



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:	<b>\$170,000</b>
Frontage (feet):	<b>42.00</b>	Subdiv/Complex:	<b>ROYAL HEIGHTS</b>
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>029-222-320</b>
Frontage (metres):	<b>0.00</b>	Taxes:	<b>\$2,567.84</b>
Depth:	<b>111</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 RIVER</b>		

Lot Area	
Acres:	<b>0.13</b>
Hect:	<b>0.05</b>
SqFt:	<b>5,474.00</b>
SqM:	<b>508.55</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: **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**  
**R2421548**

Board: H  
 Other

**46705 UPLANDS ROAD**

Sardis  
 Promontory  
 V2R 4W2

Land  
**\$249,000** (LP)  
 (SP)



Sold Date:		Original Price:	<b>\$359,900</b>
Frontage (feet):	<b>78.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>027-542-408</b>
Frontage (metres):		Taxes:	<b>\$956.11</b>
Depth:	<b>153</b>	For Tax Year:	<b>2019</b>
Price/SqFt:		Zoning:	<b>R1B</b>
Sub-Type:		Rezoneable?	<b>Not Known</b>
Flood Plain:	<b>No</b>		
Exposure:	<b>Southwest</b>		
Permitted Use:	<b>Duplex</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:	<b>Virtual Tour URL</b>		
View - Specify	<b>SPECTACULAR VALLEY</b>		

Lot Area	
Acres:	<b>0.27</b>
Hect:	<b>0.11</b>
SqFt:	<b>11,934.00</b>
SqM:	<b>1,108.70</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: **Available Nearby**  
 Cable Service: **Available Nearby**  
 Prospectus: **Not Required**  
 Develop Permit?: **No**  
 Bldg Permit Apprv: **No**  
 Building Plans: **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: **Y**  
 Sketch Attached: **No**  
 Property Disclosure: **No**  
 Trees Logged: **No**

Legal: **LOT 3, PLAN BCP36726, SECTION 8, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Site Influences:  
 Restrictions: **Engineered Foundation Req, Easement**

Listing Broker 1: **Select Real Estate**  
 Listing Broker 2:  
 Listing Broker 3:

**Well priced View duplex lot. Spectacular valley views. Build your family home and add an income property on the other side. Sloping lot will be perfect for a walk out ranchers. Huge road frontage allows for great driveways and cool house plans. House plans are available for perusal. Seller wants action - bring your offers!**



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

Lot Area

Acres:	<b>1.12</b>
Hect:	<b>0.45</b>
SqFt:	<b>48,787.00</b>
SqM:	<b>4,532.46</b>

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: **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 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**  
**R2422571**

Board: V  
Other

**2530 BLACKWATER ROAD**

Pemberton  
Devine  
VON 2LO

Land  
**\$665,000** (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:  
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:

**Your terrestrial paradise awaits with this magnificent property. This 118.9 acre parcel of land is a combination of a hillside, treed area, with multiple cleared sites covering 14.6 acres and a 104.3 acre agricultural field. Enjoy spectacular views of meadows and mountains, complete with two lakes close by to enjoy. Phelix Creek, a licensed water source also meanders through a portion of the land. This unique parcel is zoned Agriculture 1, which allows for agriculture, agri-tourism activities and accommodations, a cannabis production facility, detached dwelling/farm residence, farm stand, gathering for events, riding academy, bed and breakfast or adventure tourism.**



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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):	Subdiv/Complex:	<b>Heritage Hills Waterfront</b>
Meas. Type:	P.I.D.:	<b>011-984-830</b>
Frontage (metres):	Taxes:	<b>\$4,723.15</b>
Depth:	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**  
**R2443237**

Board: F  
Other

**9840 179 STREET**

North Surrey  
Fraser Heights  
V4N 4J5

Land  
**\$749,000** (LP)  
(SP)



Sold Date:	Original Price:	<b>\$749,000</b>
Frontage (feet):	Subdiv/Complex:	
Meas. Type:	P.I.D.:	<b>030-368-758</b>
Frontage (metres):	Taxes:	<b>\$0.00</b>
Depth:	For Tax Year:	<b>2019</b>
Price/SqFt:	Zoning:	<b>RF</b>
Sub-Type:	Rezoneable?	<b>No</b>
Flood Plain:		<b>No</b>
Exposure:		<b>West</b>
Permitted Use:		<b>House/Single Family</b>
Title to Land:		<b>Freehold NonStrata</b>
Tour:		
View - Specify		

