



Presented by:

Mylyne Santos PREC*

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Active
R2988882
Board: F
House/Single Family

13960 80A AVENUE

Surrey
East Newton
V3W 6P6

Residential Detached

\$929,999 (LP)

(SP)



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

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

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

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:

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" x 11'4"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'5" x 8'4"			x	Main 3
Finished Floor (Below):	0	Main	Eating Area	8'4" x 5'1"			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	8' x 9'7"			x	Above 4
Finished Floor (Total):	1,152sq. ft.	Main	Laundry	5' x 4'1"			x	
Unfinished Floor:	0	Main	Porch (enclosed)	10' x 10'			x	
Grand Total:	1,152sq. ft.	Above	Bedroom	12' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x 10'			x	
		Above	Bedroom	10' x 10'			x	
							x	
							x	
							x	

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

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

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

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

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



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Active
R3015507
Board: F
House/Single Family

12347 103A AVENUE

North Surrey
Cedar Hills
V3V 3H1

Residential Detached

\$1,025,000 (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: R3
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	Total Parking: 6	Covered Parking: 6	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air	Floor Finish:		
Outdoor Area: Sundeck(s)			
Type of Roof: Asphalt			

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):	1,545 sq. ft.	Main	Bedroom	9'1 x 8'6			x	
Unfinished Floor:	0	Below	Kitchen	9'9 x 12'1			x	
Grand Total:	1,545 sq. 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
R3018400
Board: F
House/Single Family

10478 155A STREET

North Surrey
Guildford
V3R 4K7

Residential Detached

\$1,185,000 (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	Total Parking: 6	Covered Parking: 1	Parking Access: Front, Rear
Construction: Concrete, Frame - Wood	Parking: Garage; Single, Open		
Exterior: Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Renovations:	Reno. Year:	Title to Land: Freehold NonStrata	
# of Fireplaces: R.I. Fireplaces:	Rain Screen:	Property Disc.: No	
Fireplace Fuel:	Metered Water:	Fixtures Leased: No :	
Fuel/Heating: Electric, Forced Air	R.I. Plumbing:	Fixtures Rmvd: :	
Outdoor Area: None		Floor Finish:	
Type of Roof: Asphalt			

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	

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

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **9**

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

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
R3030040
Board: F
House/Single Family

9678 PRINCESS DRIVE

North Surrey
Royal Heights
V3V 2T4

Residential Detached

\$1,190,700 (LP)

(SP)



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

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

Legal: **LOT 39 SECTIONS 34 AND 35 BLOCK5 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' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'			x	Above 4
Finished Floor (Below):	0	Main	Living Room	18' x 15'			x	Bsmt 4
Finished Floor (Basement):	667	Main	Family Room	13' x 10'			x	
Finished Floor (Total):	2,200sq. ft.	Main	Recreation Room	10' x 14'			x	
Unfinished Floor:	0	Main	Foyer	14' x 5'			x	
Grand Total:	2,200sq. ft.	Above	Primary Bedroom	13' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 10'			x	
		Above	Bedroom	12' x 10'			x	
		Below	Living Room	13' x 13'			x	
		Below	Kitchen	8' x 6'5			x	
		Below	Bedroom	10'11 x 10'			x	
		Below	Bedroom	10' x 10'			x	

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Separate Entry	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 3	ByLaw Restrictions:		
# of Kitchens: 2 # of Rooms: 13			

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.



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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
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel:	Fixtures Leased: No :
Fuel/Heating: Forced Air	Fixtures Rmvd: No :
Outdoor Area: None	Floor Finish: Other
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	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

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

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

\$1,199,000 (LP)

(SP)



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

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

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:

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:

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	
Suite: Unauthorized Suite		Bsmt	Laundry	13'1 x 12'6			x	
Basement: Separate Entry		Bsmt	Foyer	12' x 6'			x	
		Bsmt	Storage	6' x 5'			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **11**

Manuf Type: Registered in MHR?: PAD Rental:
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, top-rated schools, this property ensures easy access to everything you need. The home features 3 bedrooms and 1 bathroom on main floor, 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 Property is AS IS WHERE IS. Tenanted, 24 hours notice for all showings. Accepted Offer \$1,135,000.00, Deposit received, Court date is on 5th September at Law Courts of British Columbia – New Westminster



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Active
R3039565
Board: F
House/Single Family

14165 PARK DRIVE

North Surrey
Bolivar Heights
V3R 5N6

Residential Detached

\$1,265,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,265,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1948
Frontage(feet): 0.00	Bathrooms: 2	Age: 77
Frontage(metres): 0.00	Full Baths: 2	Zoning: RES
Depth / Size: 0	Half Baths: 0	Gross Taxes: \$6,264.42
Lot Area (sq.ft.): 12,678.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.29	P.I.D.: 010-925-511	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: Rancher/Bungalow w/ Bsmt.	Total Parking: 6	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Vinyl	Driveway Finish: Gravel		
Foundation: Concrete Block	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE	
Renovations: Partly	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces: 0	Fixtures Leased: No	:SOLD AS IS WHERE IS AT TIME OF POSSESSION	
Fireplace Fuel: Wood	Reno. Year:		
Fuel/Heating: Forced Air, Natural Gas	Rain Screen:		
Outdoor Area: Fenced Yard	Metered Water:		
Type of Roof: Asphalt	R.I. Plumbing: No	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	

