



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

Keller Williams Elite Realty

Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2426317**

Board: F  
Other

**11338 RIVER ROAD**

North Surrey

Royal Heights

V3V 2V6

Land  
**\$170,000** (LP)  
(SP)



Sold Date: Original Price: **\$170,000**  
Frontage (feet): **42.00** Subdiv/Complex: **ROYAL HEIGHTS**  
Meas. Type: **Feet** P.I.D.: **029-222-320**  
Frontage (metres): **0.00** Taxes: **\$2,567.84**  
Depth: **111** For Tax Year: **2019**  
Price/SqFt: Zoning: **RF**  
Sub-Type: Rezoneable? **Yes**  
Flood Plain:  
Exposure: **Northwest**  
Permitted Use: **House/Single Family**  
Title to Land: **Undivided Interest**  
Tour:  
View - Specify **MOUNTAINS AND RIVER**

Lot Area  
Acres: **0.13**  
Hect: **0.05**  
SqFt: **5,474.00**  
SqM: **508.55**

Sanitary Sewer: **Nearby**  
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: **Front**  
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 3, PLAN EPP31775, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Site Influences:  
Restrictions: **Development**

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

**\*SALE OF 1/3 INTEREST (OWNERSHIP) IN THIS PROPERTY\* - vacant (land only) lot zoned RF overlooking the North Shore mountains and Fraser River. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11340 River Road (land only) and 11342 River Road (land only). All properties are being sold separately. Please call for all inquiries.**



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**Active**  
**R2426318**

Board: F  
 Other

**11340 RIVER ROAD**

North Surrey  
 Royal Heights  
 V3V 2V6

Land  
**\$190,000** (LP)  
 (SP)



Sold Date:		Original Price:	<b>\$190,000</b>
Frontage (feet):	<b>0.00</b>	Subdiv/Complex:	<b>ROYAL HEIGHTS</b>
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>029-222-311</b>
Frontage (metres):	<b>0.00</b>	Taxes:	<b>\$2,650.92</b>
Depth:	<b>0</b>	For Tax Year:	<b>2019</b>
Price/SqFt:		Zoning:	<b>RF</b>
Sub-Type:		Rezoneable?	<b>Yes</b>
Flood Plain:			
Exposure:	<b>Northwest</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify	<b>MOUNTAINS AND FRASER</b>		

Lot Area	
Acres:	<b>0.14</b>
Hect:	<b>0.06</b>
SqFt:	<b>6,047.00</b>
SqM:	<b>561.78</b>

Sanitary Sewer: **Nearby**  
 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: **No**  
 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 2, PLAN EPP31775, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Site Influences:  
 Restrictions: **Development**

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

**\*SALE OF 1/3 INTEREST (OWNERSHIP) IN THIS PROPERTY\* - vacant (land only) lot zoned RF overlooking the North Shore mountains and Fraser River. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11340 River Road (land only) and 11342 River Road (land only). All properties are being sold separately. Please call for all inquiries.**



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**Active**  
**R2426319**

Board: F  
Other

**11342 RIVER ROAD**

North Surrey  
Royal Heights  
V3V 2V6

Land  
**\$195,000** (LP)  
(SP)



Sold Date:		Original Price:	<b>\$195,000</b>
Frontage (feet):	<b>0.00</b>	Subdiv/Complex:	<b>ROYAL HEIGHTS</b>
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>029-222-303</b>
Frontage (metres):	<b>0.00</b>	Taxes:	<b>\$2,657.30</b>
Depth:	<b>0</b>	For Tax Year:	<b>2019</b>
Price/SqFt:		Zoning:	<b>RF</b>
Sub-Type:		Rezoneable?	<b>Yes</b>
Flood Plain:			
Exposure:	<b>Northwest</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Undivided Interest</b>		
Tour:			
View - Specify	<b>MOUNTAINS AND FRASER</b>		

