



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2426316
Board: F
House/Single Family

11334 RIVER ROAD

North Surrey
Royal Heights
V3V 2V6

Residential Detached

\$220,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$220,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 1906
Depth / Size: 0	Bathrooms:	3	Age: 114
Lot Area (sq.ft.): 6,766.00	Full Baths:	3	Zoning: RF
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,396.54
Rear Yard Exp: Southeast			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-222-338
			Tour:

View: **Yes: MOUNTAINS AND RIVER**
Complex / Subdiv: **LOUIS DAHL HOUSE**
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: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Substantially Rebuilt**
of Fireplaces: **1**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2018**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Undivided Interest**
Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 4, PLAN EPP31775, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10' x 10'	Bsmt	Living Room	10' x 10'			x
Main	Living Room	10' x 10'	Bsmt	Bedroom	10' x 10'			x
Main	Kitchen	10' x 10'	Bsmt	Bedroom	10' x 10'			x
Main	Family Room	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Above	Master Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Bsmt	Kitchen	10' x 10'			x			x

Finished Floor (Main):	849	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	759	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	759	Suite:	3	Below	4	No	Pool:
Finished Floor (Total):	2,367 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	0	Beds not in Basement: 5	6				
Grand Total:	2,367 sq. ft.	Basement: Fully Finished	7				
			8				

Listing Broker(s): **RE/MAX Westcoast**

DO NOT DISTURB RESIDENTS! DO NOT VISIT PROPERTY WITHOUT LISTING REALTOR! *SALE OF 1/3 INTEREST (OWNERSHIP) IN THIS PROPERTY ONLY* (This means you only 1/3 is for sale!) - A renovated 2 story house with 2 bedroom basement suite! Heritage house on a large 6766 sq foot lot! The house has undergone extensive renovation in 2018 and includes a fully finished basement suite. Wonderful views of the North shore mountains and the Fraser River. The house is known as the "Louis Dahl House" and is deemed as a heritage house as per Surrey by law 17684. 1/3 interest in 3 neighboring (land only) properties also for sale being 11338 River Road, 11340 River Road and 11342 River Road. All properties are being sold separately. Please call for all inquiries.



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Active
R2470345
Board: F
House/Single Family

52 DYKE ROAD

North Surrey
Port Kells
V4N 4R1

Residential Detached

\$685,000 (LP)

(SP)



**NO IMAGE
AVAILABLE**

Sold Date:	Frontage (feet):	291.00	Original Price: \$685,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1977
Depth / Size: 350	Bathrooms:	3	Age: 43
Lot Area (sq.ft.): 0.00	Full Baths:	1	Zoning: ALR
Flood Plain:	Half Baths:	2	Gross Taxes: \$686.80
Rear Yard Exp: North			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-454-867
			Tour:
View:	:		
Complex / Subdiv:	BARNSTON ISLAND		
Services Connected:	Electricity		
Sewer Type:	Septic		

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **Well - Drilled**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Fibreglass**

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

Metered Water:

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

Legal: **LOT 19 DISTRICT LOT 260 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 56456**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 13'			x			x
Main	Dining Room	11' x 11'			x			x
Main	Kitchen	24' x 10'			x			x
Main	Master Bedroom	16' x 14'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Office	12' x 11'			x			x
Main	Laundry	10' x 6'			x			x
Bsmt	Recreation	20' x 20'			x			x
Bsmt	Storage	15' x 8'			x			x
		x			x			x

Finished Floor (Main):	2,238	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	600	Suite:	None	3	Main	2	No	Pool:
Finished Floor (Total):	2,838 sq. ft.	Crawl/Bsmt. Height:		4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5			No	Grg Dr Ht:
Grand Total:	2,838 sq. ft.	Basement: Full		6			No	
				7			No	
				8			No	

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Macdonald Realty (Surrey/152)

COURT ORDERED SALE. Peaceful, rural living on Barnston Island, minutes from downtown Surrey. Accessed by free on-demand ferry (3 mins.) Spacious 4 bedroom, 3 bathroom home offers access to 350 feet of water front plus 2.34 acres of hobby farm potential. Ideal for horses, pleasure craft or commercial craft use. Full walk-out basement offers tons of storage space as well as a huge family room. Free school buses to elementary and high school in Surrey. Added benefits are potential income from dock and log-boom leases.



