



Presented by:
Micky Kandola

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Active
R3009076

Board: F
Townhouse

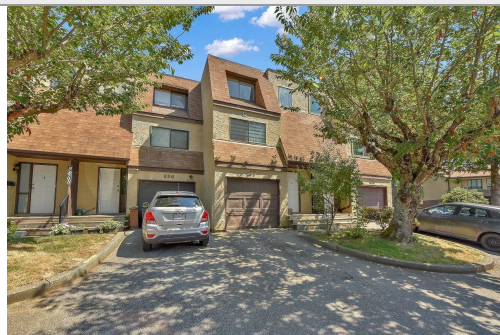
237 9458 PRINCE CHARLES BOULEVARD

Surrey
Queen Mary Park Surrey
V3V 1S6

Residential Attached

\$655,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$655,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1981
Frontage(feet):	Bathrooms: 3	Age: 44
Frontage(metres):	Full Baths: 1	Zoning: MF
Depth / Size (ft.):	Half Baths: 2	Gross Taxes: \$3,133.40
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 001-761-447	Tax Inc. Utilities?: Yes
View: No		Tour:
Complex / Subdiv: Prince Charles Estates		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2023**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **2 blk** Dist. to School Bus: **Nearby**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD "As is Where is"**
Fixtures Rmvd: **Yes: SOLD "As is Where is"**
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 84, PLAN NWS1340, PART NW1/4, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry, Recreation Center, Sauna/Steam Room, Tennis Court(s)**

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

Finished Floor (Main): 603	Units in Development: 115	Tot Units in Strata: 115	Locker: No
Finished Floor (Above): 550	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Obsidian Property Managemnt	Mgmt. Co's #: 604-757-3151	
Finished Floor (Below): 392	Maint Fee: \$315.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 1,545 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,545 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: Fully Finished	# or % of Rentals Allowed: 100% %		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
Floor	Type	Dimensions	Bath
Main	Kitchen	13'9 x 10'	1
Main	Dining Room	8' x 10'	2
Main	Living Room	16'10 x 11'9	3
			4
			5
Above	Bedroom	14'4 x 11'	6
Above	Bedroom	11' x 10'2	7
			8
	Below	Bedroom	
	Below	Foyer	

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

Prince Charles Estates - Court Ordered Sale- Totally renovated 3 level, 3 bedroom(2up/1 down),3 bathroom (2x2pc) townhome located in the rear of the complex, extremely quiet location. Great family complex within short walking distance to schools, transportation and shopping. Short 5 minute ride to Surrey Center sky-train station. Owner had invested \$\$\$ for total renovations. Extremely well done and shows very well(just windows updated). Unit is now vacant and ready to go. Property is SOLD on a "As is Where is" basis only.



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Active
R2983229

Board: F
Townhouse

128 8655 KING GEORGE BOULEVARD

Surrey
Queen Mary Park Surrey
V3W 5C4

Residential Attached

\$720,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$799,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 3	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,211.46
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-126-243	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: BEAR CREEK		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 20, PLAN LMS750, PART NE1/4, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **729**
Finished Floor (Above): **688**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,417 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,417 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **2**
of Kitchens: **1** # of Rooms: **8**

Units in Development:
Exposure:
Mgmt. Co's Name: **Devin Property Management**
Maint Fee: **\$406.09**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-594-5643**
Council/Park Apprv?:

Locker: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13' x 13'	Above	Bedroom	12' x 10'	1	Main	2	No
Main	Dining Room	10' x 10'			x	2	Above	3	No
Main	Kitchen	10'2 x 7'8			x	3	Above	3	No
Main	Eating Area	8'5 x 7'5			x	4			
Main	Laundry	7'5 x 5'5			x	5			
		x			x	6			
Above	Primary Bedroom	14' x 11'5			x	7			
Above	Bedroom	11' x 11'			x	8			

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

Court Order Sale, Creekside Village, 2 level, 3 bedroom corner suite, 3 baths. Ideal for young family Court date Set



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Active
R3015028

Board: F
Townhouse

106 5888 144 STREET

Surrey
Sullivan Station
V3X 0G8

Residential Attached

\$774,500 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View: **No :**

Complex / Subdiv: **One44**

First Nation

Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer**

Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **4**

Bathrooms: **3**

Full Baths: **3**

Half Baths: **0**

P.I.D.: **029-280-826**

Original Price: **\$774,500**

Approx. Year Built: **2013**

Age: **12**

Zoning: **RES**

Gross Taxes: **\$3,513.50**

For Tax Year: **2025**

Tax Inc. Utilities?:

Tour:

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **None**
Concrete

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage, Garage, Single, Tandem Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 37, PLAN EPS1859, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Central Location, Private Setting, Shopping Nearby**
Features:

Finished Floor (Main): **620**
Finished Floor (Above): **637**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **319**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,576 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,576 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **1** **# of Rooms: 7**

Units in Development: **138**
Exposure: **South**
Mgmt. Co's Name: **Quay Pacific Property Mgmt**
Maint Fee: **\$300.33**
Maint Fee Includes: **Other**

Tot Units in Strata: **138** Locker:
Storeys in Building:
Mgmt. Co's #: **604-521-0876**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Living Room	14'2 x 14'9
Main	Kitchen	14'2 x 13'9
Main	Dining Room	10'7 x 12'10
Above	Primary Bedroom	10'8 x 12'5
Above	Bedroom	9'7 x 9'7
Above	Bedroom	8'6 x 15'5
Below	Bedroom	9'11 x 8'8

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Above	5	Yes
2	Above	4	No
3	Below	3	No
4			
5			
6			
7			
8			

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

Welcome to Sullivan where you will find this spacious 4bdrom 3 bath townhome with open concept living. Main floor features living room, large kitchen with upgraded built in buffet & dining, upstairs there are 3 bedrooms and 2 full bath. Downstairs is a 4th room and a bonus full bathroom! Family orientated complex and neighborhood. Very close to Sullivan Heights Secondary School, Bell Performing Art Centre. Panorama Village Shopping Centre is at walking distance. Easy access to HWY 10 & King George.



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Active
R3003795

Board: F
Townhouse

7 8676 158 STREET

Surrey
Fleetwood Tynehead
V4N 5W3

Residential Attached

\$841,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$841,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 3	Age: 17
Frontage(metres):	Full Baths: 2	Zoning: RM-30
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,384.69
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 027-584-186	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: SPRINGFIELD		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 7, PLAN BCS3002, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **646**
Finished Floor (Above): **645**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **230**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,521 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,521 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **7**

Units in Development: **79**
Exposure:
Mgmt. Co's Name: **Dwell property mgmt.**
Maint Fee: **\$301.55**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Snow removal**

Tot Units in Strata: Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **1** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'9 x 14'7			x	1	Main	2	No
Main	Kitchen	11'2 x 9'11			x	2	Above	3	Yes
Main	Dining Room	11'3 x 8'2			x	3	Above	3	No
Main	Primary Bedroom	14'0 x 10'7			x	4			No
Main	Bedroom	11'7 x 9'0			x	5			No
Main	Bedroom	10'3 x 8'11			x	6			No
Below	Den	14'6 x 8'10			x	7			No
		x			x	8			No

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

Century 21 Coastal Realty Ltd.

Welcome to Springfield Village, a charming townhouse community located in the heart of Central Fleetwood. This well-maintained 3-bedroom Corner Unit , 3-bathroom home features a modern open-concept layout with a spacious great room, a functional kitchen equipped with stainless steel appliances, a 2-piece powder room on the main level, and a balcony off the dining area. Upstairs offers a large primary bedroom with a 4-piece ensuite, along with two additional well-sized bedrooms. The walkout lower level includes a bright den with a large window and its own 2-piece ensuite, perfect for guests or in-laws. Enjoy a private fenced backyard, laminate flooring on the main floor, and parking for two vehicles—one in the garage and one in the driveway.



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Active
R2971869

Board: F
Townhouse

58 15235 SITKA DRIVE

Surrey
Fleetwood Tynehead
V3S 0A9

Residential Attached

\$849,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: **Feet** Bedrooms: **4**
Frontage(feet): **0.00** Bathrooms: **3**
Frontage(metres): **0.00** Full Baths: **3**
Depth / Size (ft.): **0** Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **031-710-867**
View: **Yes : GREENSPACE**
Complex / Subdiv: **WOOD AND WATER**
First Nation
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,090,900**
Approx. Year Built: **2022**
Age: **3**
Zoning: **RES**
Gross Taxes: **\$3,494.00**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour:

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No : SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **No : SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 104 SECTION 23 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6690 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, Playground**

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

Finished Floor (Main): **1,112**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **589**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,701 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,701 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **2**
of Rooms: **10**

Units in Development: **146**
Exposure: **West**
Mgmt. Co's Name: **AWM**
Maint Fee: **\$575.13**
Maint Fee Includes: **Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **146** Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-639-2190**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Kitchen	12'9 x 9'0
Main	Family Room	15'10 x 12'7
Main	Dining Room	11'9 x 7'2
Main	Primary Bedroom	12'8 x 10'0
Main	Bedroom	10'0 x 8'9
Main	Bedroom	11'0 x 10'3
Below	Foyer	8'0 x 5'9
Below	Bedroom	12'0 x 11'4

