



604.671.7000

# Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



Dear 24 Ave Area Homeowner(s),

Hello, my name is Les Twarog from Remax Crest Realty - Land Assembly specialist in the lower mainland. I just listed 14147 24<sup>th</sup> Ave for \$5.7M. The property sits on 1 Acre of land. The Seller has expressed interest in potentially subdividing her property into smaller lots and has been in touch with several neighbours wishing to do the same thing.

With developable properties in your area fetching big numbers, there is significant potential to get a similar price for your property should the re zoning get approved. The process could take up to two years and is not guaranteed with the city.

We are in discussions with a local architect Mark Koropeccky 604-562-2442, [mark@surfarchitecture.com](mailto:mark@surfarchitecture.com) to see if this is feasible. I have attached an email with this correspondence from the City of Surrey - Keith Broersma, RPP MCIP | Senior Planner 13450 - 104 Avenue, Surrey BC, V3T 1V8 | T 604.591.4766 | E [kbroersma@surrey.ca](mailto:kbroersma@surrey.ca). He is mentioning that 14147 – 24 Avenue is zoned RA and is designated Suburban in the OCP. It is within the Suburban Density Exception Area. The city has supported a number of subdivisions from 1 lot to 2 lots in the immediate vicinity.

If you are seeking a dedicated team with a proven track record of delivering exceptional client service and achieving successful home sales of developable land, we invite you to contact us. We recently sold 3 lots on Delestre in Coquitlam [www.quadling.ca/](http://www.quadling.ca/) and 3 lots at 41<sup>st</sup> and Granville in Vancouver and are working on a 4 lot assembly at 2400 block W 50<sup>th</sup>.

Our expertise in this neighborhood's unique features and rich history sets us apart, allowing us to tailor a personalized and strategic marketing plan to maximize the value of your home in the shortest timeframe possible. Rest assured, we will be actively involved in every step of the selling process to ensure a smooth and successful transaction.

We look forward to the opportunity to assist you in achieving your real estate goals.

Regards,

[www.bccondosandhomes.com](http://www.bccondosandhomes.com)

**Les Twarog 604.671.7000**

les@6717000.com



RE/MAX Crest Realty | 1195 W Broadway 3rd floor, Vancouver, BC V6H 3X5

Disclaimer: This is not intended to cause or induce a breach of an existing agency agreement.



604.671.7000

# Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



## Email from City of Surrey regarding Subdivision

From: Broersma, Keith [KBroersma@surrey.ca](mailto:KBroersma@surrey.ca)

Sent: Wednesday, March 20, 2024 10:10 AM

To: Les Twarog RE/MAX 604-671-7000 [les@6717000.com](mailto:les@6717000.com)

Subject: FW: Re 14147 24 Ave - Can we subdivide this property to smaller lots? Are there any proposals that you have approved to sub-Divide?

Hi Les,

The property at 14147 – 24 Avenue is zoned RA and is designated Suburban in the OCP. It is within the Suburban Density Exception Area. We have supported a number of subdivisions from 1 lot to 2 lots in the immediate vicinity – see:

[https://cosmos.surrey.ca/geo\\_ref/Images/DevelopmentApplicationDocuments/PLR\\_7921-0333-00.pdf](https://cosmos.surrey.ca/geo_ref/Images/DevelopmentApplicationDocuments/PLR_7921-0333-00.pdf) and

[https://cosmos.surrey.ca/geo\\_ref/Images/DevelopmentApplicationDocuments/PLR\\_7917-0419-00.pdf](https://cosmos.surrey.ca/geo_ref/Images/DevelopmentApplicationDocuments/PLR_7917-0419-00.pdf) These subdivisions all stayed within the Suburban designation density (ie. 2 units per acre maximum)

Feel free to send a concept sketch of what a subdivision may look like and we can review further.

Regards,

Keith Broersma, RPP MCIP | Senior Planner | City of Surrey | 13450 - 104 Avenue, Surrey BC, V3T 1V8 | T 604.591.4766 | E [kbroersma@surrey.ca](mailto:kbroersma@surrey.ca)

[www.bccondosandhomes.com](http://www.bccondosandhomes.com)