Suite: **Unauthorized Suite**
Basement: **Full, Partly Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **9**

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 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
R3041444
Board: F
House/Single Family

12984 64 AVENUE

Surrey
Panorama Ridge
V3W 1X6

Residential Detached

\$1,279,888 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,279,888
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1980
Frontage(feet): 64.00	Bathrooms: 4	Age: 45
Frontage(metres): 19.51	Full Baths: 4	Zoning: RES
Depth / Size: 112.5	Half Baths: 0	Gross Taxes: \$5,878.58
Lot Area (sq.ft.): 7,201.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 005-822-351	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: Basement Entry	Total Parking: 9	Covered Parking:	Parking Access: Rear
Construction: Frame - Wood	Parking: Add. Parking Avail.		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 Block	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Reno. Year: 2007	Property Disc.: No	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Wood	Rain Screen:	Fixtures Rmvd: :	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:	Floor Finish: Laminate	
Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s)	R.I. Plumbing:		
Type of Roof: Asphalt			

Legal: **LOT 64, PLAN NWP59836, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage, Wheelchair Access**

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

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	16' x 15'	Bsmt	Living Room	11' x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 10'	Bsmt	Kitchen	11' x 7'	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 10'	Bsmt	Bedroom	11' x 10'	Main 3
Finished Floor (Basement):	1,280	Main	Eating Area	6' x 7'	Bsmt	Laundry	10' x 7'	Bsmt 4
Finished Floor (Total):	2,560sq. ft.	Main	Primary Bedroom	16' x 12'	Bsmt	Steam Room	10' x 12'	Bsmt 4
Unfinished Floor:	0	Main	Walk-In Closet	6' x 4'			x	
Grand Total:	2,560sq. ft.	Main	Bedroom	12' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12' x 9'6			x	
		Bsmt	Living Room	16' x 12'6			x	
		Bsmt	Kitchen	8' x 10'			x	
		Bsmt	Eating Area	8' x 6'			x	
		Bsmt	Bedroom	12' x 10'			x	
		Bsmt	Bedroom	11' x 10'			x	

Suite: **Unauthorized Suite**
Basement: **Full, Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **3** # of Rooms: **18**

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

Listing Broker(s): **Parallel 49 Realty**

3 bedrooms + 2 bathrooms on main floor. Back lane access. Walking distance to frequent bus route and Tamanawis Park. Easy access to Highway 91 via 64 Avenue and Highway 10 via 128 Street.



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Active
R3013648
Board: F
House/Single Family

14361 MELROSE DRIVE

North Surrey
Bolivar Heights
V3R 5R6

Residential Detached

\$1,290,000 (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: **Balcny(s) Patio(s) Dck(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: :

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	
		Below	Den	7' x 7'6"			x	
		Bsmt	Other	16' x 19'			x	
							x	
							x	
							x	

Suite: **None**
Basement: **Partly Finished**

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **0** # of Rooms: **10**

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

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

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



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Active
R2999286
Board: F
House/Single Family

12414 80 AVENUE

Surrey
West Newton
V3W 3A5

Residential Detached

\$1,324,999 (LP)

(SP)



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

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

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

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

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

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

Finished Floor (Main):	1,226	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	23'1 x 12'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	21'0 x 0'0			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	10' x 11'			x	Below 3
Finished Floor (Basement):	1,200	Main	Kitchen	16'8 x 14'10			x	
Finished Floor (Total):	2,426sq. ft.	Main	Bedroom	10'3 x 10'1			x	
Unfinished Floor:	0	Main	Bedroom	14'2 x 11'9			x	Main 3
Grand Total:	2,426sq. ft.	Main	Primary Bedroom	12'4 x 15'5			x	Below
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	10'2 x 10'3			x	
		Bsmt	Bedroom	11'3 x 10'2			x	
		Bsmt	Kitchen	12'3 x 8'9			x	Below 3
		Below	Living Room	11'2 x 11'4			x	
		Bsmt	Bedroom	10'3 x 11'2			x	
				x			x	

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

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **12**

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

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

Woodhouse Realty

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



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Active
R3000921
Board: F
House/Single Family

14756 62 AVENUE

Surrey
Sullivan Station
V3S 2L1

Residential Detached

\$1,399,900 (LP)

(SP)



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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Land Lease Expiry Year:

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

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

Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Carpet**

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

Amenities:

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

Features:

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

Suite: **Unauthorized Suite**
Basement: **Full, Fully Finished, Separate Entry**

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

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

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

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



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Active
R3034278
Board: F
House/Single Family

12356 56 AVENUE

Surrey
Panorama Ridge
V3X 2X2

Residential Detached

\$1,405,000 (LP)

(SP)



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

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

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:
Land Lease Expiry Year:

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:

Property Disc.: **No**
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 x 12'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'10 x 12'4			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	11'9 x 11'8			x	
Finished Floor (Basement):	0	Main	Family Room	17' x 13'7			x	
Finished Floor (Total):	2,532sq. ft.	Main	Eating Area	11' x 11'7			x	
Unfinished Floor:	0	Main	Den	10'5 x 10'3			x	Above 5
Grand Total:	2,532sq. ft.	Main	Foyer	7' x 14'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7' x 7'			x	
Suite: None		Above	Primary Bedroom	16'5 x 17'3			x	
Basement: None		Above	Walk-In Closet	7'7 x 14'5			x	Above 4
		Above	Bedroom	10'2 x 13'2			x	
		Above	Bedroom	9'10 x 10'10			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): **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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Active
R3039195
Board: F
House/Single Family

