



Presented by:

Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R2995796

Board: F
House/Single Family

15855 VINE AVENUE

South Surrey White Rock
White Rock
V4B 2T5

Residential Detached

\$1,139,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,139,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1972
Frontage(feet): 47.90	Bathrooms: 1	Age: 53
Frontage(metres): 14.60	Full Baths: 1	Zoning: RS-2
Depth / Size: 136	Half Baths: 0	Gross Taxes: \$5,722.50
Lot Area (sq.ft.): 6,514.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 007-365-187	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

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

Legal: **LOT 239, PLAN NWP36249, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,060	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	15' x 9'			x	
Finished Floor (Basement):	0	Main	Bedroom	13' x 10'			x	
Finished Floor (Total):	1,060sq. ft.	Main	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Main	Laundry	8' x 7'			x	
Grand Total:	1,060sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **NAI Commercial**

NAI Commercial (Langley) Ltd.

NAI Commercial (Langley) Ltd.

Court Ordered Sale. All offers subject to court approval. Well located rancher in White Rock. Redevelopment potential under Small Scale Multi-Unit Housing (SSMUH). Based on the parameters set by the City of White Rock, the property would qualify for up to four (4) dwelling units at a maximum density of 1.15 times the lot area with a maximum site coverage of 50%.



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Active
R3018562

Board: F
House/Single Family

13950 BLACKBURN AVENUE

South Surrey White Rock
White Rock
V4B 2Z5

Residential Detached

\$1,389,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,389,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1974**
Frontage(feet): **85.00** Bathrooms: **2** Age: **51**
Frontage(metres): **25.91** Full Baths: **2** Zoning: **RS-2**
Depth / Size: **55** Half Baths: **0** Gross Taxes: **\$6,594.42**
Lot Area (sq.ft.): **5,134.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.12** P.I.D.: **007-258-836** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **Yes: Peek a Boo**
Complex/Subdiv: **White Rock**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

Reno. Year: **2012**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
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: **No :**
Floor Finish: **Laminate, Mixed**

Legal: **LOT 272, PLAN NWP44154, PART NW1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,174	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20'8 x 11'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 10'5			x	Main 4
Finished Floor (Below):	682	Main	Kitchen	13'5 x 10'5			x	Below 3
Finished Floor (Basement):	0	Main	Solarium	9'6 x 11'9			x	
Finished Floor (Total):	1,856sq. ft.	Main	Bedroom	15'6 x 10'3			x	
Unfinished Floor:	0	Main	Bedroom	11'10 x 11'8			x	
Grand Total:	1,856sq. ft.	Main	Foyer	6'6 x 2'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Primary Bedroom	20'7 x 11'5			x	
		Bsmt	Walk-In Closet	13'10 x 10'7			x	
		Bsmt	Laundry	4'11 x 6'2			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Fully Finished, Separate Entry								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

RE/MAX Colonial Pacific Realty

Steps to the shore in White Rock! This charming corner-lot home offers a relaxed beachside lifestyle with an easy walk to the ocean and local shops. Inside, enjoy an open-concept main floor with bright SW exposure, two bedrooms, a spa-inspired bath with NuHeat floors, and a sun-drenched kitchen. Downstairs, the spacious primary retreat features a cozy fireplace, huge walk-in closet, and full ensuite. Outside, enjoy private, fully fenced yards, multiple decks, hot tub hookups, and the rare bonus of extra parking. This home feels tucked away while still close to everything. Quality upgrades include hot water on demand, thermal vinyl windows, 240V power, and a high-efficiency furnace. School catchments: Ray Shepherd & Elgin Park.