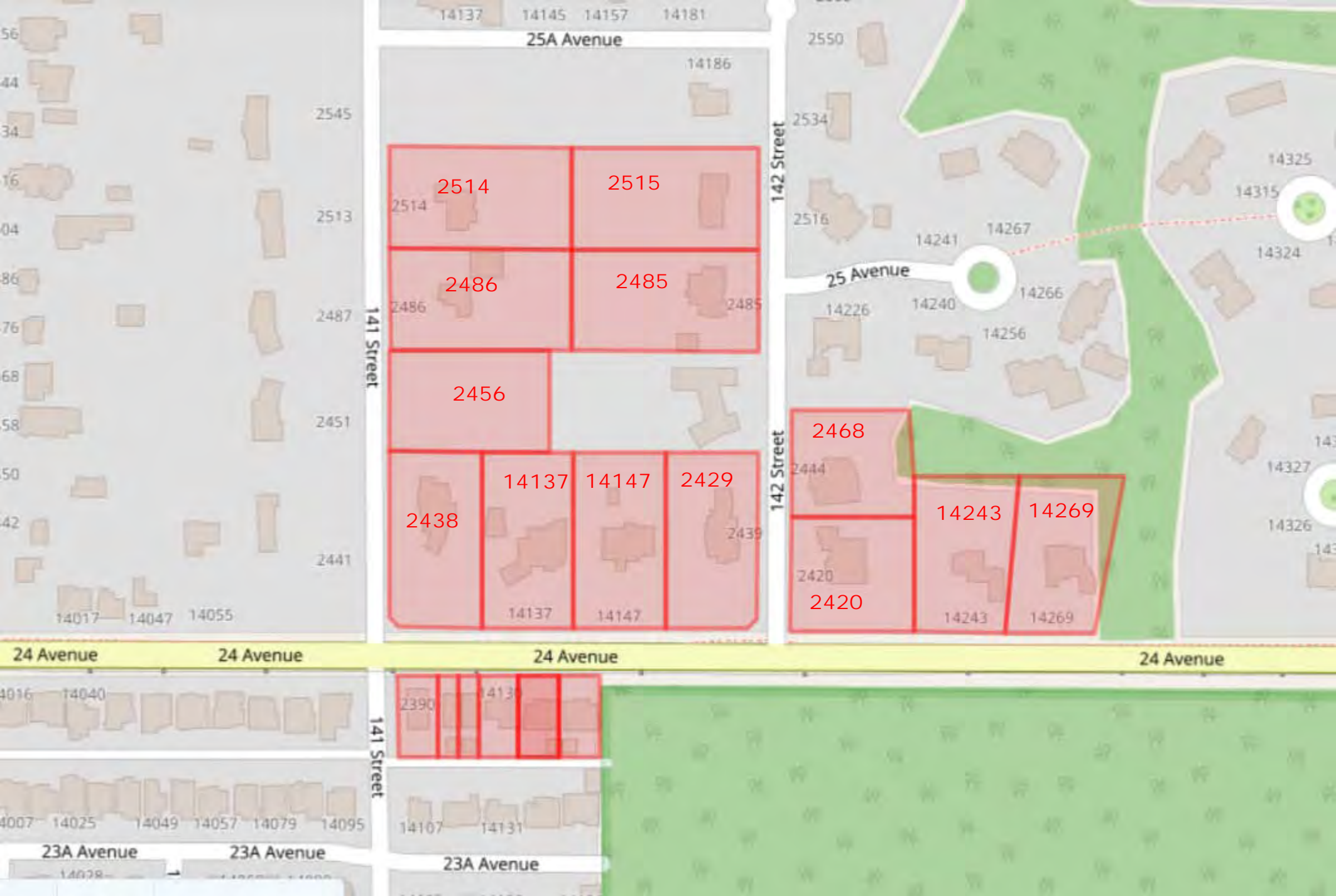


Les Twarog RE/MAX Crest Realty

les@6717000.com | 604.671.7000 (Call/Text/WhatsApp)

300 – 1195 W Broadway, Vancouver BC., V6H 3X5, CANADA

Disclaimer: This is not intended to cause or induce a breach of an existing agency agreement.



