



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2379313
Board: F
House/Single Family

12168 78 AVENUE

Surrey
West Newton
V3W 0J2

Residential Detached

\$544,500 (LP)

(SP)



Sold Date: _____ Frontage (feet): **55.67** Original Price: **\$544,500**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1993**
Depth / Size: **130.5** Bathrooms: **5** Age: **26**
Lot Area (sq.ft.): **7,093.00** Full Baths: **4** Zoning: **RF**
Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$4,623.76**
Rear Yard Exp: _____ For Tax Year: **2017**
Council Apprv?: _____ Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **017-982-871**
Tour: _____

View: **No :**

Complex / Subdiv: _____

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other, Tile - Concrete**

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

Metered Water: _____

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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

Property Disc.: **No**
PAD Rental: _____
Fixtures Leased: **Yes: AS IS WHERE IS**
Fixtures Rmvd: **: AS IS WHERE IS**
Floor Finish: _____

Legal: **INTEREST OF NAVTEJ SINGH KHA KH LOT 4, PLAN LMP6549, PART NW1/4, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: _____

Site Influences: _____

Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 13'0	Bsmt	Living Room	20'0 x 13'0			x
Main	Dining Room	13'0 x 9'0	Bsmt	Bedroom	12'0 x 10'0			x
Main	Kitchen	12'0 x 11'0	Bsmt	Bedroom	12'0 x 9'0			x
Main	Eating Area	9'0 x 9'0	Bsmt	Bedroom	12'0 x 9'0			x
Main	Family Room	14'0 x 14'0			x			x
Main	Master Bedroom	14'0 x 11'0			x			x
Main	Bedroom	11'0 x 10'0			x			x
Main	Bedroom	14'0 x 9'0			x			x
Main	Bedroom	10'0 x 8'0			x			x
Bsmt	Recreation	18'0 x 13'0			x			x

Finished Floor (Main):	1,773	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,243	Suite: Licensed Suite, Unauthorized Suite	3	Main	4	No	Pool:
Finished Floor (Total):	3,016 sq. ft.	Crawl/Bsmt. Height: _____	4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	3,016	Beds in Basement: 3 Beds not in Basement: 4	5	Bsmt	2	No	Grg Dr Ht:
Grand Total:	6,032 sq. ft.	Basement: Full, Fully Finished, Separate Entry	6				
			7				
			8				

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

50% share sale in 7 bedroom, 5 bathroom home with a secondary basement suite. Walk to shopping, parks and schools. Offer if any to be approved by the court.



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Active
R2357752
Board: F
House/Single Family

13142 92 AVENUE

Surrey
Queen Mary Park Surrey
V3V 1H4

Residential Detached

\$855,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$899,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1979
Depth / Size: 165	Bathrooms:	3	Age: 40
Lot Area (sq.ft.): 9,937.00	Full Baths:	3	Zoning: SFR
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,544.16
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-501-691
			Tour:

View: :

Complex / Subdiv:

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

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **6** 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: **Wall/Wall/Mixed**

Legal: **LOT 365, PLAN NWP56448, SECTION SW32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Range Top, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 19'4		Attic	x			x
Main	Dining Room	10' x 11'			x			x
Main	Kitchen	9'5 x 11'			x			x
Main	Eating Area	7' x 9'			x			x
Below	Laundry	8' x 9'3			x			x
Below	Family Room	14'6 x 26'8			x			x
Below	Den	9' x 12'8			x			x
Above	Master Bedroom	12' x 13'			x			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	9' x 11'			x			x

Finished Floor (Main):	662	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	711	# of Kitchens: 1	1	Above	3	No	Barn:
Finished Floor (Below):	695	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	No	Pool:
Finished Floor (Total):	2,068 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,068 sq. ft.		7				
			8				

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

PERFECT in QUEEN MARY PARK, Wonderful Split level home with 3 bedrooms up with 2 Bathrooms, Main Floor with Sunken Living with Vaulted Ceiling, Rock Faced Fireplace, Large Family Room overlooking South Exposed Private 60x165 (9,937 sq.ft.) backyard with patio Lot. Bedroom with Full Bathroom on Main Floor, Laundry, Hot Water Baseboard Heat. Bonus 14X24 wired workshop. 2 car garage and loads of parking. Great family neighborhood and close to schools, transit shopping and much more. Bring your ideas. COURT ORDERED SALE. Court date June 27, 2019 in New Westminister Court at 9:45 a.m.