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Active
R3011996

Board: F
House/Single Family

16055 8 AVENUE

South Surrey White Rock
King George Corridor
V4A 1A1

Residential Detached

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



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,775,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1987
Frontage(feet): 45.93	Bathrooms: 4	Age: 38
Frontage(metres): 14.00	Full Baths: 4	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,299.75
Lot Area (sq.ft.): 8,145.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.19	P.I.D.: 008-031-029	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: River		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Water		
Sewer Type: Community	Water Supply: City/Municipal	

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

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

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

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

Legal: **LOT 3, PLAN NWP74943, PART SW1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Shopping Nearby**

Features: **Other - See Remarks**

Finished Floor (Main):	1,591	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,803	Main	Kitchen	14'0 x12'3	Above	Bedroom	12'9 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'6 x9'8	Above	Bedroom	11'3 x 12'6	Main	3
Finished Floor (Below):	173	Main	Living Room	16'2 x14'10	Above	Bedroom	13'6 x 11'10	Above	4
Finished Floor (Basement):	0	Main	Storage	5'10 x4'5			x	Above	4
		Main	Laundry	7'8 x5'7			x	Above	3
Finished Floor (Total):	3,567sq. ft.	Main	Bedroom	16'4 x77'8			x		
Unfinished Floor:	0	Main	Bedroom	10'7 x9'10			x		
Grand Total:	3,567sq. ft.	Main	Bedroom	10'2 x9'8			x		
		Above	Kitchen	13'8 x9'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Dining Room	16'2 x8'7			x		
		Above	Living Room	16'2 x12'7			x		
Suite: Unauthorized Suite		Above	Laundry	11' x4'11			x		
Basement: None		Above	Primary Bedroom	12'10 x14'11			x		
Crawl/Bsmt. Height:		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Levels: 3		MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 2		# of Rooms: 16		ByLaw Restrictions:					

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

Fully renovated large family home with beautiful views of Campbell River, partial ocean view. Just steps away from East Beach & restaurants and shops. This home offers a perfect blend of modern updates and convenience. And a huge bonus, the contains a potential in-law suite. OPEN HOUSE Sat July 5th, 12noon to 2pm.



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micky@therealtorwithsoul.com



Active
R3004066
Board: F
House/Single Family

14763 MCDONALD AVENUE

South Surrey White Rock
White Rock
V4B 2C7

Residential Detached

\$1,825,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,825,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1927
Frontage(feet): 54.00	Bathrooms: 2	Age: 98
Frontage(metres): 16.46	Full Baths: 2	Zoning: RS3
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$8,554.00
Lot Area (sq.ft.): 6,400.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 008-753-652	Tax Inc. Utilities?:
Flood Plain: No		Tour: Virtual Tour URL
View: Yes : ocean		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :Property is a court ordered sale "as is where is"**
Fixtures Rmvd: **No :Property is a court ordered sale "as is where is"**
Floor Finish: **Laminate, Mixed**

Legal: **LOT A, PLAN NWP20327, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	715	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	804	Main	Living Room	15'8 x 8'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'4 x 9'1			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	9'0 x 8'8			x	Above 3
Finished Floor (Basement):	0	Main	Storage	4'9 x 9'2			x	
Finished Floor (Total):	1,519sq. ft.	Above	Living Room	8'7 x 19'4			x	
Unfinished Floor:	0	Above	Dining Room	8'7 x 15'1			x	
Grand Total:	1,519sq. ft.	Above	Kitchen	8'6 x 8'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	8'4 x 11'8			x	
		Above	Bedroom	10'7 x 8'0			x	
		Above	Walk-In Closet	5'11 x 6'9			x	
Suite: Unauthorized Suite				x			x	
Basement: None				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Investor Alert! Ocean View Lot with Development Potential situated on a desirable hillside in White Rock with panoramic views of the ocean and Gulf Islands, this 6,400 sq. ft. RS3 zoned property presents a rare opportunity for investors, builders, and future homeowners. Whether you are looking to capitalize on the zoning potential for a 4 to 6 unit house-plex, renovate the existing structure, or hold for long-term appreciation, this location delivers exceptional value. The current 3 bedroom, 2 bathroom home offers 1,519 sq. ft. space with a flexible layout. With a little updating, the suite could serve as an income generator or temporary residence during redevelopment. It's prime positioning near the beach, shops, and top schools only adds to the long-term appeal. Subject to Court Approval.



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Team 3000 Realty Ltd.

