



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2317450

Board: F
Other

37 8400 SHOOK ROAD

Mission
Hatzic
NON ONO

Land
\$54,900 (LP)



Sold Date: Original Price: **\$54,900**
Frontage (feet): **40.00** Subdiv/Complex: **The Everglades Resort**
Meas. Type: **Feet** P.I.D.: **905-003-591**
Frontage (metres): Taxes: **\$1,467.00**
Depth: **35** For Tax Year: **2018**
Price/SqFt: Zoning: **REC**
Sub-Type: Rezoneable? **No**
Flood Plain: **Yes**
Exposure:
Permitted Use: **Recreational**
Title to Land: **Undivided Interest**
Tour:
View - Specify

Lot Area	
Acres:	0.03
Hect:	0.01
SqFt:	1,400.00
SqM:	130.06

Sanitary Sewer: **Community Available**
Storm Sewer: **Available**
Water Supply: **Community Available**
Electricity: **Available**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Not Available**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail: **No**
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR: **No**

Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **PARCEL A (REFERENCE PLAN 11458) OF LOT 3 SEC 25 TWP 17 PLAN 9621 EXCEPT PART SUBDIVIDED BY PLAN 20065 NWD & DL 6498 GRP 1 NWD**
Site Influences: **Central Location, Paved Road, Shopping Nearby**
Restrictions: **Building**

Listing Broker 1: **RE/MAX Little Oak Realty (Mission)**
Listing Broker 2:
Listing Broker 3:

The Everglades Resort on Hatzic Lake - Bare lot 1 from the water right beside common area road. Could buy cabin as well #37 with it list price. See MLS# R2317447. Own your own get-a-way. Why pay camping fees. Only \$1467.00 including taxes per year. Gated community.



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Active
R2317447

Board: F
Other

35 8400 SHOOK ROAD

Mission
Hatzic
V2V 7L2

Land
\$129,900 (LP)

(SP)



Sold Date:		Original Price:	\$129,900
Frontage (feet):	30.00	Subdiv/Complex:	The Everglades Resort
Meas. Type:	Feet	P.I.D.:	905-003-575
Frontage (metres):		Taxes:	\$1,467.00
Depth:	50	For Tax Year:	2018
Price/SqFt:		Zoning:	REC
Sub-Type:		Rezoneable?	No
Flood Plain:	Yes		
Exposure:			
Permitted Use:	Recreational		
Title to Land:	Undivided Interest		
Tour:			
View - Specify			

Lot Area	
Acres:	0.03
Hect:	0.01
SqFt:	1,500.00
SqM:	139.35

Sanitary Sewer: **Community Available**
 Storm Sewer: **Available**
 Water Supply: **Community Available**
 Electricity: **Available**
 Natural Gas: **Not Available**
 Telephone Service: **Available Nearby**
 Cable Service: **Not Available**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail: **No**
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR/FLR: **No**
 Information Pkg: **Yes**
 Sign on Property: **Y**
 Sketch Attached: **No**
 Property Disclosure: **No**
 Trees Logged: **No**

Legal: **PARCEL A (REFERENCE PLAN 11458) OF LOT 3 SEC 25 TWP 17 PLAN 9621 EXCEPT PART SUBDIVIDED BY PLAN 20065 NWD & DL 6498 GRP 1 NWD**
 Site Influences: **Central Location, Paved Road, Shopping Nearby**
 Restrictions: **Building**

Listing Broker 1: **RE/MAX Little Oak Realty (Mission)**
 Listing Broker 2:
 Listing Broker 3:

The Everglades Resort on Hatzic Lake - welcome to your summer home at the lake with a 500 SF cabin huge user area lots of parking, steps from the water with common area road right beside. Loads of potential. Don't miss. Bare lot next to cabin MLS#R2317450 to make this a huge Get-A-Way at the lake. Gated community with clubhouse only \$1467.00 per year including taxes.