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Active
R2370968

Board: F
House/Single Family

8869 EDINBURGH DRIVE

Surrey
Queen Mary Park Surrey
V3V 6R7

Residential Detached

\$1,299,900 (LP)

(SP)



Sold Date:	Frontage (feet):	61.48	Original Price: \$1,399,900
Meas. Type: Feet	Bedrooms:	9	Approx. Year Built: 2004
Depth / Size:	Bathrooms:	8	Age: 15
Lot Area (sq.ft.): 8,281.00	Full Baths:	7	Zoning: SFD
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,446.17
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 027-189-899
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

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

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

Metered Water:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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

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

Legal: **LOT 1SECTION 32 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP32255**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'	Above	Bedroom	14' x 12'	Bsmt	Bedroom	11'2x 10'
Main	Dining Room	12' x 15'	Above	Bedroom	24' x 14'	Bsmt	Bedroom	10'x 11'6
Main	Kitchen	12' x 14'	Above	Hobby Room	12' x 15'	Bsmt	Storage	10'x 5'
Main	Eating Area	10' x 11'	Bsmt	Living Room	11'6 x 14'			x
Main	Family Room	18' x 13'	Bsmt	Kitchen	11' x 12'			x
Main	Games Room	12' x 10'	Bsmt	Eating Area	8' x 9'			x
Main	Bedroom	11' x 9'	Bsmt	Bedroom	12' x 9'			x
Main	Office	12' x 10'	Bsmt	Bedroom	11' x 11'			x
Above	Master Bedroom	15' x 16'4	Bsmt	Living Room	14'9 x 12'			x
Above	Bedroom	19' x 13'	Bsmt	Kitchen	9' x 13'			x

Finished Floor (Main): **1,910**
Finished Floor (Above): **1,218**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,910**
Finished Floor (Total): **5,038 sq. ft.**

Unfinished Floor: **0**
Grand Total: **5,038 sq. ft.**

of Rooms: **23**
of Kitchens: **3**
of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **4** Beds not in Basement: **5**
Basement: **Full**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

Queen Mary Park. Large home on Cul-de-sac setting with loads of parking on 8281 sq ft lot with private back yard. Central location close to schools and shopping. Private back yard



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Active
R2383091
Board: F
House/Single Family

11018 161A STREET

North Surrey
Fraser Heights
V4N 4Y1

Residential Detached

\$1,359,900 (LP)
(SP)



Sold Date:	Frontage (feet):	37.02	Original Price: \$1,359,900
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2007
Depth / Size: 0	Bathrooms:	5	Age: 12
Lot Area (sq.ft.): 5,978.00	Full Baths:	4	Zoning: RF
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,585.06
Rear Yard Exp: East			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 026-068-940
			Tour: Virtual Tour URL

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Brick, Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Tile - Concrete**

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

Metered Water:

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Garage; Double**

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

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

Legal: **LOT 20, BLOCK 5N, PLAN BCP13373, SECTION 14, RANGE 1W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Pantry, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'6	Bsmt	Family Room	17' x 14'6			x
Main	Kitchen	9' x 15'	Bsmt	Bedroom	11' x 10'6			x
Main	Family Room	17'8 x 13'4	Bsmt	Bedroom	10' x 9'6			x
Main	Den	9' x 9'	Bsmt	Recreation	12' x 15'			x
Main	Dining Room	12' x 10'			x			x
Above	Master Bedroom	15' x 14'8			x			x
Above	Bedroom	11' x 12'8			x			x
Above	Bedroom	11' x 12'			x			x
Above	Bedroom	13' x 11'			x			x
Bsmt	Kitchen	9' x 13'4			x			x