14137 14145 14157 14181

25A Avenue

14186

2545

142 Street

2514

2515

2514

2513

2516

14241

14267

14325

14315

14324

2486

2485

2486

2487

2485

25 Avenue

14226

14240

14266

14256

141 Street

2456

2451

142 Street

2468

14137

14147

2429

2438

2439

2444

14243

14269

14327

14326

2441

14137

14147

2439

2420

14243

14269

14326

24 Avenue

24 Avenue

24 Avenue

24 Avenue

14016 14040

141 Street

2390

14130

14007 14025 14049 14057 14079 14095

14107

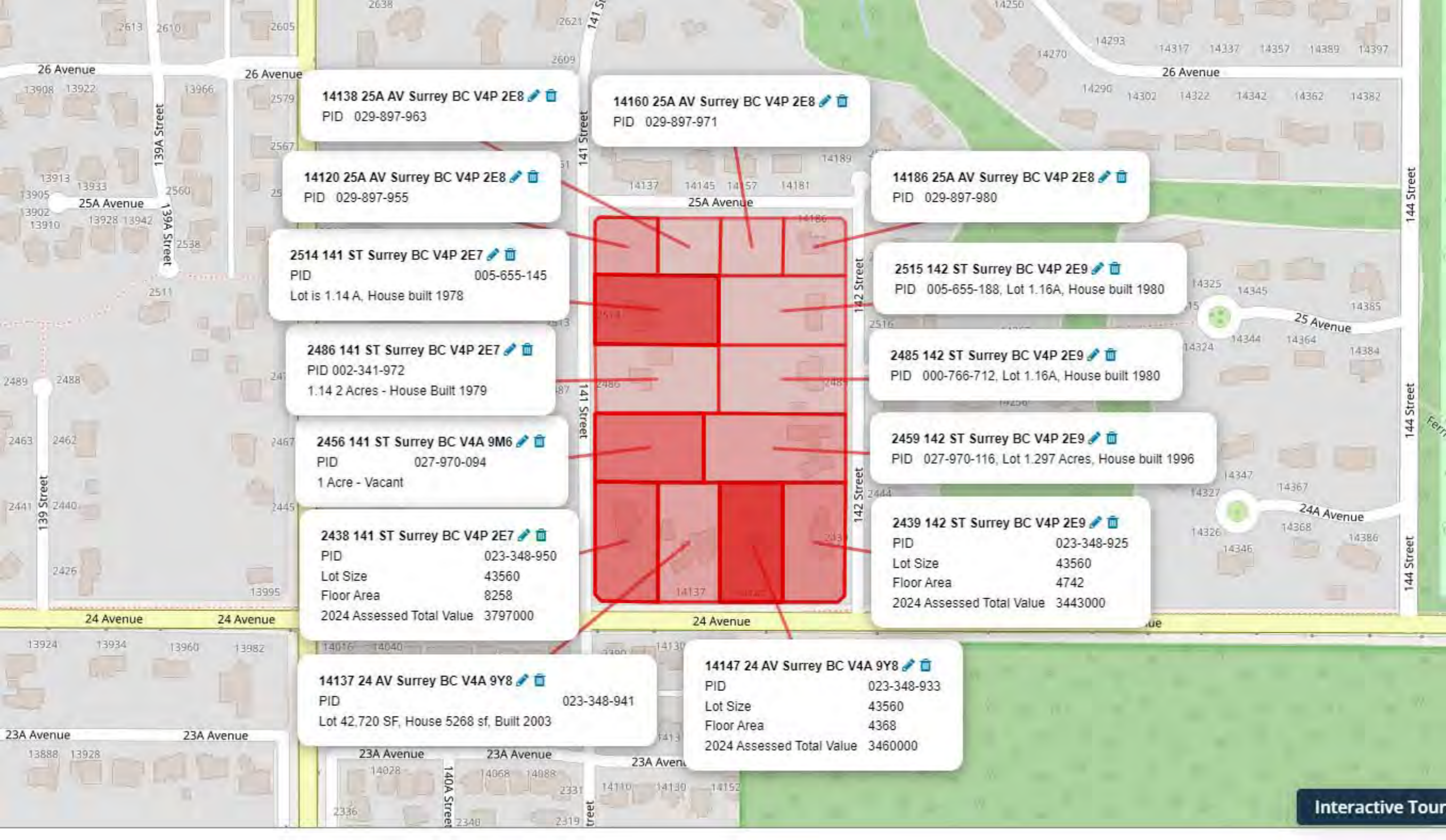
14131



23A Avenue



23A Avenue



23A Avenue



14078







**14138 25A AV Surrey BC V4P 2E8**    
PID 029-897-963



**14160 25A AV Surrey BC V4P 2E8**    
PID 029-897-971



**14120 25A AV Surrey BC V4P 2E8**    
PID 029-897-955



**14186 25A AV Surrey BC V4P 2E8**    
PID 029-897-980



**2514 141 ST Surrey BC V4P 2E7**    
PID 005-655-145  
Lot is 1.14 A, House built 1978



**2515 142 ST Surrey BC V4P 2E9**    
PID 005-655-188, Lot 1.16A, House built 1980



**2486 141 ST Surrey BC V4P 2E7**    
PID 002-341-972  
1.14 2 Acres - House Built 1979



**2485 142 ST Surrey BC V4P 2E9**    
PID 000-766-712, Lot 1.16A, House built 1980



**2456 141 ST Surrey BC V4A 9M6**    
PID 027-970-094  
1 Acre - Vacant

**2459 142 ST Surrey BC V4P 2E9**    
PID 027-970-116, Lot 1.297 Acres, House built 1996

**2438 141 ST Surrey BC V4P 2E7**    
PID 023-348-950  
Lot Size 43560  
Floor Area 8258  
2024 Assessed Total Value 3797000

**2439 142 ST Surrey BC V4P 2E9**    
PID 023-348-925  
Lot Size 43560  
Floor Area 4742  
2024 Assessed Total Value 3443000

**14137 24 AV Surrey BC V4A 9Y8**    
PID 023-348-941  
Lot 42,720 SF, House 5268 sf, Built 2003

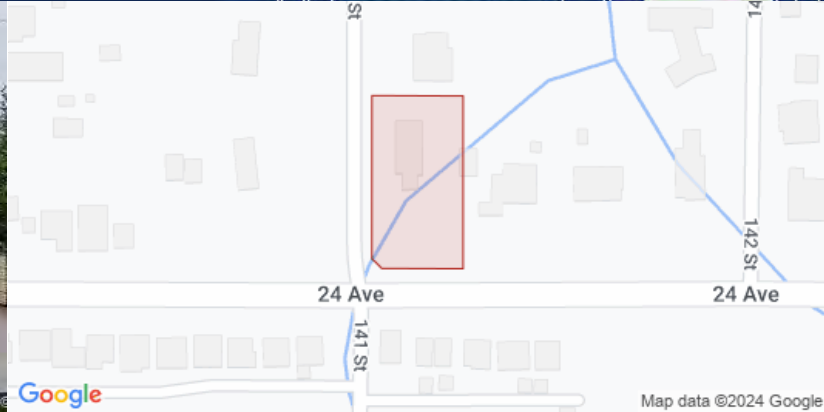
**14147 24 AV Surrey BC V4A 9Y8**    
PID 023-348-933  
Lot Size 43560  
Floor Area 4368  
2024 Assessed Total Value 3460000