6138 134A STREET

Surrey
Panorama Ridge
V3X 1L9

Residential Detached

\$1,460,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,460,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1987
Frontage(feet): 0.00	Bathrooms: 4	Age: 38
Frontage(metres): 0.00	Full Baths: 3	Zoning: R3
Depth / Size: 0	Half Baths: 1	Gross Taxes: \$6,470.69
Lot Area (sq.ft.): 7,104.00	Rear Yard Exp: East	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 004-668-570	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: 2 Storey	Total Parking: 6	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Carport & Garage		
Exterior: Vinyl	Driveway Finish: Asphalt, Concrete		
Foundation: Concrete Slab	Dist. to Public Transit: Close	Dist. to School Bus: Close	
Renovations: Partly	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Electric	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Laminate, Mixed, Carpet		
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			

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):	2,131 sq. ft.	Main	Bedroom	9'10 x 11'10			x	Main 3
Unfinished Floor:	0	Main	Bedroom	10'9 x 11'10			x	
Grand Total:	2,131 sq. 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: Licensed Suite, Unauthorized	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: None	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:	
# of Kitchens: 3	# of Rooms: 14		

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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Active
R3037410
Board: F
House/Single Family

15128 96 AVENUE

Surrey
Fleetwood Tynehead
V3R 1E9

Residential Detached

\$1,480,000 (LP)

(SP)



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

Suite: **Unauthorized Suite**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **8**

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

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
R3036571
Board: F
House/Single Family

13572 68 AVENUE

Surrey
West Newton
V3W 2G3

Residential Detached

\$1,499,000 (LP)

(SP)



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

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 0	Parking Access: Front, Rear
Construction: Frame - Wood	Parking: Add. Parking Avail., Open		
Exterior: Mixed, Vinyl	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Baseboard, Forced Air, Natural Gas	Fixtures Rmvd: :		
Outdoor Area: Fenced Yard, Patio(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

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
Suite: Unauthorized Suite		Main	Kitchen	6'5 x 6'0	Below	Bedroom	10'8 x 11'11	
Basement: None		Main	Bedroom	11'4 x 8'5	Below	Bedroom	10'5 x 11'0	
		Main	Bedroom	11'5 x 8'11			x	
		Below	Living Room	11'8 x 11'3	Below	Bedroom	10'3 x 11'0	
		Below			Below	Bedroom	9'5 x 10'9	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 5	# of Rooms: 27	MHR#:	CSA/BCE:	Maint. Fee:				
		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. Designated mixed-use low-rise (up to 6 storeys, check with city) in the Newton-KGB OCP, it's 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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Active
R3014712
Board: F
House/Single Family

13538 84 AVENUE
Surrey
Queen Mary Park Surrey
V3W 3H2

Residential Detached
\$1,541,000 (LP)
(SP)



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

Style of Home: 2 Storey, Basement Entry	Total Parking: 4	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail.		
Exterior: Mixed, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 0	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: None	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Electric, Hot Water	Floor Finish:		
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			

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

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,800	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'8 x 27'	Bsmt	Bedroom	19' x 9'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	12'8 x 13'	Bsmt	Bedroom	11' x 11'	Main 4
Finished Floor (Below):	0	Main	Kitchen	12' x 18'	Bsmt	Bedroom	11' x 11'	Main 4
Finished Floor (Basement):	2,700	Main	Primary Bedroom	11' x 15'	Bsmt	Living Room	13'10 x 15'	Main 4
Finished Floor (Total):	5,500sq. ft.	Main	Primary Bedroom	11'9 x 13'5	Bsmt	Kitchen	14'10 x 10'	Main
Unfinished Floor:	0	Main	Bedroom	9'6 x 15'7	Bsmt	Bedroom	11'7 x 13'6	Main 4
Grand Total:	5,500sq. ft.	Main	Living Room	15' x 25'	Bsmt	Bedroom	11'10 x 11'	Main 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	13'3 x 13'9	Bsmt	Living Room	15' x 13'	Bsmt 1
Suite: Unauthorized Suite		Main	Primary Bedroom	13'8 x 12'2	Bsmt	Kitchen	8' x 13'	Bsmt 1
Basement: Separate Entry		Main	Primary Bedroom	12' x 11'	Bsmt	Bedroom	15' x 10'	Bsmt 1
		Main	Bedroom	13'8 x 11'	Bsmt	Living Room	9' x 13'	
		Bsmt	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	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 6	# of Rooms: 26	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Exceptional investment opportunity in Surrey! This property boasts 6 units with a potential monthly rental income of over \$12,000-\$13,000. Upstairs, two spacious units feature 3 beds and 3 baths each, while the downstairs units include a 3-bed/1-bath, a 2-bed/1-bath, and two 1-bed/1-bath suites. This property is located within a frequent bus stop area providing great development opportunity. Strategically situated near transit, schools, shopping, and major routes, this property offers significant development potential, making it perfect for savvy investors looking to secure a high-potential asset in a sought-after location. Open House Saturday, August 30th, 1:30 PM- 3:00 PM.