Finished Floor (Main): 1,330	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,181	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 1,330	Suite: Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total): 3,841 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
	Beds in Basement: 2 Beds not in Basement: 4	5	Below	4	No	Grg Dr Ht:
Unfinished Floor: 0	Basement: Full, Separate Entry	6				
Grand Total: 3,841 sq. ft.		7				
		8				

Listing Broker(s): **Multiple Realty Ltd.**

Well maintained quality customer built home by European builder at prime location in Fraser Heights. 4 Bedrooms and 3 Bathrooms upstairs and 2 Bedrooms plus Rec Room in walk-out basement with separate entrance and own laundry room. 9' ceiling on main floor. Air conditioning, multi-room surround sound system, internet wired for the whole house. Close to schools, transit and shopping. Do not miss this great deal! Open House Sat June 30 2-4pm



Presented by:
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Active
R2383082

Board: F
House/Single Family

13970 MALABAR AVENUE

South Surrey White Rock
White Rock
V4B 2Y2

Residential Detached

\$1,589,000 (LP)

(SP)



Sold Date:	Frontage (feet):	75.11	Original Price: \$1,589,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1967
Depth / Size: 150	Bathrooms:	3	Age: 52
Lot Area (sq.ft.): 11,265.00	Full Baths:	1	Zoning: RS-1
Flood Plain:	Half Baths:	2	Gross Taxes: \$6,432.36
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 011-275-987
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Community**

Sewer Type: **Community**

Style of Home: **2 Storey**
Construction: **Other**
Exterior: **Brick**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Other**

Reno. Year: **9999**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

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

Dist. to Public Transit: **3 B** Dist. to School Bus: **6 B**
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 3, PLAN NWP7944, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'	Bsmt	Bedroom	13' x 11'			x
Main	Dining Room	10' x 11'	Bsmt	Bedroom	12' x 11'			x
Main	Kitchen	21' x 11'	Bsmt	Utility	15' x 9'			x
Main	Nook	10' x 9'			x			x
Main	Other	7' x 10'			x			x
Above	Bedroom	21' x 13'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Bedroom	11' x 11'			x			x
Bsmt	Recreation	17' x 14'			x			x
Bsmt	Games Room	21' x 20'			x			x

Finished Floor (Main):	1,665	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	Yes	Barn:
Finished Floor (Below):	1,620	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Bsmt	2	No	Pool:
Finished Floor (Total):	3,285 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5				Grg Dr Ht:
Grand Total:	3,285 sq. ft.	Basement: Full	6				
		Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

Attention to Builders and Investors!!! Great opportunity to reside in sunny White Rock with walking distance to beautiful White Rock beach. Property has a solid basement entry home with 5 bedrooms and 3 baths on a large level 11265 sq. ft. lot with 75 feet frontage , private southern exposed back yard and possible ocean view when rebuild. Live in, rent out, or to build your dream on one of the most sought after streets on west side of White Rock. Blocks away from Bayridge Elementary, Semiahmoo Secondary. Current rental income is \$3272/m.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2383078
Board: F
House/Single Family

15411 COLUMBIA AVENUE

South Surrey White Rock
White Rock
V4B 1K1

Residential Detached

\$1,690,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,690,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 9999
Depth / Size: 117	Bathrooms:	3	Age: 999
Lot Area (sq.ft.): 5,850.00	Full Baths:	2	Zoning: SFD
Flood Plain:	Half Baths:	1	Gross Taxes: \$8,416.37
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-186-516
			Tour:

View: **Yes: Panoramic Ocean View**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Parking: **Open**

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

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

Legal: **LOT 11, BLOCK 21, PLAN NWP2525, SECTION 11, TOWNSHIP 1, LD 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 21'			x			x
Main	Kitchen	14' x 10'			x			x
Main	Dining Room	14' x 12'			x			x
Main	Bedroom	14' x 11'			x			x
Below	Recreation	25' x 17'			x			x
Below	Bedroom	11' x 9'5			x			x
Below	Laundry	11' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,160	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	884	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total):	2,044 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Fully Finished	6				
Grand Total:	2,044 sq. ft.		7				
			8				