604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



## 2438 141 ST Surrey BC V4P 2E7

<b>PID</b>	023-348-950	<b>Legal Description</b>	LOT 5 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP27327				
<b>Zoning</b>	RA - One Acre Residential Zone	<b>Plan</b>	LMP27327				
<b>Registered Owner</b>	DH*, J*	<b>Community Plans(s)</b>	OCP: Land Use: Suburban, LAP: Land Use: One acre Plan Area: Central Semiahmoo Peninsula, not in ALR				
<b>Floor Area</b>	8258 Ft <sup>2</sup>	<b>Max Elevation</b>	94.15 m	<b>Year Built</b>	2002	<b>Transit Score</b>	22 / Minimal Transit
<b>Lot Size</b>	1.00 acres	<b>Min Elevation</b>	92.43 m	<b>Bedrooms</b>	6	<b>Walk Score</b>	24 / Car-Dependent
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$12,073.26	<b>Bathrooms</b>	6	<b>Structure</b>	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
F2015466	Expired 30/01/2001	187	\$298,000 / -	Royal LePage-Coronation Park
F9825716	Sold 06/12/1998	0	\$319,900 / \$306,000	Royal Group-Dhyman Realty
F9706473	Expired 30/06/1998	478	\$319,900 / -	Royal Group-Tapestry Rlty Ltd.

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$3,797,000	1543.72 %
Sales History	31/10/2001	\$231,000	-24.51 %
	16/02/1999	\$306,000	2.00 %
	15/07/1997	\$300,000	

### ASSESSMENT

	2023	2024	% Change
Building	\$1,286,000	\$1,326,000	3.11 %
Land	\$2,329,000	\$2,471,000	6.10 %
Total	\$3,615,000	\$3,797,000	5.03 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Chantrell Creek	Elgin Park
District	SD 36	SD 36
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

Status: Concluded  
Project No.: 95-0013-00  
Description: None

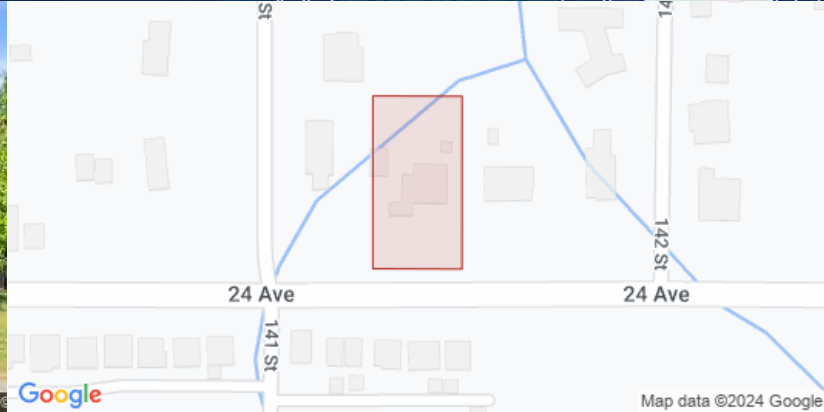
The enclosed information, while deemed to be correct, is not guaranteed.



604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



## 14137 24 AV Surrey BC V4A 9Y8

<b>PID</b>	023-348-941	<b>Legal Description</b>	LOT 4 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP27327				
<b>Zoning</b>	RA - One Acre Residential Zone	<b>Plan</b>	LMP27327				
<b>Registered Owner</b>	DH*, K*	<b>Community Plans(s)</b>	OCP: Land Use: Suburban, LAP: Land Use: One acre Plan Area: Central Semiahmoo Peninsula, not in ALR				
<b>Floor Area</b>	5268 Ft <sup>2</sup>	<b>Max Elevation</b>	93.29 m	<b>Year Built</b>	2003	<b>Transit Score</b>	22 / Minimal Transit
<b>Lot Size</b>	42720.25 ft <sup>2</sup>	<b>Min Elevation</b>	92.25 m	<b>Bedrooms</b>	5	<b>Walk Score</b>	24 / Car-Dependent
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$11,668.91	<b>Bathrooms</b>	6	<b>Structure</b>	RESIDENTIAL DWELLING WITH SUITE

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
F2305544	Sold 25/03/2003	24	\$319,900 / \$297,000	Valley Pacific Realty Ltd.
F2107254	Sold 16/09/2001	167	\$259,000 / \$230,000	Regent Park Realty Inc.
F9917091	Terminated None	118	\$286,000 / -	Unassigned Office

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$3,695,000	1144.11 %
Sales History	15/05/2003	\$297,000	29.13 %
	31/10/2001	\$230,000	-20.69 %
	15/01/1999	\$290,000	

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Chantrell Creek	Elgin Park
District	SD 36	SD 36
Grades	K - 7	8 - 12