Phone: 604-780-2770

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micky@therealtorwithsoul.com



Active
R3006154

Board: F
House/Single Family

1388 LEE STREET

South Surrey White Rock
White Rock
V4B 4P8

Residential Detached

\$1,999,999 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,125,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2001**
Frontage(feet): **63.00** Bathrooms: **5** Age: **24**
Frontage(metres): **19.20** Full Baths: **4** Zoning: **RS2**
Depth / Size: **117.00** Half Baths: **1** Gross Taxes: **\$9,411.59**
Lot Area (sq.ft.): **7,371.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **010-170-812** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
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**
Exterior: **Stucco**
Foundation: **Concrete Slab**

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

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

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

Legal: **LOT 2, BLOCK 37 A, PLAN NWP16331, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	1,735	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,488	Main	Living Room	12'4 x 12'2	Above	Bedroom	12'3 x 11'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	15'0 x 13'5	Above	Bedroom	9'8 x 12'8	Main	2
Finished Floor (Below):	0	Main	Dining Room	13'3 x 12'2	Above	Walk-In Closet	9'1 x 5'5	Main	4
Finished Floor (Basement):	0	Main	Den	9'8 x 12'8			x	Above	4
		Main	Kitchen	14'0 x 17'9			x	Above	4
Finished Floor (Total):	3,223sq. ft.	Main	Living Room	14'0 x 12'0			x	Above	4
Unfinished Floor:	0	Main	Kitchen	9'0 x 8'0			x		
Grand Total:	3,223sq. ft.	Main	Bedroom	10'9 x 10'5			x		
		Main	Laundry	7'5 x 8'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Pantry	7'4 x 4'11			x		
		Above	Primary Bedroom	17'9 x 14'0			x		
Suite:		Above	Bedroom	12'0 x 12'2			x		
Basement:None		Above	Bedroom	12'4 x 12'2			x		
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2 # of Rooms: 16		MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Nationwide Realty Corp.**

Nationwide Realty Corp.

Price reduced! This 24-year-old home is located on a 7,731.00 SF corner lot, spacious floor plan of 3,223 SF, with 5 bedrooms on upper level. Lots of room for a growing family. Radiant heat on main floor. Utility shed in backyard for your gardening tools. Recent upgrade Navien tankless water heater (2023). House also has a 1-bedroom suite with kitchen and a separate entrance. Area schools include Peace Arch K-grade 7 (7-minute walk) and Earl Marriot grades 8-12 (10-minute walk)



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Phone: 604-780-2770
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micky@therealtorwithsoul.com



Active
R2979331

Board: F
House with Acreage

2650 141 STREET

South Surrey White Rock
Sunnyside Park Surrey
V4P 2G5

Residential Detached

\$2,100,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,490,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1979
Frontage(feet): 48.00	Bathrooms: 3	Age: 46
Frontage(metres): 14.63	Full Baths: 1	Zoning: R1
Depth / Size:	Half Baths: 2	Gross Taxes: \$8,711.08
Lot Area (sq.ft.): 33,846.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.78	P.I.D.: 005-416-701	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas	
Sewer Type: City/Municipal	Water Supply: Community	

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

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

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

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
Parking: **Carport & Garage**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Other**

Legal: **LOT 46, PLAN NWP55870, SECTION 21, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting, Private Yard, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,544	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,021	Main	Living Room	20'5 x 15'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'1 x 10'0			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	10'10 x 13'5			x	Above 2
Finished Floor (Basement):	0	Main	Eating Area	11'0 x 7'5			x	Above 5
Finished Floor (Total):	2,565sq. ft.	Main	Family Room	16'9 x 21'6			x	
Unfinished Floor:	0	Main	Bar Room	7'9 x 5'3			x	
Grand Total:	2,565sq. ft.	Main	Flex Room	7'11 x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'5 x 9'6			x	
Suite: None		Abv Main 2	Primary Bedroom	12'3 x 15'7			x	
Basement: None		Abv Main 2	Bedroom	10'9 x 12'6			x	
		Abv Main 2	Bedroom	10'8 x 10'0			x	
		Abv Main 2	Solarium	11'8 x 6'8			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): **Jovi Realty Inc.**

Nestled in the prestigious Elgin neighbourhood, this exceptional 0.777-acre lot offers the perfect canvas to build your dream home. Tucked away on a peaceful cul-de-sac, the property is accessed by a long driveway alongside a lush greenbelt with a serene creek, creating an idyllic and private setting. This expansive lot provides ample space for a custom estate, surrounded by nature yet just minutes from top-rated schools, parks, and essential amenities. A rare opportunity to secure a prime piece of real estate in one of South Surrey's most sought-after communities.