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Active
R2987677

Board: F
House/Single Family

13598 89 AVENUE

Surrey
Queen Mary Park Surrey
V3V 8A6

Residential Detached

\$1,548,000 (LP)

(SP)



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

Style of Home: 2 Storey w/Bsmt.	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco	Driveway Finish: Aggregate		
Foundation: Concrete Perimeter, Concrete Slab	Dist. to Public Transit: close	Dist. to School Bus: close	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	R.I. Fireplaces: 0	Property Disc.: Yes	
Fireplace Fuel: Natural Gas	Rain Screen: No	Fixtures Leased: No :Foreclosure	
Fuel/Heating: Natural Gas, Radiant	Metered Water: No	Fixtures Rmvd: No :Foreclosure	
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing: No	Floor Finish: Wall/Wall/Mixed	
Type of Roof: Asphalt, Fibreglass			

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

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

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

Features: **Dishwasher**

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

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 4	# of Rooms: 30	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Queen Ann Park Area. | Spacious 3-storey home with 4,083 sq.ft. of living space on a 6,165 sq.ft. lot. Upstairs features 4 bdrms and 3 full baths, including 3 primary bdrms with walk-in closets and private en-suites. The main level offers a large living and family room, dining area, breakfast nook, kitchen with granite counters, stainless steel appliances, a spice kitchen with pantry, plus a bdrm and full bath—perfect for guests or extended family. The fully finished basement includes two self-contained suites: a 2-bdrm and a 1-bdrm, each with its own kitchen and private entrance. Home contains Unauthorized Accommodation. Fenced backyard includes a storage shed. Court date originally set for August 21 has been postponed and rescheduled to September 8, 2025, at the Vancouver Supreme Court.



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Active
R3027994
Board: F
House/Single Family

14138 60A AVENUE

Surrey
Sullivan Station
V3X 0G1

Residential Detached

\$1,549,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,549,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2013
Frontage(feet): 31.95	Bathrooms: 5	Age: 12
Frontage(metres): 9.74	Full Baths: 4	Zoning: R5
Depth / Size: 130	Half Baths: 1	Gross Taxes: \$8,069.37
Lot Area (sq.ft.): 4,154.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.10	P.I.D.: 028-944-241	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: MOUNTAINS		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt., Carriage/Coach House	Total Parking: 6 Covered Parking: 2 Parking Access: Rear
Construction: Frame - Wood	Parking: DetachedGrge/Carport
Exterior: Mixed, Stone, Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE Dist. to School Bus: CLOSE
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel: Electric, Propane Gas	Fixtures Leased: No
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No
Outdoor Area: Balcony(s), Fenced Yard, Patio(s)	Floor Finish:
Type of Roof: Asphalt	

Legal: **LOT 3 SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN EPP25136**

Amenities: **Air Cond./Central**

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

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

Finished Floor (Main):	1,035	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,109	Main	Living Room	13' x 12'2	Bsmt	Bedroom	11'10 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	495	Main	Dining Room	10' x 16'	Bsmt	Bedroom	8'6 x 11'6	Main 2
Finished Floor (Below):	965	Main	Family Room	11'8 x 16'	Abv Main 2	Living Room	10' x 8'6	Above 3
Finished Floor (Basement):	0	Main	Kitchen	10'8 x 14'	Abv Main 2	Kitchen	13' x 8'	Above 5
Finished Floor (Total):	3,604sq. ft.	Main	Wok Kitchen	10' x 5'	Abv Main 2	Bedroom	10' x 9'	Below 3
Unfinished Floor:	0	Main	Foyer	9' x 7'			x	Abv Main 2 3
Grand Total:	3,604sq. ft.	Above	Primary Bedroom	12' x 16'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 12'			x	
		Above	Bedroom	13' x 10'			x	
		Above	Bedroom	12' x 12'			x	
		Bsmt	Media Room	11'6 x 16'1			x	
Suite: Unauthorized Suite		Bsmt	Living Room	8' x 11'			x	
Basement: Fully Finished, Separate Entry		Bsmt	Kitchen	11' x 11'			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 4	# of Rooms: 18	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Royal LePage - Wolstencroft**

Perfect family home with income potential In Sullivan Station! This Coach Home features a bright and functional layout with spacious living and dining areas, 2 fireplaces, a gourmet kitchen with stainless steel appliances, quality finishings throughout & bonus spice kitchen! Covered back patio area of main level great for summer BBQs. Upstairs offers 4 generous bedrooms, vaulted ceilings in master suite & North Shore mountain views. The legal 1-bedroom coach suite and 2-bedroom basement suite provide excellent mortgage helper options. With parking for 5 vehicles and located on a quiet street just steps from schools, parks, and transit, this home is ideal for families and investors alike. Don't miss your chance to own a versatile and income-generating property in a prime location!