### ASSESSMENT

	2023	2024	% Change
Building	\$1,226,000	\$1,249,000	1.88 %
Land	\$2,304,000	\$2,446,000	6.16 %
<b>Total</b>	<b>\$3,530,000</b>	<b>\$3,695,000</b>	<b>4.67 %</b>

### DEVELOPMENT APPLICATIONS

Status: Concluded Project No.: 95-0013-00  
Description: None

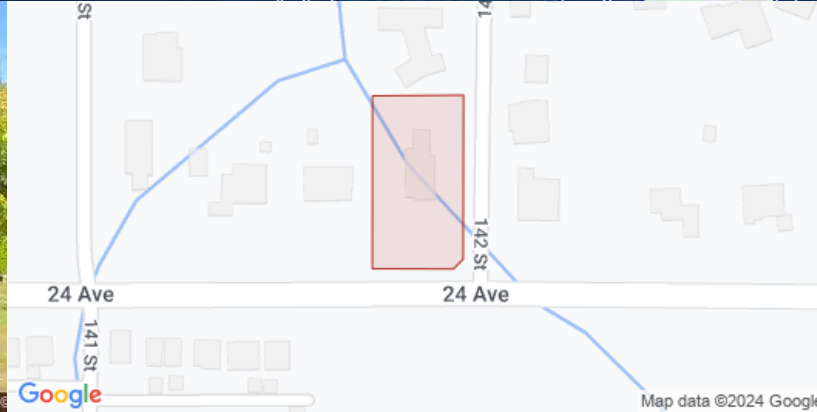
The enclosed information, while deemed to be correct, is not guaranteed.



604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



## 2439 142 ST Surrey BC V4P 2E9

<b>PID</b>	023-348-925	<b>Legal Description</b>	LOT 2 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP27327				
<b>Zoning</b>	RA - One Acre Residential Zone	<b>Plan</b>	LMP27327				
<b>Registered Owner</b>	DH*, N*	<b>Community Plans(s)</b>	OCP: Land Use: Suburban, LAP: Land Use: One acre Plan Area: Central Semiahmoo Peninsula, not in ALR				
<b>Floor Area</b>	4742 Ft <sup>2</sup>	<b>Max Elevation</b>	92.24 m	<b>Year Built</b>	2001	<b>Transit Score</b>	22 / Minimal Transit
<b>Lot Size</b>	1.00 acres	<b>Min Elevation</b>	90.31 m	<b>Bedrooms</b>	6	<b>Walk Score</b>	23 / Car-Dependent
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$10,446.31	<b>Bathrooms</b>	6	<b>Structure</b>	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
F2710393	Expired 30/07/2007	97	\$1,685,000 / -	Hugh & McKinnon Realty Ltd.
F2502052	Expired 30/04/2005	90	\$988,000 / -	RE/MAX Colonial Pacific Realty
F2327496	Expired 31/12/2003	61	\$885,000 / -	RE/MAX Colonial Pacific Realty

### APPRECIATION

	Date	(\$)	% Change
<b>Assessment</b>	2024	\$3,443,000	162.22 %
<b>Sales History</b>	07/06/2007	\$1,313,000	483.56 %
	08/10/1999	\$225,000	-6.25 %
	29/09/1998	\$240,000	

### ASSESSMENT

	2023	2024	% Change
<b>Building</b>	\$944,000	\$972,000	2.97 %
<b>Land</b>	\$2,329,000	\$2,471,000	6.10 %
<b>Total</b>	\$3,273,000	\$3,443,000	5.19 %

### SCHOOL CATCHMENT

	Elementary	Secondary
<b>Catchment</b>	Chantrell Creek	Elgin Park
<b>District</b>	SD 36	SD 36
<b>Grades</b>	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

Status: Concluded Project No.: 95-0013-00  
Description: None

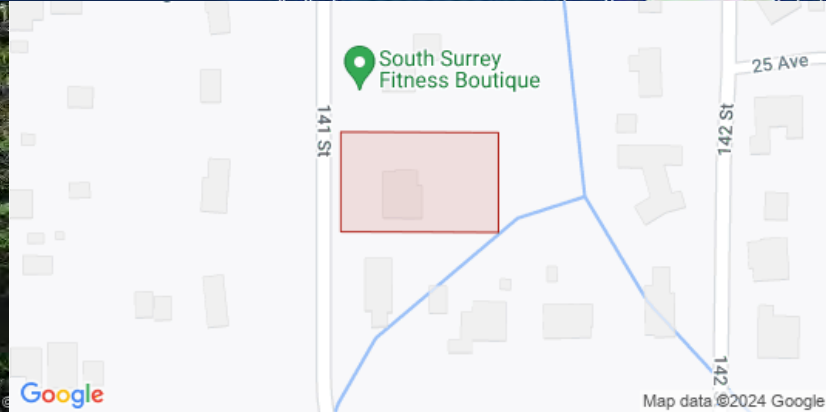
The enclosed information, while deemed to be correct, is not guaranteed.