Lot Area	
Acres:	<b>0.14</b>
Hect:	<b>0.06</b>
SqFt:	<b>6,094.00</b>
SqM:	<b>566.15</b>

Sanitary Sewer: **Nearby**  
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: **None**  
Property in ALR/FLR: **No**  
  
Information Pkg: **No**  
Sign on Property: **N**  
Sketch Attached: **No**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **LOT 1, PLAN EPP31775, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Site Influences:  
Restrictions: **Development**

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

**\*SALE OF 1/3 INTEREST (OWNERSHIP) IN THIS PROPERTY\* - vacant (land only) lot zoned RF overlooking the North Shore mountains and Fraser River. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11338 River Road (land only) and 11340 River Road (land only). All properties are being sold separately. Please call for all inquiries.**



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**Active**  
**R2359743**

Board: H  
Other

**6969 MARBLE HILL ROAD**

Chilliwack  
Eastern Hillside  
V4Z 1J6

Land  
**\$259,900** (LP)  
(SP)



Sold Date: Frontage (feet): **101.00** Meas. Type: **Feet** Frontage (metres): **0.00** Depth: **437** Price/SqFt: Sub-Type: Flood Plain: **Yes** Exposure: **North** Permitted Use: **House/Single Family** Title to Land: **Freehold NonStrata** Tour: View - Specify

Original Price: **\$279,900**  
Subdiv/Complex: P.I.D.: **008-904-553**  
Taxes: **\$1,384.93**  
For Tax Year: **2018**  
Zoning: **RH**  
Rezoneable?

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**  
**R2461510**

Board: V  
Other

**12223 MCMYN AVENUE**

Pitt Meadows  
Mid Meadows  
V3Y 1C8

Land  
**\$549,000** (LP)  
(SP)



Sold Date:	Original Price:	<b>\$549,000</b>
Frontage (feet):	Subdiv/Complex:	
Meas. Type: <b>Feet</b>	P.I.D.:	<b>018-243-509</b>
Frontage (metres):	Taxes:	<b>\$4,955.26</b>
Depth:	For Tax Year:	<b>2019</b>
Price/SqFt:	Zoning:	<b>RES</b>
Sub-Type:	Rezoneable?	<b>Not Known</b>
Flood Plain: <b>No</b>		
Exposure: <b>East</b>		
Permitted Use:		
Title to Land: <b>Freehold NonStrata</b>		
Tour:		
View - Specify		

Lot Area

Acres:	<b>0.10</b>
Hect:	<b>0.04</b>
SqFt:	<b>4,386.00</b>
SqM:	<b>407.47</b>

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

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

Legal: **LOT 2, PLAN LMP10356, DISTRICT LOT 283, LAND DISTRICT 36 NEW WESTMINSTER DISTRICT**

Site Influences:

Restrictions: **None**

Listing Broker 1: **Sutton Group-West Coast Realty**

Listing Broker 2:

Listing Broker 3:

**Must sell. Foreclosure. Residential land value property. For your own safety, please do not enter the property.**





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**Active**  
**R2422571**

Board: V  
Other

**2530 BLACKWATER ROAD**

Pemberton  
Devine  
VON 2L0

Land  
**\$631,750** (LP)  
(SP)



Sold Date:	Original Price:	<b>\$699,000</b>
Frontage (feet):	Subdiv/Complex:	
Meas. Type: <b>Feet</b>	P.I.D.:	<b>013-608-240</b>
Frontage (metres):	Taxes:	<b>\$1,467.56</b>
Depth:	For Tax Year:	<b>2019</b>
Price/SqFt:	Zoning:	<b>AGR1</b>
Sub-Type:	Rezoneable?	<b>Not Known</b>
Flood Plain:		
Exposure: <b>South</b>		
Permitted Use:		
Title to Land: <b>Freehold NonStrata</b>		
Tour:		
View - Specify	<b>Mountains and Meadows</b>	