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

Gorgeous Ocean Views! A rare opportunity that allows you to build an amazing dream home, renovate existing home to enjoy ocean view or utilize as an investment property which is currently receiving a monthly rent of \$2650. The house is well maintained with a spacious living room, dining room and one bedroom with a full bath on the main. Downstairs contains a huge rec room, bedroom and 3 pcs baths.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2383888

Board: F
House with Acreage

2909 176 STREET

South Surrey White Rock
Hazelmere
V3Z 9V4

Residential Detached

\$8,499,000 (LP)

(SP)



NO IMAGE
AVAILABLE

Sold Date: Frontage (feet): **198.00** Original Price: **\$8,499,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2005**
Depth / Size: **656** Bathrooms: **8** Age: **14**
Lot Area (sq.ft.): **194,452.00** Full Baths: **7** Zoning: **RES**
Flood Plain: Half Baths: **1** Gross Taxes: **\$8,116.36**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-242-890**
Tour:
View: **Yes: Northshore Mountain Views**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: Reno. Year: **2016**
of Fireplaces: **3** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Electric, Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **20** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple, Open, RV Parking Avail.**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PARCEL A, LEGAL SUBDIVISION 9, SECTION 19, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN FIRSTLY: PCL ONE (683836E), SECONDLY: PT ON STAT/RW PL 84545, (PL WITH FEE DEPOSITED 54266F)**

Amenities: **Elevator, Garden, Guest Suite, In Suite Laundry, Independent living, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Oven - Built In, Pantry, Security System, Storage Shed, Vaulted Ceiling,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	24'11 x 15'11	Main	Den	13'11 x 11'1	Below	Media Room	19'x 13'10
Main	Living Room	28'5 x 20'	Main	Walk-In Closet	9' x 4'	Below	Storage	27'11x 6'11
Main	Dining Room	19'10 x 14'11	Above	Master Bedroom	14'10 x 14'7	Below	Kitchen	19'5x 12'2
Main	Office	28' x 15'	Above	Walk-In Closet	9' x 5'	Below	Bedroom	12'1x 9'9
Main	Pantry	8' x 6'	Above	Bedroom	15' x 12'11	Below	Bedroom	16'5x 9'2
Main	Kitchen	15'5 x 12'7	Above	Walk-In Closet	8'8 x 3'11	Below	Walk-In Closet	5'1x 4'7
Main	Eating Area	20'5 x 13'1	Above	Bedroom	15' x 11'11			x
Main	Family Room	15'7 x 15'6	Above	Laundry	8'11 x 8'1			x
Main	Wok Kitchen	16'11 x 8'5	Below	Games Room	25'5 x 26'8			x
Main	Bedroom	16'1 x 15'3	Below	Family Room	10'7 x 14'10			x

Finished Floor (Main):	4,067	# of Rooms:	26	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,894	# of Kitchens:	3	1	Main	3	Yes	Barn:
Finished Floor (Below):	2,994	# of Levels:	3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	5	Yes	Pool:
Finished Floor (Total):	9,955 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
		Beds in Basement:	0	5	Above	3	Yes	Grg Dr Ht:
Unfinished Floor:	324	Beds not in Basement:	6	6	Above	3	Yes	
Grand Total:	10,279 sq. ft.	Basement:	Full	7	Above	3	No	
				8	Above	3	Yes	

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

Don't miss this one of a kind property! This gorgeous estate home w/mountain view is located in the fast growing North Grandview area and situated upon 4.45 acres of land--a rare find with future redevelopment potential. The custom built 3 level home offers 7 generous sized bedrooms, 5 deluxe ensuite! The property features a gourmet Island Kitchen with high end SS appliances, an oversized 4 car garage, radiant heat on all floors, elevator, theatre room, along with extensive use of granite throughout the home. Within close distance to Grandview Corner Shops, Aquatic Centre and Pacific Heights Elementary, this property is a great opportunity for you to live now and to hold for the future potential!!!