604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



## 2456 141 ST Surrey BC V4A 9M6

PID 027-970-094

Zoning RA - One Acre Residential Zone

Registered Owner DH\*, J\*

Legal Description LOT A SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP41604

Plan BCP41604

Community Plans(s) OCP: Land Use: Suburban, LAP: Land Use: One acre  
Plan Area: Central Semiahmoo Peninsula, not in ALR

Floor Area	-	Max Elevation	94.63 m	Year Built	-	Transit Score	21 / Minimal Transit
Lot Size	1.00 acres	Min Elevation	92.86 m	Bedrooms	-	Walk Score	21 / Car-Dependent
Dimensions	-	Annual Taxes	\$8,430.73	Bathrooms	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES

### MLS HISTORY

MLS history not available

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$2,908,000	268.10 %
Sales History	26/10/2009	\$790,000	

### ASSESSMENT

	2023	2024	% Change
Building	\$0	\$0	
Land	\$2,740,000	\$2,908,000	6.13 %
Total	\$2,740,000	\$2,908,000	6.13 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Chantrell Creek	Elgin Park
District	SD 36	SD 36
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

Status: Concluded Project No.: 09-0016-00

Description: to adjust the lot line between 2 RA zoned properties.

The enclosed information, while deemed to be correct, is not guaranteed.

I'm more than a real estate agent. I'm a REALTOR®.





604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



Google



Google

Map data ©2024 Google

## 2486 141 ST Surrey BC V4P 2E7

<b>PID</b>	002-341-972	<b>Legal Description</b>	LOT 115 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 59550				
<b>Zoning</b>	RA - One Acre Residential Zone	<b>Plan</b>	NWP59550				
<b>Registered Owner</b>	CA*, R*	<b>Community Plans(s)</b>	OCP: Land Use: Suburban, LAP: Land Use: One acre Plan Area: Central Semiahmoo Peninsula, not in ALR				
<b>Floor Area</b>	2879 Ft <sup>2</sup>	<b>Max Elevation</b>	94.68 m	<b>Year Built</b>	1979	<b>Transit Score</b>	21 / Minimal Transit
<b>Lot Size</b>	1.14 acres	<b>Min Elevation</b>	93.43 m	<b>Bedrooms</b>	4	<b>Walk Score</b>	21 / Car-Dependent
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$10,222.71	<b>Bathrooms</b>	3	<b>Structure</b>	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
F1202020	Sold 29/01/2012	6	\$1,788,000 / \$1,680,000	Macdonald Realty Westmar
F2805315	Terminated 31/05/2008	51	\$1,399,800 / -	Macdonald Realty Westmar
F2408930	Sold 28/06/2004	86	\$629,000 / \$600,000	RE/MAX Colonial Pacific Realty

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$3,395,000	102.08 %
Sales History	28/03/2012	\$1,680,000	180.00 %
	30/08/2004	\$600,000	358.02 %
	27/02/1984	\$131,000	

### ASSESSMENT

	2023	2024	% Change
Building	\$274,000	\$262,000	-4.38 %
Land	\$2,952,000	\$3,133,000	6.13 %
Total	\$3,226,000	\$3,395,000	5.24 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Chantrell Creek	Elgin Park
District	SD 36	SD 36
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

I'm more than a real estate agent. I'm a REALTOR®.



604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



Google



Google

Map data ©2024 Google

## 2514 141 ST Surrey BC V4P 2E7

<b>PID</b>	005-655-145	<b>Legal Description</b>	LOT 113 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 58125				
<b>Zoning</b>	RA - One Acre Residential Zone	<b>Plan</b>	NWP58125				
<b>Registered Owner</b>	CH*, N*	<b>Community Plans(s)</b>	OCP: Land Use: Suburban, LAP: Land Use: One acre Plan Area: Central Semiahmoo Peninsula, not in ALR				
<b>Floor Area</b>	2645 Ft <sup>2</sup>	<b>Max Elevation</b>	94.68 m	<b>Year Built</b>	1978	<b>Transit Score</b>	6 / Minimal Transit
<b>Lot Size</b>	1.14 acres	<b>Min Elevation</b>	92.47 m	<b>Bedrooms</b>	4	<b>Walk Score</b>	20 / Car-Dependent
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$9,331.70	<b>Bathrooms</b>	3	<b>Structure</b>	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
F9814496	Sold 15/07/1998	29	\$389,900 / \$370,000	RE/MAX Colonial Pacific Realty
F9723867	Expired 01/06/1998	241	\$424,900 / -	RE/MAX Colonial Pacific Realty
F8602199	Expired 15/05/1986	102	\$168,500 / -	LUX WC Real Estate

### APPRECIATION

	Date	(\$)	% Change
<b>Assessment</b>	2024	\$3,214,700	768.84 %
<b>Sales History</b>	31/07/1998	\$370,000	191.34 %
	15/04/1980	\$127,000	182.22 %
	15/11/1979	\$45,000	

### ASSESSMENT

	2023	2024	% Change
<b>Building</b>	\$88,700	\$83,700	-5.64 %
<b>Land</b>	\$2,950,000	\$3,131,000	6.14 %
<b>Total</b>	\$3,038,700	\$3,214,700	5.79 %

### SCHOOL CATCHMENT

	Elementary	Secondary
<b>Catchment</b>	Chantrell Creek	Elgin Park
<b>District</b>	SD 36	SD 36
<b>Grades</b>	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