Presented by:
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Active
R2359743

Board: H
Other

6969 MARBLE HILL ROAD

Chilliwack
Eastern Hillside
V4Z 1J6

Land
\$279,900 (LP)
(SP)



Sold Date:		Original Price:	\$279,900
Frontage (feet):	101.00	Subdiv/Complex:	
Meas. Type:	Feet	P.I.D.:	008-904-553
Frontage (metres):	0.00	Taxes:	\$1,384.93
Depth:	437	For Tax Year:	2018
Price/SqFt:		Zoning:	RH
Sub-Type:		Rezoneable?	
Flood Plain:	Yes		
Exposure:	North		
Permitted Use:	House/Single Family		
Title to Land:	Freehold NonStrata		
Tour:			
View - Specify			

Lot Area	
Acres:	1.12
Hect:	0.45
SqFt:	48,787.00
SqM:	4,532.46

Sanitary Sewer: **Septic**
Storm Sewer: **None**
Water Supply: **None**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **On Property**
Cable Service: **On Property**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing: **None**
Property in ALR/FLR: **No**

Information Pkg: **No**
Sign on Property: **N**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 5, PLAN NWP27560, SECTION 16, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Cleared, Gravel Road, Private Setting, Rural Setting**
Restrictions: **None**

Listing Broker 1: **Royal LePage - Wolstencroft**
Listing Broker 2:
Listing Broker 3:

Seeking a Private Getaway? Not too far from town yet far enough away. This jewel is waiting for you and your dream home. Court Ordered Sale.



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Active
R2251400

Board: V
Other

Lot 1 MARINE DRIVE

Sunshine Coast
Gibsons & Area
VON 1V0

Land
\$329,900 (LP)
(SP)



Sold Date: Original Price: **\$349,900**
Frontage (feet): **170.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **024-090-433**
Frontage (metres): Taxes: **\$2,021.25**
Depth: **IRR** For Tax Year: **2017**
Price/SqFt: Zoning: **RU1**
Sub-Type: Rezoneable?
Flood Plain:
Exposure: **Southeast**
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**
Tour:
View - Specify **Water**

Lot Area	
Acres:	1.27
Hect:	0.51
SqFt:	55,190.00
SqM:	5,127.32

Sanitary Sewer: **None**
Storm Sewer: **Nearby**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Nearby**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:

Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **Yes**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **PL LMP37260 LT 1 BLK B DL 694 LD 36 GRP 1**

Site Influences:
Restrictions: **Restrictive Covenant**

Listing Broker 1: **RE/MAX Oceanview Realty**
Listing Broker 2:
Listing Broker 3:

Large 1.27 Acre building site. Perfect place for your dream home, just minutes to Soames Hill park, beaches, the town of Gibsons and the Langdale Ferry. Lower Gibsons has many amenities, shops and restaurants all overlooking the ocean. Great property for those who love to walk along the Granthams Landing beaches or enjoy watersports like kayaking or stand-up paddle boarding during the summer months. Lot 2 is also available next door at 1.08 acres.



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Active
R2327802

Board: V
Other

524 MARINE DRIVE

Sunshine Coast
Gibsons & Area
V0N 1V1

Land
\$689,000 (LP)

(SP)



Sold Date:	Original Price:	\$1,199,000
Frontage (feet):	Subdiv/Complex:	
Meas. Type:	P.I.D.:	011-984-830
Frontage (metres):	Taxes:	\$4,781.50
Depth:	For Tax Year:	2018
Price/SqFt:	Zoning:	CDA-1
Sub-Type:	Rezoneable?	Yes
Flood Plain:		
Exposure:	East	
Permitted Use:	Mixed	
Title to Land:	Freehold NonStrata	
Tour:		

Lot Area	
Acres:	0.09
Hect:	0.04
SqFt:	3,925.00
SqM:	364.64

View - Specify **Stunning Water &**

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **At Lot Line**
Cable Service: **At Lot Line**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access: **Front**
Fencing:
Property in ALR/FLR:

Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **PL VAP3971 LT 9 DL 686 LD 36. BLOCK D H & J, GROUP 1.**

Site Influences: **Central Location, Cleared, Marina Nearby, Recreation Nearby, Waterfront Property**

Restrictions: **Other**

Listing Broker 1: **Royal LePage Sussex**

Listing Broker 2:

Listing Broker 3:

Incredible development opportunity in the heart of a truly special location in Lower Gibsons. Stunning ocean & mountain views from every point on this lot. Just steps to all picturesque Gibsons has to offer. This unique opportunity has endless potential as a one of kind development property. Public parks, Armours Beach, Gibsons Landing & Wharf, fantastic restaurants, cafes, & marina are all a very short stroll away via the seawalk which is immediately out front of this incredible property. Impressively wide with 100' of road frontage. Neighbouring property (528 Marine Drive) is also for sale & offers the same 100' of frontage. Combine the 2 properties & redevelop into a Lower Gibsons masterpiece. Just 5 minutes to Langdale ferry terminal. Contact listing agent for information package.

LND Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

06/30/2019 02:19 PM



Presented by:
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Active
R2327803

Board: V
Other

528 MARINE DRIVE

Sunshine Coast
Gibsons & Area
VON 1V1

Land
\$689,000 (LP)



Sold Date:	Original Price:	\$1,199,000
Frontage (feet):	Subdiv/Complex:	
Meas. Type:	P.I.D.:	011-984-864
Frontage (metres):	Taxes:	\$5,225.19
Depth:	For Tax Year:	2018
Price/SqFt:	Zoning:	CDA-1
Sub-Type:	Rezoneable?	Yes
Flood Plain:		
Exposure:	East	
Permitted Use:		
Title to Land:	Freehold NonStrata	
Tour:		
View - Specify	Stunning Ocean &	

Lot Area	
Acres:	0.10
Hect:	0.04
SqFt:	4,522.00
SqM:	420.11

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **At Lot Line**
Cable Service: **At Lot Line**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access: **Front**
Fencing:
Property in ALR/FLR:

Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **PL VAP3971 LT 10 DL 686 LD 36. BLOCK D H & J, GROUP 1.**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**

Restrictions: **Other**

Listing Broker 1: **Royal LePage Sussex**
Listing Broker 2:
Listing Broker 3:

Incredible development opportunity in the heart of a truly special location in Lower Gibsons. Stunning ocean & mountain views from every point on this lot. Just steps to all picturesque Gibsons has to offer. This unique opportunity has endless potential as a one of kind development property. Public parks, Armours Beach, Gibsons Landing & wharf, fantastic restaurants, cafes, & marina are all a very short stroll away via the seawalk which is immediately out front of this incredible property. Impressively wide with 100' of road frontage. Neighbouring property (524 Marine Drive) is also for sale & offers the same 100' of frontage. Combine the 2 properties & redevelop into a Lower Gibsons masterpiece. Just 5 minutes to Langdale ferry terminal. Contact listing agent for information package.

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Active
R2351246

Board: V
Other

1835 CAPE DRIVE

Bowen Island
Bowen Island
V7T 2X1

Land
\$998,000 (LP)



Sold Date:	Original Price: \$1,080,000
Frontage (feet):	Subdiv/Complex: The Cape on Bowen Island
Meas. Type: Feet	P.I.D.: 028-132-513
Frontage (metres):	Taxes: \$3,870.16
Depth:	For Tax Year: 2018
Price/SqFt:	Zoning: RR-1
Sub-Type:	Rezoneable? Not Known
Flood Plain:	
Exposure: Southwest	
Permitted Use: House/Single Family	
Title to Land: Freehold NonStrata	
Tour: Virtual Tour URL	
View - Specify	Peek-a-boo Water

Lot Area	
Acres:	9.90
Hect:	4.01
SqFt:	0.00
SqM:	0.00

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **Well - Drilled**
Electricity: **At Lot Line**
Natural Gas: **Not Available**
Telephone Service: **Not Available**
Cable Service: **Not Available**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:**No**

Information Pkg: **No**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 48, PLAN BCP43265, DISTRICT LOT 1548, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Marina Nearby, Private Setting, Rural Setting, Treed**
Restrictions: **Mandatory Building Scheme**

Listing Broker 1: **Sotheby's Int'l Realty Canada**
Listing Broker 2:
Listing Broker 3:

Private lot of almost 10 acres located in the prestigious Cape on Bowen Development. An exclusive planned community of homes. Easy 20 minute ferry ride from Horseshoe Bay. Beautiful southwest exposure, with gorgeous sunset views and ocean views to Vancouver Island. Only a short stroll to Cape Roger Curtis Lighthouse and start of 1km Roger Curtis Sea Walk. Hidden protected mossy meadow with prime location for guest cottage. Call today for more information.