Lot Area	
Acres:	<b>118.90</b>
Hect:	<b>48.12</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **Other-Licensed**  
Electricity: **None Available**  
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: **No**  
Perc Test Date:

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

Legal: **BLOCK A OF DISTRICT LOT 2683 LILLOOET DISTRICT 27**  
Site Influences: **Cleared, Gravel Road, Recreation Nearby, Rural Setting, Treed**  
Restrictions: **Subj. to Final Approval**

Listing Broker 1: **Engel & Volkers Whistler**  
Listing Broker 2:  
Listing Broker 3:

**Opportunity to own 118.9 acres of pristine wilderness in B.C.'s beautiful Sea to Sky Country. This magnificent parcel of paradise was once priced over \$1,000,000 and is now offered at \$631,750, through a court order sale. A south facing orientation allows for spectacular views of meadows and mountains, complete with two lakes close by to enjoy. Phelix creek, a licensed water source also meanders through the property. This land is a combination of a hillside, buildable treed area covering 14.6 acres and a 104.3 acre agricultural field. . Next door neighbour is Birkenhead Lake Provincial Park, located only 200 Kms from Vancouver. Don't miss out on this unique opportunity to own an amazing "off the grid" property!**



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**Active**  
**R2423534**

Board: V  
 Other

**528 MARINE DRIVE**

Sunshine Coast  
 Gibsons & Area  
 V0N 1V1

Land  
**\$699,000** (LP)  
 (SP)



Sold Date:		Original Price:	<b>\$699,000</b>
Frontage (feet):	<b>100.00</b>	Subdiv/Complex:	<b>Heritage Hills Waterfront</b>
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>011-984-864</b>
Frontage (metres):		Taxes:	<b>\$5,143.41</b>
Depth:	<b>45</b>	For Tax Year:	<b>2019</b>
Price/SqFt:		Zoning:	<b>CDA</b>
Sub-Type:		Rezoneable?	
Flood Plain:			
Exposure:	<b>East</b>		
Permitted Use:			
Title to Land:	<b>Freehold NonStrata</b>		
Tour:	<b>Virtual Tour URL</b>		
View - Specify	<b>waterfront</b>		

Lot Area	
Acres:	<b>0.10</b>
Hect:	<b>0.04</b>
SqFt:	<b>4,522.00</b>
SqM:	<b>420.11</b>

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: **No**  
 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: **LOT 10, BLOCK D H & J, PLAN VAP3971, DISTRICT LOT 686, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**  
 Restrictions: **None**

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

**INVESTOR ALERT!! This waterfront lot is steps from Gibsons Lower village and all the shopping, dining and recreation options it has to offer. Listed for \$350,000.00 below tax assessment at a time when the collective consciousness of Vancouver is just becoming aware of the Sunshine Coast. We are 40 minutes away and not an island! Don't miss out on this one and call for an info pack today!**



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**Active**  
**R2423539**

Board: V  
 Other

**524 MARINE DRIVE**

Sunshine Coast  
 Gibsons & Area  
 V0N 1V1

Land  
**\$699,000** (LP)  
 (SP)



Sold Date:		Original Price:	<b>\$699,000</b>
Frontage (feet):	<b>100.00</b>	Subdiv/Complex:	<b>Heritage Hills Waterfront</b>
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>011-984-830</b>
Frontage (metres):		Taxes:	<b>\$4,723.15</b>
Depth:	<b>45</b>	For Tax Year:	<b>2019</b>
Price/SqFt:		Zoning:	<b>CDA</b>
Sub-Type:		Rezoneable?	
Flood Plain:			
Exposure:	<b>East</b>		
Permitted Use:			
Title to Land:	<b>Freehold NonStrata</b>		
Tour:	<b>Virtual Tour URL</b>		
View - Specify	<b>waterfront</b>		

Lot Area	
Acres:	<b>0.10</b>
Hect:	<b>0.04</b>
SqFt:	<b>4,522.00</b>
SqM:	<b>420.11</b>