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Active
R2441414

Board: F
House/Single Family

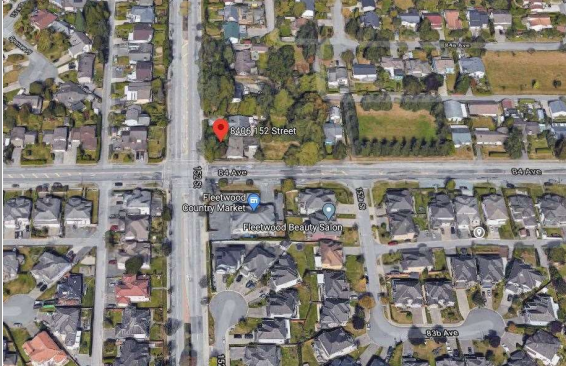
8406 152 STREET

Surrey
Fleetwood Tynehead
V3S 3M8

Residential Detached

\$925,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size: **230.84**
Lot Area (sq.ft.): **14,188.00**
Flood Plain:
Rear Yard Exp: **East**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **62.76**
Bedrooms: **3**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**

Original Price: **\$925,000**
Approx. Year Built: **1958**
Age: **62**
Zoning: **RF**
Gross Taxes: **\$3,519.50**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**
P.I.D.: **001-752-391**
Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **Community**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Metered Water:

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

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: SOLD "AS IS"**
Floor Finish: **Mixed**

Legal: **PARCEL "ONE" (EXPLANATORY PLAN 15419) OF LOT "A" EXCEPT: PARCEL "P" (BYLAW PLAN 62400); SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 9578**

Amenities: **None**

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

Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6" x 13'			x			x
Main	Kitchen	11' x 11'			x			x
Main	Dining Room	14' x 10'8"			x			x
Main	Bedroom	19' x 10'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Bedroom	11' x 10'6"			x			x
Main	Laundry	7' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,404	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2			No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3			No	Pool:
Finished Floor (Total):	1,404 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
		Beds in Basement: 0	5			No	Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6			No	
Grand Total:	1,404 sq. ft.		7			No	
			8			No	

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

Court Ordered Sale. 3 bedroom rancher on 14,188 sq. ft. fenced lot in prime Fleetwood location. Close to schools, transit, shopping, and recreation. Check with City for development potential.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2426230
Board: F
House/Single Family

12758 16 AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 1N3

Residential Detached

\$989,800 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$989,800**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2001**
Depth / Size: **100** Bathrooms: **2** Age: **19**
Lot Area (sq.ft.): **5,000.00** Full Baths: **2** Zoning: **SFR**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,944.11**
Rear Yard Exp: **South** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-797-769**
Tour: **Virtual Tour URL**

View: **No**
Complex / Subdiv: **OCEAN PARK VILLAGE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**

Dist. to Public Transit: **1 BLK** Dist. to School Bus:
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 6, BLOCK 12, PLAN NWP2834, PART NE1/4, SECTION 7, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Storage Shed, Vacuum -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'4 x 14'10			x			x
Main	Kitchen	12'3 x 11'9			x			x
Main	Dining Room	10'2 x 8'4			x			x
Main	Eating Area	7' x 6'11			x			x
Main	Den	9'9 x 7'5			x			x
Main	Master Bedroom	13'6 x 12'1			x			x
Main	Bedroom	9'9 x 8'11			x			x
Main	Laundry	9'3 x 7'1			x			x
Main	Foyer	10'9 x 10'2			x			x
		x			x			x

Finished Floor (Main):	1,375	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	1,375 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5				Grg Dr Ht:
Grand Total:	1,375 sq. ft.	Basement: Crawl		6				
				7				
				8				

Listing Broker(s): **Homelife Benchmark Titus Realty**

Welcome to this Gorgeous Custom Built Rancher in Desirable OCEAN PARK VILLAGE!!! Built by Coventry Homes this Beauty features Quality throughout!!! 2 x 6 Construction, Open Concept Plan, 2 Large Bedrooms + Den (could be 3rd bedroom), Hardwood Floors, In-Floor heating in both Bathrooms, 9' Ceilings, Crown Mouldings, Gas Fireplace, Gourmet Kitchen w/Maple Cabinets/Gas Stove and Granite Counters. Exterior of this Residence is Hardi-plank Siding, Covered Front Porch, Over sized Double Car Garage, Workshop and South Facing Private Backyard perfect for entertaining or Relaxing. Steps away from Transit, Shops, Restaurants, Professional Services, Fun Fun Park, Kwomias Park, 1001 Steps & the BEACH!!! Amazing Lifestyle Awaits!!! Call now for your private showing today!!!