Presented by:
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Active
R2303768

Board: V
Other

LT 3921 LEE ROAD

Sunshine Coast
Pender Harbour Egmont
V0N 1S1

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



Sold Date:	Original Price: \$1,000,000
Frontage (feet):	Subdiv/Complex: Sakinaw Ridge
Meas. Type: Feet	P.I.D.: 015-869-172
Frontage (metres):	Taxes: \$5,874.97
Depth:	For Tax Year: 2018
Price/SqFt:	Zoning: RU-1
Sub-Type:	Rezoneable?
Flood Plain:	
Exposure: West	
Permitted Use:	
Title to Land: Freehold NonStrata	
Tour:	
View - Specify	

Lot Area	
Acres:	85.97
Hect:	34.79
SqFt:	3,744,853.20
SqM:	347,908.25

Sanitary Sewer: **Nearby**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:

Information Pkg: **No**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **DL 3921 LD 36. GROUP 1, EXCEPT PLAN LOT A RP1507 / BCP23871.**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Rural Setting**
Restrictions: **None**

Listing Broker 1: **Royal LePage Sussex**
Listing Broker 2: **Landquest Realty Corp (100M)**
Listing Broker 3:

"Invest in Paradise" Great development potential on this 85+ acre parcel in beautiful Sakinaw Ridge, a serviced subdivision on the Sunshine Coast. Paved road with nearby services available add value for future subdividing. Savvy investor can use as a holding/investment property or develop as the economy dictates. Pender Harbour offers a healthy, recreation based lifestyle. Loads of nearby amenities including dining, shopping & professional services.



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Active
R2379566

Board: V
Other

319 PRIOR STREET

Vancouver East
Strathcona
V6A 2G2

Land
\$1,098,000 (LP)



Sold Date: Original Price: **\$1,098,000**
Frontage (feet): **25.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **015-555-411**
Frontage (metres): Taxes: **\$4,442.43**
Depth: **132.00** For Tax Year: **2018**
Price/SqFt: Zoning: **RT-3**
Sub-Type: Rezoneable? **No**
Flood Plain:
Exposure: **South**
Permitted Use: **Duplex**
Title to Land: **Freehold NonStrata**
Tour:
View - Specify **New St. Paul's Hosp. Site**

Lot Area	
Acres:	0.08
Hect:	0.03
SqFt:	3,300.00
SqM:	306.58

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Available Through**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Lane Access**
Parking Access:
Fencing: **Wire**
Property in ALR/FLR: **No**

Information Pkg: **No**
Sign on Property: **y**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 16 BLOCK 104 DISTRICT LOT 196 PLAN 196**

Site Influences: **Central Location, Cleared, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
Restrictions: **None**

Listing Broker 1: **Royalty Group Realty Inc.**
Listing Broker 2:
Listing Broker 3:

Court Ordered Sale: Location Location Location China Town and Downtown within walking distance. Listed below assessed value. Future development in the area is already underway. Watch the transformation from your front porch as False Creek Flats becomes the New Site for St. Paul's Hospital / Health Center.



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Active
R2381298

43740-43768 ALAMEDA DRIVE

Land

Board: H
Other

Chilliwack
Chilliwack Mountain
V2R 0J9

\$1,099,000 (LP)

(SP)



Sold Date:		Original Price:	\$1,099,000
Frontage (feet):	150.00	Subdiv/Complex:	
Meas. Type:	Feet	P.I.D.:	026-867-826
Frontage (metres):		Taxes:	\$2,339.47
Depth:		For Tax Year:	2018
Price/SqFt:		Zoning:	R1C
Sub-Type:		Rezoneable?	No
Flood Plain:	No		
Exposure:	South		
Permitted Use:	House/Single Family		
Title to Land:	Freehold NonStrata		
Tour:			
View - Specify		FRASER RIVER	