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Active
R3032325
Board: F
House/Single Family

6038 145 STREET
Surrey
Sullivan Station
V3S 4R4

Residential Detached
\$1,549,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,549,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2013
Frontage(feet): 44.00	Bathrooms: 4	Age: 12
Frontage(metres): 13.41	Full Baths: 3	Zoning: RF
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,768.94
Lot Area (sq.ft.): 3,500.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.08	P.I.D.: 027-065-804	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 w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Vinyl, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Forced Air	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard			
Type of Roof: Asphalt			

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):	3,387 sq. 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:	3,387 sq. 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 Sun, Aug 24 from 2-4 pm



Presented by:

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Active
R2985180
Board: F
House/Single Family

14523 104A AVENUE

North Surrey
Guildford
V3R 1R2

Residential Detached

\$1,550,000 (LP)

(SP)



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

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

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	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 6	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

RE/MAX Colonial Pacific Realty

Homelife Benchmark Realty Corp.

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



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Active
R3007123
Board: F
House/Single Family

16286 80A AVENUE

Surrey
Fleetwood Tynehead
V4N 0J7

Residential Detached

\$1,567,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,699,000
Meas. Type: Feet	Bedrooms: 9	Approx. Year Built: 2002
Frontage(feet): 49.00	Bathrooms: 7	Age: 23
Frontage(metres): 14.94	Full Baths: 6	Zoning: R3
Depth / Size: IRR	Half Baths: 1	Gross Taxes: \$7,035.49
Lot Area (sq.ft.): 6,038.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 024-761-478	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **850M** Dist. to School Bus: **350M**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

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

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

Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Carpet**

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

Amenities:

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

Features:

Finished Floor (Main):	1,377	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,246	Main	Living Room	11' x 11'	Bsmt	Bedroom	15'11 x 11'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6 x 10'8	Bsmt	Living Room	20'9 x 13'6	Main 4
Finished Floor (Below):	0	Main	Foyer	16'8 x 4'8	Bsmt	Kitchen	12'6 x 10'1	Above 4
Finished Floor (Basement):	1,310	Main	Kitchen	10'9 x 16'1	Bsmt	Bedroom	9'11 x 10'	Above 4
Finished Floor (Total):	3,933sq. ft.	Main	Eating Area	11'7 x 15'3	Bsmt	Bedroom	10'4 x 10'	Above 4
Unfinished Floor:	0	Main	Family Room	13'9 x 14'6	Bsmt	Bedroom	11'2 x 9'5	Bsmt 3
Grand Total:	3,933sq. ft.	Main	Bedroom	11'1 x 10'1	Bsmt	Laundry	4'1 x 10'4	Bsmt 5
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	9'2 x 11'8	Bsmt	Other	34'5 x 10'	Bsmt 2
		Main	Laundry	12'1 x 5'9			x	
		Above	Primary Bedroom	16'5 x 13'8			x	
		Above	Bedroom	10'2 x 14'			x	
		Above	Bedroom	12'4 x 10'			x	
		Above	Bedroom	13'11 x 13'			x	

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

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **21**

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

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

Welcome to this 9 bed, 6.5 bath home nestled in a quiet cul-de-sac in the heart of Fleetwood Tynehead. Step into the bright living room with high ceilings, seamlessly connected to the dining area perfect for entertaining. Kitchen features a breakfast nook that opens to a cozy family room, ideal for family gatherings. Enjoy your morning coffee on the balcony overlooking a lush, fenced backyard, safe for children to play. Main floor includes a guest suite with its own ensuite while basement offers a separate-entry 3 bed, 1.5 bath suite, an excellent income opportunity or space for extended family. This centrally located gem is just minutes from Surrey Golf Club, sports complex, shopping, restaurants and more. Walk to William Watson Elementary or drive to Fleetwood Park Secondary.



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

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

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 x 12'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'8 x 12'9			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	17'1 x 12'7			x	Above 4
Finished Floor (Basement):	0	Main	Nook	10'10 x 9'5			x	Above 3
Finished Floor (Total):	2,823sq. ft.	Main	Living Room	16'8 x 22'11			x	Above 3
Unfinished Floor:	0	Main	Laundry	6'0 x 8'1			x	
Grand Total:	2,823sq. ft.	Main	Foyer	10'9 x 11'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'3 x 15'			x	
Suite: None		Above	Bedroom	13'1 x 12'10			x	
Basement: None		Above	Bedroom	11'6 x 11'3			x	
		Above	Bedroom	10'10 x 14'0			x	
		Main	Walk-In Closet	6'4 x 8'1			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.



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Active
R3040946
Board: F
House/Single Family

12420 80 AVENUE

Surrey
West Newton
V3W 3A5

Residential Detached

\$1,745,000 (LP)

(SP)



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

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**

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
Suite:		Above	Primary Bedroom	15'10 x 15'8			x	
Basement:Fully Finished		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	

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): **Amex - Fraseridge Realty**

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.