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: **No**  
 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: **LOT 9, BLOCK D H & J, PLAN VAP3971, DISTRICT LOT 686, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**  
 Restrictions: **None**

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

**INVESTOR ALERT!! This waterfront lot is steps from Gibsons Lower village and all the shopping, dining and recreation options it has to offer. Listed for \$260,000.00 below tax assessment at a time when the collective consciousness of Vancouver is just becoming aware of the Sunshine Coast. We are 40 minutes away and not an island! Don't miss out on this one and call for an info pack today!**





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

Lot Area	
Acres:	<b>85.97</b>
Hect:	<b>34.79</b>
SqFt:	<b>3,744,853.20</b>
SqM:	<b>347,908.25</b>

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**  
**R2303769**

Board: V  
 Other

**LT3922 13803 LEE ROAD**

Sunshine Coast  
 Pender Harbour Egmont  
 VON 1S1

Land  
**\$1,100,000** (LP)  
 (SP)



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

Lot Area	
Acres:	<b>94.38</b>
Hect:	<b>38.19</b>
SqFt:	<b>4,111,192.80</b>
SqM:	<b>381,942.31</b>

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:  
**Nicky Tu PREC\***

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

Lot Area	
Acres:	<b>65.00</b>
Hect:	<b>26.30</b>
SqFt:	<b>2,831,400.00</b>
SqM:	<b>263,045.67</b>

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.**



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**Active**  
**R2431781**

Board: V  
 Other

**7647 WILLARD STREET**

Burnaby South  
 Big Bend  
 V3N 2W2

Land  
**\$1,275,000** (LP)  
 (SP)



Sold Date: Original Price: **\$1,320,000**  
 Frontage (feet): **239.53** Subdiv/Complex:  
 Meas. Type: **Feet** P.I.D.: **009-000-461**  
 Frontage (metres): Taxes: **\$3,244.54**  
 Depth: **211** For Tax Year: **2019**  
 Price/SqFt: Zoning: **A2**  
 Sub-Type: Rezonedable?  
 Flood Plain: **No**  
 Exposure: **Northeast**  
 Permitted Use: **House/Single Family**  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify

Lot Area  
 Acres: **1.03**  
 Hect: **0.42**  
 SqFt: **44,976.00**  
 SqM: **4,178.41**

Sanitary Sewer: **Septic**  
 Storm Sewer: **None**  
 Water Supply: **City/Municipal**  
 Electricity: **Nearby**  
 Natural Gas: **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: **Yes - Agricultural Land Reserve**  
 Information Pkg: **No**  
 Sign on Property:  
 Sketch Attached: **No**  
 Property Disclosure: **No**  
 Trees Logged: **No**

Legal: **LOT 41, PLAN NWP28537, DISTRICT LOT 155A, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Cleared**  
 Restrictions: **None**

Listing Broker 1: **Park Georgia Realty Ltd.**  
 Listing Broker 2:  
 Listing Broker 3:

**Court Order Sale, great building lot for single family plus non residential building. Located near shopping and transit yet with a feel of country living.**



Presented by:  
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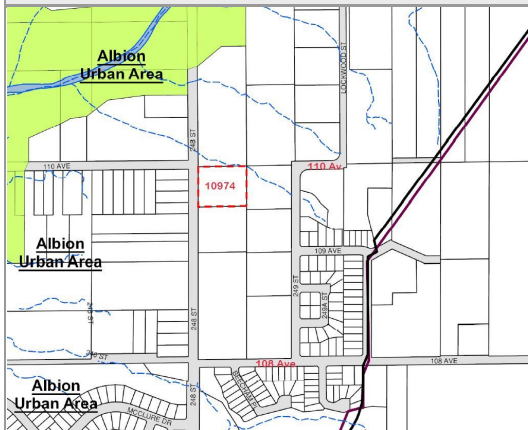
**Active**  
**R2461536**