Lot Area	
Acres:	0.46
Hect:	0.18
SqFt:	19,820.00
SqM:	1,841.34

Sanitary Sewer: **Nearby**
Storm Sewer: **Nearby**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Nearby**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Available Through L.B.**
Develop Permit?: **Yes**
Bldg Permit Apprv: **No**
Building Plans: **Available**
Perc Test Avail: **No**
Perc Test Date:

Property Access: **Road Access**
Parking Access: **Front**
Fencing: **None**
Property in ALR/FLR: **No**

Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **Yes**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **PIDS: 026-867-800, 026-867-818 LOT 3, 4, 5, PLAN BCP26831, SECTION 27, TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Cul-de-Sac**
Restrictions: **Engineered Foundation Req, Subj. to Final Approval**

Listing Broker 1: **Royal LePage-Brookside Realty**
Listing Broker 2: **Royal LePage-Brookside Realty**
Listing Broker 3:

AMAZING UNOBSTRUCTED views of the Fraser River from this lot!! Contact listing agent for more info



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Active
R2303769

Board: V
Other

LT3922 13803 LEE ROAD

Sunshine Coast
Pender Harbour Egmont
VON 1S1

Land
\$1,100,000 (LP)



Sold Date:	Original Price:	\$1,100,000
Frontage (feet):	Subdiv/Complex:	Sakinaw Ridge
Meas. Type: Feet	P.I.D.:	015-869-199
Frontage (metres):	Taxes:	\$6,233.46
Depth:	For Tax Year:	2018
Price/SqFt:	Zoning:	RU-1
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure: West		
Permitted Use:		
Title to Land: Freehold NonStrata		
Tour:		
View - Specify		

Lot Area	
Acres:	94.38
Hect:	38.19
SqFt:	4,111,192.80
SqM:	381,942.31

Sanitary Sewer: **Nearby**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:

Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **DL 3922 LD 36. GROUP 1, EXCEPT PLAN BCP23871.**

Site Influences: **Golf Course Nearby, Marina Nearby, Paved Road, Private Setting, Recreation Nearby**
Restrictions: **None**

Listing Broker 1: **Royal LePage Sussex**
Listing Broker 2: **Landquest Realty Corp (100M)**
Listing Broker 3:

"Exceptional Investment Opportunity" Lot 3922 is the largest remaining property at 94.38 acres, within the scenic Sakinaw Ridge subdivision located in Pender Harbour on the Sunshine Coast. Paved road and services easily installed to add value for future subdividing. Classic West Coast setting with nearby ocean, lakes, mountains and forested areas. Nearby Garden Bay community offers many amenities and the recreation opportunities in the area are wide ranging.



Presented by:
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Active
R2303767

Board: V
Other

LT 31 SAKINAW RIDGE DRIVE

Sunshine Coast
Pender Harbour Egmont
V0N 1S1

Land
\$1,200,000 (LP)
(SP)



Sold Date:	Original Price:	\$1,200,000
Frontage (feet):	Subdiv/Complex:	Sakinaw Ridge
Meas. Type: Feet	P.I.D.:	026-674-831
Frontage (metres):	Taxes:	\$3,865.25
Depth:	For Tax Year:	2018
Price/SqFt:	Zoning:	RU-1
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure: South		
Permitted Use:		
Title to Land: Freehold NonStrata		
Tour:		
View - Specify	Great views in spots	

Lot Area	
Acres:	65.00
Hect:	26.30
SqFt:	2,831,400.00
SqM:	263,045.67

Sanitary Sewer: **Nearby**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:

Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **PL BCP23871 LT 31 LD 36. DISTRICT LOT 3921/3922, GROUP 1.**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby**
Restrictions: **None**

Listing Broker 1: **Royal LePage Sussex**
Listing Broker 2: **Landquest Realty Corp (100M)**
Listing Broker 3:

"Spectacular Sakinaw Ridge" This 65 acre property, part of the scenic Sakinaw Ridge subdivision, holds excellent future development potential. Portions of this lot have beautiful panoramic views. Services are available at Lee Road and add tremendous value. Amenities close by and endless recreational opportunities.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2382561

Board: F
Other

12411 114 AVENUE

North Surrey
Bridgeview
V6N 2W9

Land
\$1,399,000 (LP)

(SP)



Sold Date:		Original Price:	\$1,399,000
Frontage (feet):	245.00	Subdiv/Complex:	
Meas. Type:	Feet	P.I.D.:	011-293-896
Frontage (metres):	0.00	Taxes:	\$4,184.28
Depth:	99	For Tax Year:	2017
Price/SqFt:		Zoning:	RF
Sub-Type:		Rezoneable?	
Flood Plain:			
Exposure:	South		
Permitted Use:	House/Single Family		
Title to Land:	Freehold NonStrata		
Tour:			
View - Specify			

Lot Area	
Acres:	0.55
Hect:	0.22
SqFt:	24,000.00
SqM:	2,229.67

Sanitary Sewer: **At Lot Line**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Nearby**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Other (See Remarks)**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail: **No**
Perc Test Date:

Property Access: **Allowed Access**
Parking Access: **Front**
Fencing: **None**
Property in ALR/FLR: **No**

Information Pkg: **No**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT 1, BLOCK 5N, PLAN NWP8145, SECTION 8, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location**
Restrictions: **Subj. to Final Approval**

Listing Broker 1: **RE/MAX Central**
Listing Broker 2: **RE/MAX Central**
Listing Broker 3:

COURT ORDER SALE. 4 Lot Subdivision Potential, Corner of 114 Ave and 124th Street. Vacant Land, Listed below recent appraised value. Level Corner Lot, at road grade level. Application has been submitted to the City of Surrey, for a subdivision into 4 smaller RF zone lots. The subdivision application is consistent with the City of Surrey official Community Plan. Approx 24,000 sq ft regular shape corner lot. Transit out front. 1 Block to Bridgeview Park. Walking distance to Bridgeview Elementary School, Close to Kwantlen Park Secondary, Scott Road Skytrain, Guilford Town Centre Shopping and Very Easy Access to New West, Burnaby and Vancouver. Call your developers today.



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Active
R2371243

Board: V
Other

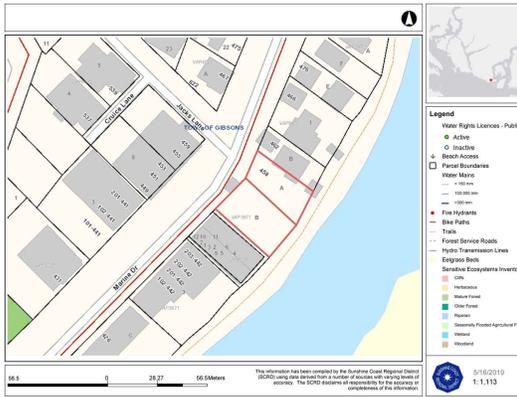
458 & Lot B MARINE DRIVE

Sunshine Coast
Gibsons & Area
VON 1V0

Land

\$1,499,000 (LP)

(SP)



Sold Date: Original Price: **\$1,499,000**
 Frontage (feet): **85.00** Subdiv/Complex:
 Meas. Type: **Feet** P.I.D.: **010-897-283**
 Frontage (metres): Taxes: **\$17,967.54**
 Depth: **85** For Tax Year: **2018**
 Price/SqFt: Zoning: **C8**
 Sub-Type: Rezoneable?
 Flood Plain:
 Exposure: **Southeast**
 Permitted Use:
 Title to Land: **Freehold NonStrata**
 Tour:
 View - Specify **Ocean - Keats Island**

Lot Area	
Acres:	0.16
Hect:	0.06
SqFt:	6,975.00
SqM:	648.00

Sanitary Sewer: **Nearby**
 Storm Sewer: **Nearby**
 Water Supply: **City/Municipal**
 Electricity: **Nearby**
 Natural Gas: **Nearby**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Other (See Remarks)**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR/FLR:
 Information Pkg: **Yes**
 Sign on Property:
 Sketch Attached: **No**
 Property Disclosure: **No**
 Trees Logged: **No**