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Active
R3036331
Board: F
House/Single Family

12711 104A AVENUE

North Surrey
Cedar Hills
V3V 6C1

Residential Detached

\$1,800,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,800,000
Meas. Type: Metres	Bedrooms: 7	Approx. Year Built: 2018
Frontage(feet): 45.34	Bathrooms: 6	Age: 7
Frontage(metres): 13.82	Full Baths: 6	Zoning: R4
Depth / Size: 28.12	Half Baths: 0	Gross Taxes: \$6,967.00
Lot Area (sq.ft.): 4,188.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.10	P.I.D.: 030-185-491	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: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Fibre Cement Board, Stone, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 Block	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Electric, Natural Gas	Reno. Year:		
Fuel/Heating: Radiant	Rain Screen:		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	Metered Water:		
Type of Roof: Asphalt	R.I. Plumbing:		
	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
Flr Area (Det'd 2nd Res):	sq. ft.	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	
Suite: Legal Suite, Unauthorized Suite		Bsmt	Living Room	12'6" x 6'			x	
Basement: Full		Bsmt	Kitchen	12'5" x 5'			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 4	# of Rooms: 18	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:

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info@mylyne.com



Active
R3039659
Board: F
House/Single Family

5901 141 STREET

Surrey
Sullivan Station
V3X 2R9

Residential Detached

\$1,835,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,835,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2021
Frontage(feet): 0.00	Bathrooms: 6	Age: 4
Frontage(metres): 0.00	Full Baths: 5	Zoning: R-4
Depth / Size: 0	Half Baths: 1	Gross Taxes: \$8,183.93
Lot Area (sq.ft.): 5,759.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.13	P.I.D.: 030-687-381	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 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?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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.



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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
Flr Area (Det'd 2nd Res):	sq. ft.	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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Active
R3008388
Board: F
House/Single Family

13137 62B AVENUE
Surrey
Bear Creek Green Timbers
V3X 1P4

Residential Detached
\$1,899,000 (LP)
(SP)



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

Style of Home: Basement Entry	Total Parking: 6 Covered Parking: 0 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Tandem Parking
Exterior: Brick, Mixed, Wood	Driveway Finish: Concrete
Foundation: Concrete Perimeter	Dist. to Public Transit:
	Title to Land: Freehold NonStrata Dist. to School Bus:
Renovations: Completely	Property Disc.: No Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Fixtures Leased: No :
Fireplace Fuel: Electric	Fixtures Rmvd: No :
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Mixed
Outdoor Area: Fenced Yard, Patio(s)	
Type of Roof: Asphalt	

Legal: **LOT 188, PLAN NWP60792, PART NW1/4, SECTION 8, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**
Site Influences: **Cul-de-Sac**
Features:

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

Suite: Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Fully Finished, Separate Entry	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 1 # of Rooms: 12			

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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Active
R2988494
Board: F
House/Single Family

9010 156A STREET

Surrey
Fleetwood Tynehead
V4N 2X2

Residential Detached

\$1,899,000 (LP)

(SP)



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

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Patio(s)	R.I. Plumbing:		
Type of Roof: Other	Fixtures Leased: No :		
	Fixtures Rmvd: No :		
	Floor Finish: Mixed		

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

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	2,068	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,150	Main	Bedroom	10' 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	Main 2
Finished Floor (Basement):	0	Main	Dining Room	9' x 13'5"			x	Main 2
Finished Floor (Total):	3,218sq. ft.	Main	Living Room	13'5" x 17'8"			x	Above 3
Unfinished Floor:	0	Above	Primary Bedroom	14' x 16'			x	
Grand Total:	3,218sq. ft.	Above	Bedroom	12' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: Other							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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



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Active
R3032831
Board: F
House/Single Family

6735 130A STREET

Surrey
West Newton
V3W 8J2

Residential Detached

\$1,900,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,900,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2019
Frontage(feet): 58.00	Bathrooms: 7	Age: 6
Frontage(metres): 17.68	Full Baths: 7	Zoning: RF
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,086.65
Lot Area (sq.ft.): 7,115.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 003-220-974	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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**

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:
 Land Lease Expiry Year:
 Property Disc.: **No**
 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'			x	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):	3,731 sq. ft.	Main	Media Room	13' x 14'			x	Above 3
Unfinished Floor:	0	Main	Family Room	11' x 14'			x	Above 3
Grand Total:	3,731 sq. 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
Suite:		Above	Bedroom	18' x 17'			x	
Basement:None		Above	Bedroom	13' x 11'5"			x	
		Above	Bedroom	13' x 11'5"			x	
		Above	Bedroom	11'10" x 11'5"			x	
		Above	Bedroom	13' x 11'5"			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): **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 and studio space at rear .Well maintained. Located in a great area of new homes. OPEN HOUSE SATURDAY AUGUST 30 FROM 2 TO 4



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Active
R3031767
Board: F
House/Single Family