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Active
R2463616

Board: F
House/Single Family

1112 160 STREET

South Surrey White Rock
King George Corridor
V4A 4W7

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size: **190**
Lot Area (sq.ft.): **10,285.00**
Flood Plain:
Rear Yard Exp: **East**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **54.00**
Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**

Original Price: **\$999,000**
Approx. Year Built: **1920**
Age: **100**
Zoning: **RF**
Gross Taxes: **\$3,861.99**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**
P.I.D.: **010-736-972**
Tour:

View: :
Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
Parking: **None**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **PARCEL 2 OF B, PLAN NWP2817, PART SW1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, PCL 2 (REF 12339) PCL B (REF 4561)**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Bsmt	Bedroom	14' x 8'			x
Main	Kitchen	15'6" x 11'	Bsmt	Den	12' x 8'			x
Main	Den	10' x 8'			x			x
Main	Master Bedroom	12' x 8'			x			x
Main	Laundry	11' x 5'4"			x			x
Main	Other	14' x 7'			x			x
Above	Bedroom	10' x 8'			x			x
Above	Bedroom	10' x 10'			x			x
Bsmt	Living Room	18' x 9'			x			x
Bsmt	Kitchen	8' x 5'8"			x			x
Finished Floor (Main):	1,217	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:	
Finished Floor (Above):	427	# of Kitchens: 2	1	Main	4	No		
Finished Floor (Below):	1,069	# of Levels: 3	2	Bsmt	3	No		
Finished Floor (Basement):	0	Suite: None	3					
Finished Floor (Total):	2,713 sq. ft.	Crawl/Bsmt. Height:	4					
Unfinished Floor:	0	Beds in Basement: 1	5					
Grand Total:	2,713 sq. ft.	Basement: None	6					
			7					
			8					

Listing Broker(s): **Rennie & Associates Realty Ltd.**

COURT-ORDERED SALE: A FANTASTIC OPPORTUNITY FOR BUILDERS, INVESTORS & FIRST-TIME HOME BUYERS! This rare, over-sized 10,285 SF lot (54' frontage by a deep 190' depth) has both front street & rear lane access & is the perfect opportunity to build your dream home - allowing a 2 to 3 storey home up to 5100 SF (incl a 420 SF garage)! Not looking to build? then hold this property & rent it out w/ 2 rental suites (2 lvls up & 1 lvl down) or do some minor renovations & touch ups & live in it yourself! Beautiful water views towards Semiahmoo Bay from the 2nd level & a super convenient & desirable White Rock location close to everything, 10-15 min walk to beach, grocers, restaurants, transit & in the Earl Marriott Secondary & South Meridan Elementary catchments! **DON'T MISS OUT ON THIS RARE CHANCE!**



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2430248

Board: F
House/Single Family

12292 63A AVENUE

Surrey
Panorama Ridge
V3X 3H4

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	44.00	Original Price: \$1,050,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1991
Depth / Size: 105	Bathrooms:	3	Age: 29
Lot Area (sq.ft.): 7,759.00	Full Baths:	3	Zoning: RF
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,468.08
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 016-316-967
			Tour:

View: :
Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Wood**

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

Legal: **LOT 15, PLAN NWP86306, PART NW1/4, SECTION 7, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'	Above	Bedroom	11' x 9'5"			x
Main	Dining Room	13' x 13'			x			x
Main	Kitchen	15' x 8'			x			x
Main	Eating Area	8'7" x 7'7"			x			x
Main	Family Room	15' x 15'			x			x
Main	Den	11' x 9'0"			x			x
Main	Laundry	15' x 8'			x			x
Above	Master Bedroom	16' x 14'			x			x
Above	Bedroom	11' x 9'7"			x			x
Above	Bedroom	11' x 9'6"			x			x

Finished Floor (Main):	1,489	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,145	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,634 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,634 sq. ft.		7				
			8				

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

4 bedroom home, vaulted ceilings, kitchen with center island, family room with fireplace. Formal dining, living room with fireplace. Located in desirable Boundary Park, close to shops and amenities. Allow time for showings.