Legal: **ADDITIONAL PID 009-446-958. LOT A BLOCKS D, H AND J DISTRICT LOT 686 PLAN 6401. LOT B (EXPLANATORY PLAN 6248) OF LOT 4 BLOCKS D, H AND J DISTRICT LOT 686 PLAN 3971**
 Site Influences: **Central Location, Marina Nearby, Paved Road, Shopping Nearby, Waterfront Property**
 Restrictions: **Right of Way, Restrictive Covenant**

Listing Broker 1: **RE/MAX City Realty**
 Listing Broker 2: **RE/MAX City Realty**
 Listing Broker 3:

Prime Waterfront Commercial/Residential Property in the Heart of Lower Gibsons. Two legal esplanade waterfront lots being sold together, zoned C-8 for mixed commercial/residential use.



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Active
R2363926

Board: V
Other

2825 E 43RD AVENUE

Vancouver East
Killarney VE
V5R 2Z1

Land
\$1,555,900 (LP)

(SP)



Sold Date:		Original Price:	\$1,555,900
Frontage (feet):	50.00	Subdiv/Complex:	KILLARNEY
Meas. Type:	Feet	P.I.D.:	013-916-955
Frontage (metres):		Taxes:	\$5,811.77
Depth:	114.0	For Tax Year:	2018
Price/SqFt:		Zoning:	RS1
Sub-Type:		Rezoneable?	
Flood Plain:	No		
Exposure:	South		
Permitted Use:	House/Single Family		
Title to Land:	Freehold NonStrata		
Tour:			
View - Specify	SCENIC		

Lot Area	
Acres:	0.13
Hect:	0.05
SqFt:	5,745.00
SqM:	533.73

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **On Property**
Cable Service: **On Property**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access: **Lane**
Fencing: **Rail**
Property in ALR/FLR: **No**

Information Pkg: **No**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No**
Trees Logged: **No**

Legal: **LOT A, BLOCK 8, PLAN VAP2305, PART S1/2, DISTRICT LOT 50, NEW WESTMINSTER LAND DISTRICT, (EXPLANATORY PL 9009)**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Restrictions: **None**

Listing Broker 1: **RE/MAX Sabre Realty Group**
Listing Broker 2: **RE/MAX Sabre Realty Group**
Listing Broker 3:

Opportunity knocking on this diamond in the rough! Welcome to the Heart of Killarney! This large 5700 PLUS sq.ft. lot has Laneway House potential! Close to everything you need; schools, parks and public transportation. 50 foot frontage by 114.9 depth on this prime quiet street with lane access. Subject to Court Approval. Sold as is where is.



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Active
R2344037

Board: V
Other

2573 W 3RD AVENUE

Vancouver West
Kitsilano
V6K 1M2

Land
\$3,080,000 (LP)



Sold Date: _____ Original Price: **\$3,080,000**
 Frontage (feet): **50.00** Subdiv/Complex: _____
 Meas. Type: **Feet** P.I.D.: **014-981-017**
 Frontage (metres): _____ Taxes: **\$9,686.65**
 Depth: **120** For Tax Year: **2018**
 Price/SqFt: _____ Zoning: **RT-8**
 Sub-Type: _____ Rezoneable? _____
 Flood Plain: **No**
 Exposure: **South**
 Permitted Use: **Mixed**
 Title to Land: **Freehold NonStrata**
 Tour: _____
 View - Specify _____

Lot Area	
Acres:	0.14
Hect:	0.06
SqFt:	6,000.00
SqM:	557.42

Sanitary Sewer: **At Lot Line**
 Storm Sewer: **At Lot Line**
 Water Supply: **City/Municipal**
 Electricity: **At Lot Line**
 Natural Gas: **At Lot Line**
 Telephone Service: **On Property**
 Cable Service: **On Property**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail: _____
 Perc Test Date: _____