14267 69 AVENUE

Surrey
East Newton
V3W 2H8

Residential Detached

\$1,900,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,900,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2012
Frontage(feet): 61.50	Bathrooms: 8	Age: 13
Frontage(metres): 18.75	Full Baths: 6	Zoning: RF
Depth / Size: 130.7	Half Baths: 2	Gross Taxes: \$8,245.23
Lot Area (sq.ft.): 8,082.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.19	P.I.D.: 010-199-691	Tax Inc. Utilities?: No
Flood Plain: No	View: No :	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Storm Sewer	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey w/Bsmt., 3 Storey	Total Parking: 8	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 2 Blocks	Dist. to School Bus: 2 Blocks	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: Yes :Court Ordered Sale		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Laminate, Mixed, Tile, Wall/Wall/Mixed		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 14 ,SECTION 16, TOWNSHIP 2 , PLAN 16476 NWD**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,728	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,399	Main	Living Room	11' x 11'	Bsmt	Kitchen	10' x 7'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 11'	Bsmt	Bedroom	9' x 9'	Main 4
Finished Floor (Below):	1,708	Main	Kitchen	10' x 10'	Bsmt	Bedroom	9' x 9'	Main 2
Finished Floor (Basement):	0	Main	Nook	9' x 9'	Bsmt	Living Room	10' x 9'	Above 5
Finished Floor (Total):	4,835 sq. ft.	Main	Family Room	12' x 11'	Bsmt	Kitchen	6' x 6'	Above 4
Unfinished Floor:	0	Main	Hobby Room	13' x 12'	Bsmt	Bedroom	9' x 9'	Above 4
Grand Total:	4,835 sq. ft.	Main	Bedroom	10' x 10'	Bsmt	Media Room	12' x 12'	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Wok Kitchen	6' x 8'	Bsmt	Bar Room	6' x 6'	Bsmt 4
		Above	Primary Bedroom	13' x 13'	Bsmt	Laundry	4' x 4'	Bsmt 2
		Above	Bedroom	11' x 11'	Main	Laundry	5' x 5'	
		Above	Bedroom	11' x 11'				
		Above	Bedroom	10' x 10'				
		Bsmt	Living Room	10' x 10'				

Suite: Legal Suite, Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Full, Fully Finished, Separate Entry	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: 3	ByLaw Restrictions:		
# of Kitchens: 4			
# of Rooms: 23			

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

3 level home close to school and bus route. Main Floor, Formal Living and Dining area.Open Kitchen with eating area,Family room with high ceilings, Extra sitting area or office with Bedroom and full bath,Powder room,Wok Kitchen. Top Floor, Spacious Primary Bedroom with walk in closet and 5 pce ensuite ,2nd Primary bedroom with walk in closet and full Bathroom,,3rd and 4th Bedroom with shared full bathroom. Basement is fully finished.2 bedroom suite,1 Bedroom suite, Plus Media room with Bar and 2 pce bathroom. Lot is 8082 Sq ft.Double Garage with lots of parking.



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Active
R3036256
Board: F
House/Single Family

14039 91 AVENUE
Surrey
Bear Creek Green Timbers
V3V 1E6

Residential Detached
\$1,930,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,930,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2009
Frontage(feet): 64.40	Bathrooms: 5	Age: 16
Frontage(metres): 19.63	Full Baths: 5	Zoning: R3
Depth / Size: 122.85	Half Baths: 0	Gross Taxes: \$7,740.18
Lot Area (sq.ft.): 7,543.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 000-481-114	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front, Lane
Construction: Frame - Wood	Parking: Grge/Double Tandem, Open		
Exterior: Mixed, Vinyl	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel:	Fixtures Leased: No		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

Legal: **LOT 7, PLAN NWP19839, PART SE1/4, SECTION 33, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	2,330	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,455	Main	Foyer	0'0 x 0'0	Main	Bedroom	0'0 x 0'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	0'0 x 0'0			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	0'0 x 0'0			x	Main 3
Finished Floor (Basement):	0	Main	Eating Area	0'0 x 0'0			x	Above 4
Finished Floor (Total):	3,785sq. ft.	Main	Dining Room	0'0 x 0'0			x	Above 4
Unfinished Floor:	0	Main	Office	0'0 x 0'0			x	Above 4
Grand Total:	3,785sq. ft.	Above	Primary Bedroom	0'0 x 0'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	0'0 x 0'0			x	
		Above	Bedroom	0'0 x 0'0			x	
		Above	Bedroom	0'0 x 0'0			x	
		Bsmt	Laundry	0'0 x 0'0			x	
		Main	Living Room	0'0 x 0'0			x	
		Main	Kitchen	0'0 x 0'0			x	

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

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

Generous space, a smart layout, and a park just steps away—this 5-bed, 5-bath Bear Creek home deserves a spot at the top of your list. The main floor greets you with a grand foyer, formal living and dining rooms, a spacious family room, and two kitchens. Upstairs offers 4 spacious bedrooms and a bright sundeck overlooking the fully fenced rear yard. Bonus: a 1-bed mortgage helper on the main with separate entry for income or in-laws. Parking is a breeze with a double garage, wide driveway, and lane access spots. Great layout, great location—book your viewing before it's gone!



Presented by:

Mylyne Santos PREC*

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

Style of Home: 2 Storey w/Bsmt.	Total Parking: 8	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Reno. Year:		
Fuel/Heating: Natural Gas, Radiant	Rain Screen:		
Outdoor Area: Balcony(s), Fenced Yard	Metered Water:		
Type of Roof: Tile - Concrete	R.I. Plumbing:		
	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):	5,161 sq. 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:	5,161 sq. 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: None				x			x	
Basement: None		Above	Primary Bedroom	17' x 12'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 2	# of Rooms: 18	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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Active
R3041057
Board: F
House/Single Family

13449 68 AVENUE

Surrey
West Newton
V3W 2G1

Residential Detached

\$2,199,000 (LP)

(SP)