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Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R3012661
Board: F
House/Single Family

14022 20A AVENUE

South Surrey White Rock
Sunnyside Park Surrey
V4A 9S3

Residential Detached

\$2,550,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,550,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2023**
Frontage(feet): **67.59** Bathrooms: **7** Age: **2**
Frontage(metres): **20.60** Full Baths: **6** Zoning: **R3**
Depth / Size: **123.61** Half Baths: **1** Gross Taxes: **\$10,080.37**
Lot Area (sq.ft.): **8,438.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.19** P.I.D.: **029-976-090** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail.**
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: **Hardwood, Laminate, Tile**

Legal: **LOT 2, PLAN EPP57574, SECTION 16, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	2,356	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,742	Main	Living Room	13' x 14'	Above	Bedroom	13'10 x 12'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'	Above	Bedroom	13'2 x 11'4	Main	2
Finished Floor (Below):	0	Main	Family Room	19' x 13'	Above	Bedroom	15'6 x 12'2	Main	3
Finished Floor (Basement):	0	Main	Kitchen	20'4 x 14'8	Above	Walk-In Closet	10' x 8'8	Main	4
		Main	Wok Kitchen	11'6 x 5'10	Above	Walk-In Closet	5' x 5'	Above	4
Finished Floor (Total):	4,098sq. ft.	Main	Eating Area	12' x 7'4	Above	Walk-In Closet	5' x 5'	Above	3
Unfinished Floor:	0	Main	Media Room	14' x 11'2	Above	Laundry	10'6 x 5'6	Above	4
Grand Total:	4,098sq. ft.	Main	Mud Room	11'1 x 7'6	Above	Den	12'4 x 9'10	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	9'6 x 7'			x		
		Main	Kitchen	15'10 x 13'3			x		
Suite: Legal Suite		Main	Bedroom	11'8 x 10'6			x		
Basement: None		Main	Bedroom	12' x 9'4			x		
		Above	Primary Bedroom	19'10 x 13'8			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 3	# of Rooms: 21	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Luxury Residence in Sunnyside Park. Surrounded with beautifully landscaped at front and backyard. This approx. 8400 sf big lot, comes with 6 bedrooms (4 upstairs, 2 downstairs), 6 full bath and 1 half bath. High ceiling living room gets lots of natural light. Open concept Kitchen, Beautiful backyard with indoor/outdoor living with privacy. The main floor also includes a guest bedroom with an ensuite and a legal 2 bedroom suite for additional income or extended family. Upstairs, huge 4 bedrooms with ensuite. Situated on a sun-drenched south-facing lot, the property is fully landscaped and fenced. Minutes walk to Bayridge and Semiahmoo Secondary school **OPEN HOUSE JUNE 28, 2025 3:00PM TO 5:00 PM******



Presented by:

Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



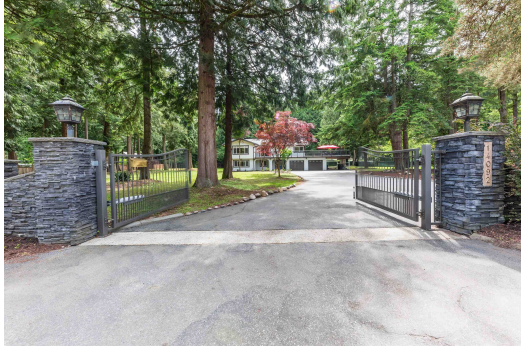
Active
R3006974
Board: F
House/Single Family

14092 CRESCENT ROAD

South Surrey White Rock
Elgin Chantrell
V4P 1L4

Residential Detached

\$3,090,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,290,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1972
Frontage(feet): 233.00	Bathrooms: 3	Age: 53
Frontage(metres): 71.02	Full Baths: 3	Zoning: RES-RA
Depth / Size: 215	Half Baths: 0	Gross Taxes: \$9,104.52
Lot Area (sq.ft.): 47,567.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 1.09	P.I.D.: 009-526-013	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Natural Gas, Sanitary Sewer	
Sewer Type: Community	Water Supply: City/Municipal	

