



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2328123**  
Board: F  
House/Single Family

**5857 131A STREET**

Surrey  
Panorama Ridge  
V3X 0E4

Residential Detached

**\$499,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>29.53</b>	Original Price: <b>\$499,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2012</b>
Depth / Size: <b>126.72</b>	Bathrooms:	<b>5</b>	Age: <b>6</b>
Lot Area (sq.ft.): <b>3,742.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RF-9</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,012.14</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>028-577-388</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt., Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **2** Parking Access: **Front, Rear**  
Parking: **Garage; Single, Open**

Dist. to Public Transit: **2** Dist. to School Bus: **3**  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish:

Legal: **PL BCP47977 LT 13 LD 36 SEC 8 TWP 2.INTEREST OF LIYAKAT KHAN**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'0 x 13'0	Below	Kitchen	9'7 x 6'4			x
Main	Family Room	13'7 x 11'6	Below	Bedroom	10'0 x 9'1			x
Main	Dining Room	13'7 x 9'0	Below	Bedroom	10'2 x 9'7			x
Main	Living Room	9'1 x 9'1			x			x
Main	Foyer	6'5 x 6'1			x			x
Above	Bedroom	10'9 x 9'11			x			x
Above	Master Bedroom	11'1 x 11'5			x			x
Above	Bedroom	13'8 x 11'7			x			x
Above	Bedroom	10'5 x 10'4			x			
Below	Living Room	14'0 x 13'4			x			

Finished Floor (Main): **819**  
Finished Floor (Above): **753**  
Finished Floor (Below): **808**  
Finished Floor (Basement): **290**  
Finished Floor (Total): **2,670 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **2,670 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Licensed Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **Full, Fully Finished, Separate Entry**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Amex - Fraseridge Realty**

**The price is for half share in the property only. Home comes with double garage at rear with lane access with additional parking at front & back. Granite counter tops and high quality finishing. Top floor has 4 bedrooms, basement is fully finished with separate entry. All sizes and ages are approx. only. The Buyer should not rely upon the listing information without the Buyer independently verifying the information.**



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**KW ELITE REALTY**  
KELLERWILLIAMS

**Active**  
**R2301537**

Board: F  
House/Single Family

**13773 92 AVENUE**

Surrey  
Bear Creek Green Timbers  
V3V 1J1

Residential Detached

**\$739,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>59.90</b>	Original Price: <b>\$759,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1956</b>
Depth / Size: <b>119.95</b>	Bathrooms:	<b>1</b>	Age: <b>63</b>
Lot Area (sq.ft.): <b>7,167.00</b>	Full Baths:	<b>1</b>	Zoning: <b>SF</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,977.11</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>010-254-986</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish:

Legal: **PL NWP17255 LT 2 LD 36 SEC 33 TWP 2.**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>20' x 14'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>8' x 6'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>14' x 9'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>12'5 x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>14' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): **1,185**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,185 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,185 sq. ft.**

# of Rooms: **6**  
# of Kitchens: **1**  
# of Levels: **1**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Crawl**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>3</b>	<b>No</b>
2			
3			
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order Sale, 3 bedroom rancher, covered deck nice flat lot. Allow time for showings.**



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**Active**  
**R2330947**

Board: F  
House/Single Family

**17457 2B AVENUE**

South Surrey White Rock  
Pacific Douglas  
V2S 6R9

Residential Detached

**\$1,095,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>43.95</b>	Original Price: <b>\$1,095,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2014</b>
Depth / Size: <b>13.40</b>	Bathrooms:	<b>6</b>	Age: <b>5</b>
Lot Area (sq.ft.): <b>3,984.00</b>	Full Baths:	<b>4</b>	Zoning: <b>SFR</b>
Flood Plain:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$5,245.33</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>028-785-037</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Propane Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL BCP50128 LT 9 BLK 1N LD 36 SEC 32 RNG 1E.**

