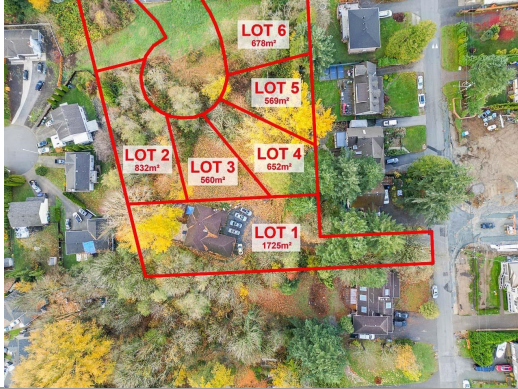
13851 115 AVENUE

North Surrey
Bolivar Heights
V3R 5Y3

Residential Detached

\$3,999,999 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **253.25**

Frontage(metres): **77.19**

Depth / Size: **1.86**

Lot Area (sq.ft.): **0.00**

Lot Area (acres): **1.86**

Flood Plain:

View: **Yes: Water, Mountain**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Storm Sewer, Water**

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

If new, GST/HST inc?:

Bedrooms: **4**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

Rear Yard Exp:

P.I.D.: **002-328-691**

Original Price: **\$3,999,999**

Approx. Year Built: **1984**

Age: **41**

Zoning: **RF**

Gross Taxes: **\$15,235.94**

For Tax Year: **2023**

Tax Inc. Utilities?: **No**

Tour:

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

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

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

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

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

Amenities:

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

Features:

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

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

Sutton Premier Realty

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



Presented by:

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Active
R3004661
Board: F
House with Acreage

8415 184 STREET

North Surrey
Port Kells
V4N 6G4

Residential Detached

\$7,777,888 (LP)

(SP)



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

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., DetachedGrge/Carport**
Driveway Finish:
Dist. to Public Transit: 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 4 EXCEPT: PART SUBDIVIDED BY PLAN 52270, SECTION 29 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 38258**

Amenities:

Site Influences:

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

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

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

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