Floor	Type	Dimensions
Below	Den	12'0 x 9'0
Below	Laundry	6'0 x 3'0
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	3	Yes
3	Below	4	Yes
4			
5			
6			
7			
8			

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

WOW!! Beautiful 1/2 duplex style home located in the popular WOOD AND WATER complex. Built by Anthem -lots of nice features. This large unit boasting a location second to none, siding onto a greenspace and backing onto a grassy area. The versatile layout offers many features. The main floor offers good sized bedrooms with the primary bedroom having a walk-in-closet and a 3pc. en-suite with a large stand up shower for two. The bright and open kitchen features a large centre island and has a walk out to a level/fenced yard which is perfect for taking the kids or the dog for a play in the greenspace. There is a dining area, a large family area-ideal for family time and dinners. Lower level offers a bedroom with cheater en-suite bath (perfect for guests or the in-laws), den/office space.



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Active
R2969344

Board: F
Townhouse

67 12677 63 AVENUE

Surrey
Panorama Ridge
V3X 3T3

Residential Attached

\$885,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$885,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 3	Age: 20
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 2	Gross Taxes: \$3,135.79
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 026-478-650	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Sunridge Estates		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 77, PLAN BCS903, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **686**
Finished Floor (Above): **724**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **351**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,761 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,761 sq. ft.**

Units in Development:
Exposure: **South**
Mgmt. Co's Name: **Pacific Quorum Properties**
Maint Fee: **\$378.23**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:
Storeys in Building: **3** Locker:
Mgmt. Co's #: **604-635-0260**
Council/Park Apprv?:

Suite: **None**
Basement: **Part**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **3**
of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	18'9" x 13'1"
Main	Kitchen	9'9" x 11'1"
Main	Family Room	9'0" x 16'
Main	Dining Room	9'9" x 8'3"
		x
Above	Primary Bedroom	12' x 13'
Above	Bedroom	9'0" x 11'
Above	Bedroom	9'9" x 11'

Floor	Type	Dimensions
		x
Below	Bedroom	18' x 10'7"
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	3	Yes
3	Below	2	No
4			
5			
6			
7			
8			

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

Court Order SAle, Sunridge Estate, corner unit, 4 bedrooms, 4 baths, double garage. Allow time for showings



Presented by:
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Active
R2971031

Board: F
1/2 Duplex

13464 69 AVENUE

Surrey
West Newton
V3W 8G8

Residential Attached

\$949,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1982
Frontage(feet): 39.00	Bathrooms: 3	Age: 43
Frontage(metres): 11.89	Full Baths: 2	Zoning: R2
Depth / Size (ft.): 126	Half Baths: 1	Gross Taxes: \$4,107.01
Sq. Footage: 5,005.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 002-116-651	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **5** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **STRATA LOT 2, PLAN NWS1919, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **1,340**
Finished Floor (Above): **667**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,007 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,007 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building: **2**
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **Unauthorized Suite**
Basement: **None**
Crawl/Bsmt. Ht.: **# of Levels: 2**
of Kitchens: **2** **# of Rooms: 12**

Bylaws Restrictions: **No Restrictions**

Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **No Restrictions**

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'3 x 14'9	Main	Bedroom	8'7 x 18'9	1	Main	2	No
Main	Dining Room	11'3 x 8'1	Above	Primary Bedroom	11'10 x 12'6	2	Main	3	No
Main	Kitchen	8'4 x 9'9	Above	Bedroom	9'7 x 9'7	3	Main	3	No
Main	Family Room	15'1 x 9'9	Above	Bedroom	9'5 x 9'9	4			
Main	Utility	8'5 x 5'8			x	5			
Main	Storage	9'4 x 19'6			x	6			
Main	Living Room	7'11 x 9'6			x	7			
Main	Kitchen	11'6 x 8'9			x	8			

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

Enjoy the benefits of half-duplex living with no strata fees or restrictions! Situated on a 5,000 sqft lot, this 2,000 sqft home offers a bright and open living/dining area, a comfortable family room, and a stylish kitchen. Upstairs, you'll find three generously sized bedrooms, including a primary with a walk-in closet. On the main floor there is a separate one-bedroom suite which can be an excellent mortgage helper. The fully fenced backyard is ideal for entertaining, and there's ample parking in the driveway and on the street. Conveniently located near Schools, Public Transit, Recreation and Shopping. Come check this home out!