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

Style of Home: **2 Storey w/Bsmt.**
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	1' x 1'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'	Main	Bedroom	1' x 1'	Main 2
Finished Floor (Below):	0	Main	Kitchen	12'6" x 6'	Main	Bedroom	1' x 1'	Main 4
Finished Floor (Basement):	0	Main	Living Room	12' x 13'	Main	Laundry	1' x 1'	Above 5
Finished Floor (Total):	4,055 sq. ft.	Main	Dining Room	11' x 13'			x	Above 4
Unfinished Floor:	0	Main	Bedroom	12'6" x 13'11"			x	Above 5
Grand Total:	4,055 sq. 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: Legal Suite				x			x	
Basement: Fully Finished, Separate Entry		Main	Kitchen	1' x 1'			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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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: \$2,299,000
Meas. Type: Feet	Bedrooms: 9	Approx. Year Built: 2018
Frontage(feet): 62.00	Bathrooms: 9	Age: 7
Frontage(metres): 18.90	Full Baths: 8	Zoning: R3
Depth / Size: 113	Half Baths: 1	Gross Taxes: \$9,029.57
Lot Area (sq.ft.): 7,010.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.16	P.I.D.: 300-022-918	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: 3 Storey w/Bsmt	Total Parking: 8	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Radiant	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

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
		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	

Suite: Legal Suite, Unauthorized Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Fully Finished	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:	
# of Kitchens: 4	# of Rooms: 24		

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.



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Active
R2950084
Board: F
House/Single Family

8473 171 STREET
Surrey
Fleetwood Tynehead
V4N 0B1

Residential Detached
\$2,300,000 (LP)
(SP)



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

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking: 3	Parking Access:
Construction: Frame - Wood	Parking: Other		
Exterior: Mixed, Stone	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Natural Gas, Radiant	Floor Finish: Other		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Other			

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

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

Site Influences:
Features:

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

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

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



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Active
R3040756
Board: F
House/Single Family

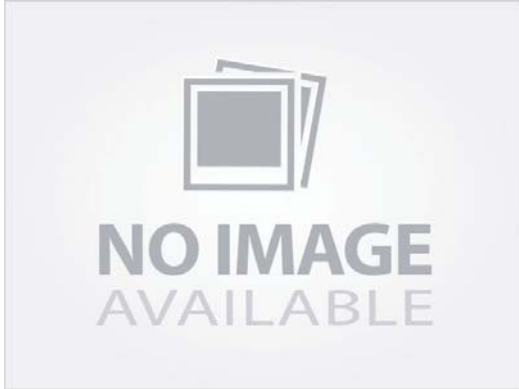
5758 131A STREET

Surrey
Panorama Ridge
V3X 0K2

Residential Detached

\$2,499,900 (LP)

(SP)



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

Style of Home: 2 Storey w/Bsmt.	Total Parking: 10	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Other	Driveway Finish: Other		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Other, Radiant	Reno. Year:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Rain Screen:		
Type of Roof: Asphalt	Metered Water:		
	R.I. Plumbing: Yes	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):	8,297 sq. 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:	8,297 sq. 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:

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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:	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey	Total Parking: 8	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Other		
Exterior: Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Electric	Fixtures Rmvd: No :		
Fuel/Heating: Hot Water	Floor Finish: Mixed		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Other			

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.						x	Above 3
Unfinished Floor:	0	Above	Primary Bedroom	18' x 14'			x	Above 3
Grand Total:	4,384sq. ft.	Above	Bedroom	12' x 11'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14' x 13'			x	
		Main	Hobby Room	10' x 16'			x	
		Main	Bedroom	8' x 8'			x	
		Main	Kitchen	10' x 10'			x	
							x	

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

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **10**

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

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.



Presented by:

Mylyne Santos PREC*

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Active
R2973501
Board: F
House/Single Family

5479 124B STREET

Surrey
Panorama Ridge
V3X 3T1

Residential Detached

\$2,999,999 (LP)

(SP)



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

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

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

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

Site Influences:
Features:

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

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 3	# of Rooms: 17	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

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



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Active
R2929416
Board: F
House/Single Family

13851 115 AVENUE

North Surrey
Bolivar Heights
V3R 5Y3

Residential Detached

\$3,999,999 (LP)

(SP)



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

Style of Home: 3 Level Split	Total Parking: 9	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: :		
Fuel/Heating: Forced Air	Floor Finish:		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Asphalt			

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!



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Active
R3011602
Board: F
House with Acreage

12364 53 AVENUE

Surrey
Panorama Ridge
V3X 3B7

Residential Detached

\$5,799,000 (LP)

(SP)



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

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel: Wood	Fixtures Leased: No		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No		
Outdoor Area: Patio(s)	Floor Finish:		
Type of Roof: Other			

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.						x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	30'0 x 12'6			x	
		Bsmt	Games Room	23'0 x 12'0			x	
		Bsmt	Utility	2'6 x 12'0			x	
Suite: None							x	
Basement: Full							x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

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

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

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



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Active
R3009429
Board: F
House with Acreage

13283 56 AVENUE

Surrey
Panorama Ridge
V3X 2Z5

Residential Detached

\$7,200,000 (LP)

(SP)



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

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

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

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

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

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

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

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

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

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

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 28	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

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



Presented by:

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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**

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:		

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:

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):	9,657 sq. 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:	9,657 sq. 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	Main 4
Suite: Unauthorized Suite		Above	Primary Bedroom	15'6 x 16'11	Main	Family Room	12'8 x 14'11	Main 4
Basement: None		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**

of Kitchens: **5** # of Rooms: **35**

Manuf Type: Registered in MHR?: PAD Rental:

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