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Active
R2463630
Board: F
House/Single Family

16025 16 AVENUE
South Surrey White Rock
King George Corridor
V4A 1S3

Residential Detached

\$1,149,000 (LP)

(SP)



Sold Date:	Frontage (feet):	90.49	Original Price: \$1,149,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1950
Depth / Size: 92.25	Bathrooms:	3	Age: 70
Lot Area (sq.ft.): 8,604.00	Full Baths:	2	Zoning: SF
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,634.22
Rear Yard Exp: North			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-559-919
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **Community**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **0** Covered Parking: **0** Parking Access: **Front, Side**
Parking: **DetachedGrge/Carport**

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 E1/2 23, PLAN NWP9660, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN B/L 57593**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 24'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Kitchen	20' x 6'			x			x
Main	Eating Area	7' x 4'			x			x
Main	Foyer	10' x 6'			x			x
Main	Storage	4' x 3'			x			x
Above	Master Bedroom	15' x 12'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Den	9' x 8'			x			x

Finished Floor (Main):	764	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	764	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	2	Yes	Pool:
Finished Floor (Total):	1,528 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,528 sq. ft.		7				
			8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

COURT-ORDERED SALE FOR WAY BELOW ASSESSMENT! A unique & prime opportunity to OWN, HOLD, BUILD or DEVELOP along KING GEORGE CORRIDOR in the desirable community of Sunnyside, prominently located on the north side of 16th Ave and east of 160th St. The City of Surrey Official Community Plan designates the General Land use for the prop as Low Density Multi-Res (15 U.P.A.) within the King George Highway Corridor Development Concept Plan. The properties are designated "Urban" in the Official Community Plan (OCP) and "Townhouse" in the King George Highway Corridor NCP, which is intended to support a small neighbourhood-oriented, street-oriented residential dwellings. The current "Townhouse" designations permits up to 15 units per acre. Call to view and for more details



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2466225

Board: F
House with Acreage

13872 CRESCENT ROAD

South Surrey White Rock
Elgin Chantrell
V4P 1K8

Residential Detached

\$1,598,000 (LP)

(SP)



Sold Date:	Frontage (feet):	110.00	Original Price: \$1,598,000
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 1988
Depth / Size:	Bathrooms:	3	Age: 32
Lot Area (sq.ft.): 43,560.00	Full Baths:	3	Zoning: 1 ACRE
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,611.89
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-226-112
			Tour: Virtual Tour URL

View: **Yes: Nicomekl River**

Complex / Subdiv:

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

Style of Home: **2 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**

Metered Water:

Total Parking: **10** Covered Parking: **2** Parking Access: **Side**
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: **Mixed**

Legal: **LOT 14 DISTRICT LOT 157 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 54065**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Recreation	30' x 13'			x			x
Main	Laundry	11' x 5'			x			x
Main	Den	11' x 11'			x			x
Above	Kitchen	13' x 12'			x			x
Main	Dining Room	12' x 10'			x			x
Above	Family Room	11' x 22'			x			x
Above	Master Bedroom	11' x 14'			x			x
Above	Bar Room	10' x 11'			x			x
Above	Bar Room	12' x 10'			x			x
		x			x			x

Finished Floor (Main):	1,000	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,500	# of Kitchens:	1	1	Above	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Main	3	No	Pool:
Finished Floor (Total):	2,500 sq. ft.	Crawl/Bsmt. Height:		4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 1	5			No	Grg Dr Ht:
Grand Total:	2,500 sq. ft.	Basement: None		6			No	
				7			No	
				8			No	

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

Rarely available 1 acre CORNER lot in the prestigious Elgin Chantrell of South Surrey. This multi-million dollar neighborhood rarely offers properties where you can build your dream home instead of settling for one that doesn't meet all your needs! This magnificent site boasts a cul-de-sac entrance, large privacy trees (none of which impede on the building envelope) and a beautiful raised backyard providing complete privacy form all sides. To top it all off, Elgin Heritage Park is right across the street which means you will never have a neighbor in front of you AND gives the potential for spectacular views of Nicomekl River from your new home! It has been years since an opportunity like this has come up in Elgin Chantrell, don't miss it. View the virtual tour to see videos of the property