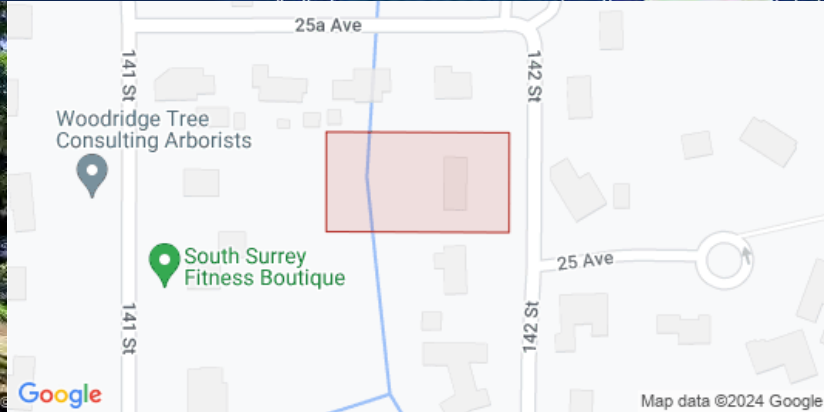
I'm more than a real estate agent. I'm a REALTOR®.



604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



## 2515 142 ST Surrey BC V4P 2E9

<b>PID</b>	005-655-188	<b>Legal Description</b>	LOT 114 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 58125				
<b>Zoning</b>	RA - One Acre Residential Zone	<b>Plan</b>	NWP58125				
<b>Registered Owner</b>	TA*, B*	<b>Community Plans(s)</b>	OCP: Land Use: Suburban, LAP: Land Use: One acre Plan Area: Central Semiahmoo Peninsula, not in ALR				
<b>Floor Area</b>	1957 Ft <sup>2</sup>	<b>Max Elevation</b>	93.63 m	<b>Year Built</b>	1980	<b>Transit Score</b>	5 / Minimal Transit
<b>Lot Size</b>	1.16 acres	<b>Min Elevation</b>	90.52 m	<b>Bedrooms</b>	3	<b>Walk Score</b>	19 / Car-Dependent
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$9,580.51	<b>Bathrooms</b>	2	<b>Structure</b>	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
F2008963	Expired 31/07/2000	105	\$495,000 / -	Unassigned Office
F9919634	Expired 31/12/1999	100	\$599,000 / -	Unassigned Office

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$3,269,000	7164.44 %
Sales History	15/03/1980	\$45,000	
	15/01/1980	\$45,000	

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Chantrell Creek	Elgin Park
District	SD 36	SD 36
Grades	K - 7	8 - 12

### ASSESSMENT

	2023	2024	% Change
Building	\$115,000	\$110,000	-4.35 %
Land	\$2,976,000	\$3,159,000	6.15 %
Total	\$3,091,000	\$3,269,000	5.76 %

### DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

I'm more than a real estate agent. I'm a REALTOR®.



604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



## 2485 142 ST Surrey BC V4P 2E9

PID	000-766-712	Legal Description	LOT 116 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 59550				
Zoning	RA - One Acre Residential Zone	Plan	NWP59550				
Registered Owner	MC*, A*	Community Plans(s)	OCP: Land Use: Suburban, LAP: Land Use: One acre Plan Area: Central Semiahmoo Peninsula, not in ALR				
Floor Area	2276 Ft <sup>2</sup>	Max Elevation	93.63 m	Year Built	1980	Transit Score	21 / Minimal Transit
Lot Size	1.16 acres	Min Elevation	90.68 m	Bedrooms	3	Walk Score	22 / Car-Dependent
Dimensions	-	Annual Taxes	\$10,436.80	Bathrooms	3	Structure	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
F8449499	Sold 01/09/1984	68	\$139,900 / \$139,900	Unassigned Office
F8440714	Expired 31/05/1984	99	\$149,500 / -	Countrywide Lakeview Rlty (Wr)

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$3,440,000	243.31 %
Sales History	07/07/2008	\$1,002,000	83.18 %
	16/08/2005	\$547,000	290.99 %
	25/09/1984	\$139,900	

### ASSESSMENT

	2023	2024	% Change
Building	\$295,000	\$281,000	-4.75 %
Land	\$2,976,000	\$3,159,000	6.15 %
Total	\$3,271,000	\$3,440,000	5.17 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Chantrell Creek	Elgin Park
District	SD 36	SD 36
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel

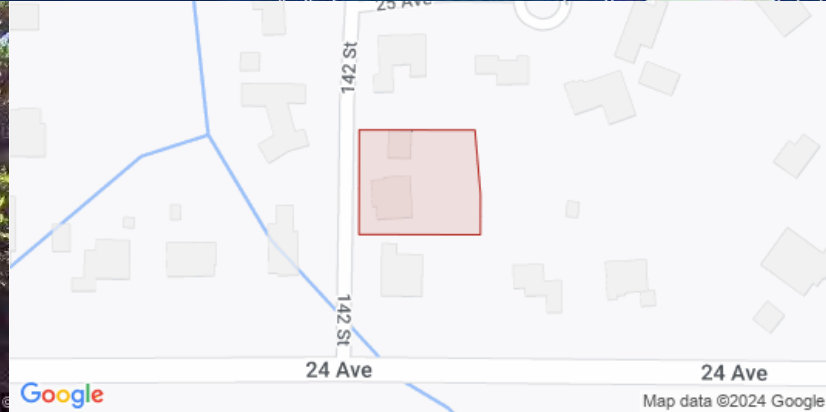
The enclosed information, while deemed to be correct, is not guaranteed.