Lot Area

Acres:	<b>0.14</b>
Hect:	<b>0.06</b>
SqFt:	<b>6,033.00</b>
SqM:	<b>560.48</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: **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:  
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 DISTRICT LOT 121 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP76730**

Site Influences: **Private Setting, Recreation Nearby**  
Restrictions: **Right of Way**

Listing Broker 1: **Homelife Benchmark Titus Realty**  
Listing Broker 2:  
Listing Broker 3:

**\*\*New Listing\*\* \*\*Opportunity\*\*\* Opportunity\*\* Brand New Developing Area of Abbey Ridge. Serviced lots Ready to Build a 3 level upto 5000sqft Dream house on 6033 Sqft lot . Side by side 2 lots. Close to both elementary and secondary school. Builders and Investors Alert. \*\* Won't Last long. Court Date June 4th 2020 at 2:00 pm in Surrey.**



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nickyhmtu@gmail.com



**Active**  
**R2443246**

Board: F  
Other

**9848 179 STREET**

North Surrey  
Fraser Heights  
V4N 4M6

Land  
**\$749,000** (LP)  
(SP)



Sold Date:	Original Price:	<b>\$749,000</b>
Frontage (feet):	Subdiv/Complex:	
Meas. Type:	P.I.D.:	<b>030-368-766</b>
Frontage (metres):	Taxes:	<b>\$0.00</b>
Depth:	For Tax Year:	<b>2019</b>
Price/SqFt:	Zoning:	<b>RF</b>
Sub-Type:	Rezoneable?	<b>No</b>
Flood Plain:		<b>No</b>
Exposure:		<b>West</b>
Permitted Use:		<b>House/Single Family</b>
Title to Land:		<b>Freehold NonStrata</b>
Tour:		
View - Specify		

Lot Area	
Acres:	<b>0.14</b>
Hect:	<b>0.06</b>
SqFt:	<b>6,033.00</b>
SqM:	<b>560.48</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: **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:  
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 2 DISTRICT LOT 121 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP76730**

Site Influences: **Private Setting, Recreation Nearby**  
Restrictions: **Right of Way**

Listing Broker 1: **Homelife Benchmark Titus Realty**  
Listing Broker 2:  
Listing Broker 3:

**\*\*New Listing\*\* \*\*Opportunity\*\*\* Opportunity\*\* Brand New Developing Area of Abbey Ridge. Serviced lots Ready to Build a 3 level upto 5000sqft Dream house on 6033 Sqft lot . Side by side 2 lots. Close to both elementary and secondary school. Court Date 4th June 2020 at 2:00pm surrey. Builders and Investors Alert. \*\* Won't Last long.**



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

Keller Williams Elite Realty  
 Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2448469**

Board: V  
 Other

**5499 MANOR STREET**

Burnaby North  
 Central BN  
 V5G 1B6

Land  
**\$899,000** (LP)  
 (SP)



Sold Date:		Original Price:	<b>\$899,000</b>
Frontage (feet):	<b>120.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>029-680-841</b>
Frontage (metres):		Taxes:	<b>\$3,717.23</b>
Depth:	<b>80.51 IRR</b>	For Tax Year:	<b>2019</b>
Price/SqFt:		Zoning:	<b>R-5</b>
Sub-Type:		Rezoneable?	
Flood Plain:	<b>No</b>		
Exposure:	<b>South</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify	<b>North Mountains when</b>		

Lot Area	
Acres:	<b>0.14</b>
Hect:	<b>0.06</b>
SqFt:	<b>6,068.00</b>
SqM:	<b>563.74</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: **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: **No**  
 Sign on Property: **Y**  
 Sketch Attached: **No**  
 Property Disclosure: **Yes**  
 Trees Logged: **No**

Legal: **LOT 2, PLAN EPP51198, DISTRICT LOT 74, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences:  
 Restrictions: **Building, Development**

Listing Broker 1: **Keller Williams Elite Realty**  
 Listing Broker 2:  
 Listing Broker 3:

**COURT ORDERED SALE! Take advantage of the lowest priced R-5 Lot in the Royal Oak area in Burnaby. If you're looking to build your dream home, this central location is perfect. Close to Highway 1, Grand Villa Casino, Shopping, Transit, schools, and much more.**



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

Keller Williams Elite Realty  
 Phone: 604-767-5913

nickyhmtu@gmail.com



**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: <b>Feet</b>	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.**



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

Keller Williams Elite Realty  
 Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2423046**