Amenities: **In Suite Laundry, Playground**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4" x 13'	Bsmt	Bedroom	11' x 10'			x
Main	Kitchen	16' x 14'	Bsmt	Bedroom	12' x 10'			x
Main	Dining Room	16' x 15'	Bsmt	Family Room	13' x 15'			x
Main	Den	10' x 10'			x			x
Main	Kitchen	6' x 12'			x			x
Above	Master Bedroom	14' x 12'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Loft	9' x 10'			x			
Bsmt	Recreation	14' x 10'			x			

Finished Floor (Main): **1,164**  
Finished Floor (Above): **1,153**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,217**  
Finished Floor (Total): **3,534 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,534 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **3**  
Basement: **Fully Finished**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

**An elegantly and modern built home! Featuring 5 bedrooms, 6 bathrooms and a bright and open main floor layout with vaulted ceilings and an amazing designer kitchen with quality quartz counters and a large 13 ft. island. A lovely family room for quality time, a master bedroom with a spa like ensuite and a recreation room in the basement, you could say this home has it all! Call today for more information!**



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**Active**  
**R2328080**

Board: F  
House/Single Family

**15922 105 AVENUE**

North Surrey  
Fraser Heights  
V4N 3J4

Residential Detached

**\$1,199,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size:  
Lot Area (sq.ft.): **4,161.00**  
Flood Plain:  
Rear Yard Exp: **South**  
Council Apprv?:  
If new, GST/HST inc?: **Yes**

Frontage (feet): **44.00**  
Bedrooms: **6**  
Bathrooms: **6**  
Full Baths: **5**  
Half Baths: **1**  
Original Price: **\$1,249,000**  
Approx. Year Built: **2016**  
Age: **3**  
Zoning: **RF-12**  
Gross Taxes: **\$5,387.45**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **029-324-017**  
Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Mixed, Stone**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL EPP35633 LT 15 BLK 5N LD 36 SEC 22 RNG 1W.**

Amenities: **Air Cond./Central**

Site Influences: **Central Location**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security - RI, Smoke Alarm, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 12'8	Bsmt	Recreation	15'7 x 15'			x
Main	Family Room	15'11 x 14'	Bsmt	Kitchen	15'7 x 12'5			x
Main	Dining Room	12'11 x 11'4	Bsmt	Bedroom	9'3 x 8'5			x
Main	Kitchen	15'11 x 11'10	Bsmt	Bedroom	8'7 x 8'7			x
Main	Eating Area	15'11 x 9'			x			x
Above	Master Bedroom	16'4 x 12'4			x			x
Above	Bedroom	12'8 x 11'			x			x
Above	Bedroom	11'10 x 10'			x			x
Above	Bedroom	10'4 x 10'2			x			
Bsmt	Living Room	15'7 x 15'			x			

Finished Floor (Main): **1,278**  
Finished Floor (Above): **1,138**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,267**  
Finished Floor (Total): **3,683 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,683 sq. ft.**

# of Rooms: **14**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Licensed Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **4**  
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Above</b>	<b>5</b>	<b>Yes</b>
2	<b>Above</b>	<b>4</b>	<b>Yes</b>
3	<b>Above</b>	<b>4</b>	<b>Yes</b>
4	<b>Main</b>	<b>2</b>	<b>No</b>
5	<b>Bsmt</b>	<b>4</b>	<b>No</b>
6	<b>Bsmt</b>	<b>4</b>	<b>No</b>
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**COURT ORDER SALE!! Don't miss your chance to buy THIS BEAUTIFUL 3 level home in Fraser Heights. ONLY 2 year old CUSTOM BUILT with 2 bedroom "Legal Suite". Beautiful white 32"x32" tiles throughout main with engineered hardwood upstairs. High efficiency heat pump, solid wood doors, pine shaker cabinets in kitchen w/ Moroccan glass tile back splash plus Brazilian granite waterfall island, Quick access to Highway 1 and Highway 17. Close to Banks, Starbucks, Tim Horton's, Nester Market, Clinic, Sushi, Yoga and many more! Fraser Heights Secondary School Catchment. 5 mins driving to Pacific Academy. Let this GEM in Fraser Heights welcome YOU. Consideration will be given to all reasonable offers.**