Board: V  
Other

**10974 248 STREET**

Maple Ridge  
Thornhill MR  
V2W 1G7

Land  
**\$3,500,000** (LP)  
(SP)



Sold Date:  
Frontage (feet): **270.00**  
Meas. Type: **Feet**  
Frontage (metres): **82.30**  
Depth: **322.67**  
Price/SqFt:  
Sub-Type:  
Flood Plain: **No**  
Exposure: **West**  
Permitted Use: **Mixed**  
Title to Land: **Freehold NonStrata**  
Tour:  
View - Specify

Original Price: **\$3,500,000**  
Subdiv/Complex:  
P.I.D.: **004-614-062**  
Taxes: **\$9,304.04**  
For Tax Year: **2019**  
Zoning: **RS-3**  
Rezoneable? **Yes**

Lot Area  
Acres: **2.00**  
Hect: **0.81**  
SqFt: **87,120.00**  
SqM: **8,093.71**

Sanitary Sewer: **Nearby**  
Storm Sewer: **Nearby**  
Water Supply: **Well - Drilled**  
Electricity: **Available**  
Natural Gas: **Nearby**  
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:  
Property in ALR/FLR: **No**  
  
Information Pkg: **No**  
Sign on Property:  
Sketch Attached: **No**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **PARCEL A (REFERENCE PLAN 16170) OF LOT 16 SECTION 11 TOWNSHIP 12 NWD PLAN 1363**

Site Influences:  
Restrictions: **None**

Listing Broker 1: **Sutton Group-West Coast Realty (Surrey/120)**  
Listing Broker 2: **Sutton Group-West Coast Realty (Surrey/120)**  
Listing Broker 3:

**COURT ORDERED SALE. All offers "Subject to Court Approval". 2 acres land with development potential in NE Albion area plan. OCP designation: Low/Medium Density Residential. Very close to single-family development and proposed school and park site. Close to both levels of schools, shopping and easy access to the highway. Tenanted, 34 years old, 5 bed, 3 bath, 3,100 sq. ft. residence on the property. Call LS for more info.**





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**Active**  
**R2458187**

Board: V  
 Other

**12639 232 STREET**

Maple Ridge  
 East Central  
 V0V 0V0

Land  
**\$8,500,000** (LP)  
 (SP)



Sold Date:  
 Frontage (feet):  
 Meas. Type: **Feet**  
 Frontage (metres):  
 Depth:  
 Price/SqFt:  
 Sub-Type:  
 Flood Plain:  
 Exposure: **East**  
 Permitted Use:  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify

Original Price: **\$8,500,000**  
 Subdiv/Complex:  
 P.I.D.: **011-157-569**  
 Taxes: **\$20,031.86**  
 For Tax Year: **2019**  
 Zoning: **AGR**  
 Rezoneable?

Lot Area  
 Acres: **10.00**  
 Hect: **4.05**  
 SqFt: **0.00**  
 SqM: **0.00**

Sanitary Sewer: **Nearby**  
 Storm Sewer: **Nearby**  
 Water Supply: **City/Municipal**  
 Electricity: **Nearby**  
 Natural Gas: **Nearby**  
 Telephone Service: **Available Nearby**  
 Cable Service: **Available Nearby**  
 Prospectus: **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: **No**  
 Trees Logged: **No**

Legal: **LOT 5, PLAN NWP5467, SECTION 20, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences:  
 Restrictions: **Other**

Listing Broker 1: **Macdonald Realty**  
 Listing Broker 2: **Macdonald Realty**  
 Listing Broker 3:

**Beautiful flat 10 acre property ready for development. Located in the "Yennadon Lands" redevelopment area, part of the commercial industrial land supply strategy that the City of Maple Ridge is working on. NOT IN ALR contact me for Info package \* this is a foreclosure, all offers must be subject to court approval \***