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

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

Reno. Year: **2025**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete**
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**

Legal: **LOT 13, PLAN NWP20765, DISTRICT LOT 166, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Oven - Built In, Range Top, Security System, Smoke Alarm**

Finished Floor (Main):	1,497	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	16'6 x18'8			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'8 x10'4			x	Main	3
Finished Floor (Below):	1,305	Main	Kitchen	14'6 x13'8			x	Main	5
Finished Floor (Basement):	0	Main	Bedroom	11'2 x14'3			x	Below	3
Finished Floor (Total):	2,802sq. ft.	Main	Primary Bedroom	13'0 x11'0			x		
Unfinished Floor:	0	Below	Foyer	9'2 x13'11			x		
Grand Total:	2,802sq. ft.	Below	Den	9'9 x13'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	9'8 x13'10			x		
		Below	Bedroom	15'9 x19'0			x		
		Below	Family Room	18'7 x16'0			x		
		Below	Laundry	8'1 x11'0			x		
Suite: None				x			x		
Basement: None				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

RE/MAX Crest Realty

Discover this prestigious Elgin neighborhood of South Surrey/WhiteRock. This executive gated 5-bedroom, 3 bath home nestled on 1.09 acre well-maintained land. It was fully renovated in 2016 and updated inside out in 2025. The modern design show case its unique in so many ways! Wide and long drive way 6+ car parking opens to private and peaceful retreat. Custom kitchen with brand-new stainless steel appliances, eye-caching fireplaces, wood floors, open-floorplan with three bedrooms seamlessly flow into each other and outside a 500sqft deck- for a truly indoor - outdoor experience. Downstairs you'll find an office, two bedrooms, a recreation room,(and a huge wooden patio.) Close to crescent beach, top-rated schools , golf, and parks. A rare gem that blends lifestyle and smart investment.



Presented by:

Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R2980965

Board: F
House with Acreage

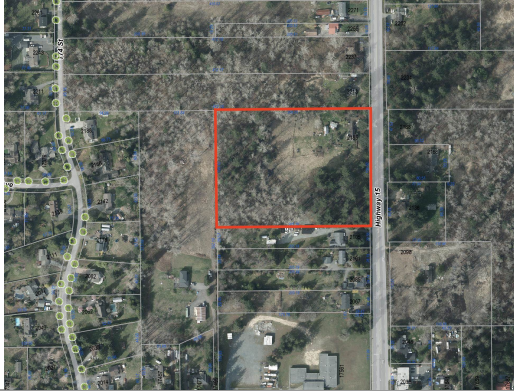
2185 176 STREET

South Surrey White Rock
Pacific Douglas
V3Z 9W4

Residential Detached

\$21,900,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$21,900,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 9999
Frontage(feet): 513.00	Bathrooms: 1	Age: 999
Frontage(metres): 156.36	Full Baths: 1	Zoning: RA
Depth / Size:	Half Baths: 0	Gross Taxes: \$75,038.00
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 7.94	P.I.D.: 011-040-441	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **1 Storey, Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Other**

Fuel/Heating: **Other**

Outdoor Area: **Patio(s)**

Type of Roof: **Wood**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking:

Parking: **Open**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Covered Parking:

Parking Access:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 5, PLAN NWP3933, SECTION 18, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXC, PT ON SRW PL 84544**

Amenities: **None**

Site Influences: **Golf Course Nearby**

Features:

Finished Floor (Main):	1,127	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Great Room	8'1 x 8'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	6'1 x 6'1			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	8'1 x 8'1			x	
Finished Floor (Basement):	0	Main	Laundry	6'1 x 4'1			x	
Finished Floor (Total):	1,127sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,127sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 4	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Century 21 Coastal Realty Ltd.

Court-Ordered Sale. Spanning about 8 acres, this promising parcel is designated for future redevelopment under the Grandview OCP (Area #5). Grandview Heights General Land Use Plan Designates this property as Urban Residential (4 to 15 UPA). Perched at one of the area's highest elevations, it offers the potential for stunning views from forthcoming developments. An exceptional investment opportunity in a sought-after location primed for growth.