Board: F  
 Other

**12411 114 AVENUE**

North Surrey  
 Bridgeview  
 V6N 2W9

Land  
**\$1,099,000** (LP)  
 (SP)



Sold Date:		Original Price:	<b>\$1,099,000</b>
Frontage (feet):	<b>245.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>011-293-896</b>
Frontage (metres):	<b>0.00</b>	Taxes:	<b>\$4,098.20</b>
Depth:	<b>99</b>	For Tax Year:	<b>2019</b>
Price/SqFt:		Zoning:	<b>RF</b>
Sub-Type:		Rezoneable?	
Flood Plain:			
Exposure:	<b>South</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:	<b>Virtual Tour URL</b>		
View - Specify			

Lot Area	
Acres:	<b>0.55</b>
Hect:	<b>0.22</b>
SqFt:	<b>24,000.00</b>
SqM:	<b>2,229.67</b>

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 Crest Realty**  
 Listing Broker 2: **RE/MAX Crest Realty**  
 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.**





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

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**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\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2303767**

Board: V  
Other

**LT 31 SAKINAW RIDGE DRIVE**

Sunshine Coast  
Pender Harbour Egmont  
VON 1S1

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



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

Original Price: **\$1,200,000**  
Subdiv/Complex: **Sakinaw Ridge**  
P.I.D.: **026-674-831**  
Taxes: **\$3,865.25**  
For Tax Year: **2018**  
Zoning: **RU-1**  
Rezoneable?

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

View - Specify

**Great views in spots**

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**  
**R2431781**

Board: V  
 Other

**7647 WILLARD STREET**

Burnaby South  
 Big Bend  
 V3N 2W2

Land  
**\$1,320,000** (LP)  
 (SP)



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

Lot Area	
Acres:	<b>1.03</b>
Hect:	<b>0.42</b>
SqFt:	<b>44,976.00</b>
SqM:	<b>4,178.41</b>

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:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2423983**

Board: F  
Other

**7765 LEFEUVRE ROAD**

Abbotsford  
Bradner  
V4X 2H3

Land  
**\$6,250,000** (LP)  
(SP)



Sold Date: Original Price: **\$7,500,000**  
Frontage (feet): **2,618.00** Subdiv/Complex:  
Meas. Type: **Feet** P.I.D.: **013-331-230**  
Frontage (metres): Taxes: **\$1,984.00**  
Depth: **(155.95AC** For Tax Year: **2019**  
Price/SqFt: Zoning: **A2**  
Sub-Type: Rezoneable?  
Flood Plain: **Yes**  
Exposure: **East**  
Permitted Use: **Other**  
Title to Land: **Freehold NonStrata**  
Tour:  
View - Specify **Mountains**

Lot Area	
Acres:	<b>155.95</b>
Hect:	<b>63.11</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **Septic**  
Storm Sewer: **None**  
Water Supply: **Well - Drilled**  
Electricity: **Available**  
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: **Yes - Agricultural Land Reserve**  
  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **PART NE1/4, SECTION 20, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP15625, DBL EXP #C8029559**

Site Influences:  
Restrictions: **None**

Listing Broker 1: **RE/MAX Nyda Realty Inc.**  
Listing Broker 2:  
Listing Broker 3:

**Large 155.95 ACRE Cranberry Farm with approximately 120 acres planted in three varieties of cranberries; Pilgrim, Stevens & Bergman. This is the perfect spot to build your dream home, as it is beautiful surrounded mountains and valleys views. It has a full irrigation system, a large shop/barn which is 150' x 100' and double road frontage off Lefeuvre Road and Marsh McCormich Road. Great location with easy access to Highway #1. COURT ORDERED SALE - SOLD "AS IS, WEHRE IS" Call today for an info package!**



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

Keller Williams Elite Realty  
 Phone: 604-767-5913

nickyhmtu@gmail.com



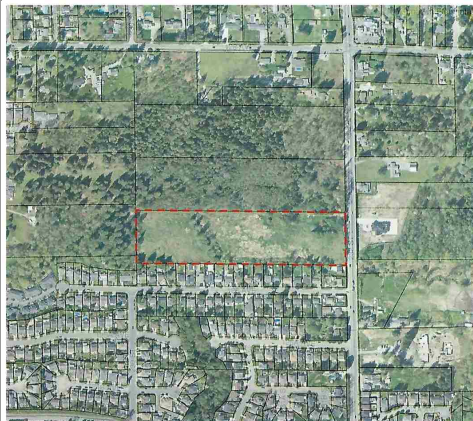
**Active**  
**R2458187**

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 \***