Property Access: **Lane Access**
 Parking Access: _____
 Fencing: _____
 Property in ALR/FLR: **No**
 Information Pkg: **No**
 Sign on Property: **y**
 Sketch Attached: **No**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **LOT 17, BLOCK 220A, PLAN VAP1058, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Site Influences: _____
 Restrictions: **None**

Listing Broker 1: **Sutton Group-West Coast Realty**
 Listing Broker 2: **Sutton Group-West Coast Realty**
 Listing Broker 3: _____

Prime RT_8 CLEARED lot on W 3rd Ave. This 50x120 = 6000 sf. Similar finished products are in strong demand in the area selling for \$1200/sf. Walking distance to Kits Beach, W 4th shopping. Buyer to verify with the City for FSR and zoning details.



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Active
R2373242

Board: F
Other

8120 168 STREET

Surrey
Fleetwood Tynehead
V4N 3G4

Land
\$5,499,000 (LP)
(SP)



Sold Date:		Original Price:	\$5,900,000
Frontage (feet):	165.00	Subdiv/Complex:	
Meas. Type:	Feet	P.I.D.:	007-729-979
Frontage (metres):	165.00	Taxes:	\$12,630.87
Depth:	520.50	For Tax Year:	2018
Price/SqFt:		Zoning:	RA
Sub-Type:		Rezoneable?	Yes
Flood Plain:	No		
Exposure:	East		
Permitted Use:	House/Single Family		
Title to Land:	Freehold NonStrata		
Tour:			
View - Specify			

Lot Area	
Acres:	1.97
Hect:	0.80
SqFt:	85,882.50
SqM:	7,978.75

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **Nearby**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Other (See Remarks)**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail: **No**
Perc Test Date:

Property Access: **Road Access**
Parking Access: **Front**
Fencing: **Other**
Property in ALR/FLR: **No**

Information Pkg: **No**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **LOT 18, PLAN NWP26642, PART SW1/4, SECTION 30, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Restrictions: **None**

Listing Broker 1: **Sutton Premier Realty**
Listing Broker 2: **Sutton Premier Realty**
Listing Broker 3:

Once in a life time Rare Opportunity! On approximately 2 Acres of land in the middle of residential properties; fantastic development potential land in central location, close to all amenities, Schools, shopping, Highway, Future Expo Line Extension. This is a true gem, and unparalleled to any other property in Fleetwood. Call For more information.



Presented by:
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Keller Williams Elite Realty
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nickyhmtu@gmail.com



Active
R2314368

Board: F
Other

9564 ERICKSON STREET

Mission
Hatzic
V2V 7C8

Land
\$16,800,000 (LP)

(SP)



Sold Date: Original Price: **\$18,800,000**
Frontage (feet): Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **009-701-508**
Frontage (metres): Taxes: **\$20,951.85**
Depth: For Tax Year: **2017**
Price/SqFt: Zoning: **RU16**
Sub-Type: Rezoneable?
Flood Plain:
Exposure: **South**
Permitted Use: **Mixed**
Title to Land: **Freehold NonStrata**
Tour:
View - Specify **SW over Mission,**

Lot Area	
Acres:	64.00
Hect:	25.90
SqFt:	0.00
SqM:	0.00

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Allowed Access**
Parking Access:
Fencing:
Property in ALR/FLR:**No**

Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure:
Trees Logged: **No**

Legal: **PL NWP12372 LT 2 LD 36 SEC 35 TWP 17. EXCEPT PLAN 27083. LT 1,2,3 PL EPP36282 LD36 SEC35 TP17, PARCEL "B" REF PL3321 E1/2 OF N/W 1/4 SEC 35 TP 17 NWD, LT B SEC35 TP 17 NWD PL BCP49826. 029-242-037, 029-242-053, 013-381-377, 029-242-045,**

Site Influences:
Restrictions: **None**

Listing Broker 1: **Colliers International**
Listing Broker 2: **Colliers International**
Listing Broker 3:

64 acre development opportunity currently zoned RU16, a rural designation with a minimum lot size of 4 acres. Residential subdivision to RR7 zoning permitted under current OCP, minimum 1.73 acre lots. Potential for rezoning to higher density with OCP amendment. For more information contact brokers. Sale subject to Court Approval