604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



## 2468 142 ST Surrey BC V4P 2G1

PID	005-537-517	Legal Description	LOT 95 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 57257				
Zoning	RA-G - Acreage Residential Gross Density Zone	Plan	NWP57257				
Registered Owner	HU*, W*	Community Plans(s)	OCP: Land Use: Suburban, not in ALR				
Floor Area	4433 Ft <sup>2</sup>	Max Elevation	95.30 m	Year Built	1980	Transit Score	21 / Minimal Transit
Lot Size	34719.77 ft <sup>2</sup>	Min Elevation	90.46 m	Bedrooms	3	Walk Score	22 / Car-Dependent
Dimensions	-	Annual Taxes	\$8,990.45	Bathrooms	5	Structure	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2738746	Expired 30/06/2023	228	\$5,380,000 / -	LeHomes Realty Premier
R2616735	Terminated 09/03/2022	169	\$3,620,000 / -	LeHomes Realty
R2508618	Terminated 01/05/2021	155	\$3,280,000 / -	LeHomes Realty

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$3,076,000	94.68 %
Sales History	13/11/2014	\$1,580,000	80.78 %
	15/12/2009	\$874,000	1897.71 %
	15/09/1979	\$43,750	

### ASSESSMENT

	2023	2024	% Change
Building	\$523,000	\$507,000	-3.06 %
Land	\$2,420,000	\$2,569,000	6.16 %
Total	\$2,943,000	\$3,076,000	4.52 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Chantrell Creek	Elgin Park
District	SD 36	SD 36
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

Status: Concluded Project No.: 16-0126-00  
 Description: Terminate Land Use Contract No. 579 to permit the underlying RA-G Zone to come into effect.

The enclosed information, while deemed to be correct, is not guaranteed.



604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



## 2420 142 ST Surrey BC V4P 2G1

PID	000-739-715	Legal Description	LOT 94 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 57257				
Zoning	RA-G - Acreage Residential Gross Density Zone	Plan	NWP57257				
Registered Owner	VA*, R*	Community Plans(s)	OCP: Land Use: Suburban, not in ALR				
Floor Area	4919 Ft <sup>2</sup>	Max Elevation	94.21 m	Year Built	1994	Transit Score	22 / Minimal Transit
Lot Size	38080.81 ft <sup>2</sup>	Min Elevation	91.09 m	Bedrooms	6	Walk Score	23 / Car-Dependent
Dimensions	-	Annual Taxes	\$8,130.54	Bathrooms	6	Structure	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
F2400051	Sold 22/02/2004	51	\$685,000 / \$665,000	HomeLife Benchmark Rlty(Fleet)
F2311456	Expired 31/12/2003	244	\$698,000 / -	HomeLife Benchmark Rlty(Fleet)
F9804912	Sold 08/09/1998	202	\$479,000 / \$466,500	Realty Execut. Fraser Valley

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$2,388,000	259.10 %
Sales History	31/05/2004	\$665,000	42.55 %
	30/10/1998	\$466,500	138.01 %
	13/05/1993	\$196,000	

### ASSESSMENT

	2023	2024	% Change
Building	\$520,000	\$496,000	-4.62 %
Land	\$1,783,000	\$1,892,000	6.11 %
Total	\$2,303,000	\$2,388,000	3.69 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Chantrell Creek	Elgin Park
District	SD 36	SD 36
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

Status: Concluded Project No.: 16-0126-00  
 Description: Terminate Land Use Contract No. 579 to permit the underlying RA-G Zone to come into effect.

The enclosed information, while deemed to be correct, is not guaranteed.

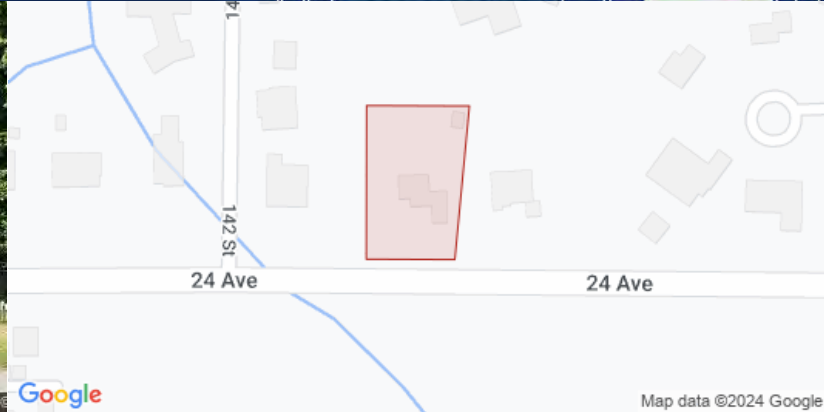
I'm more than a real estate agent. I'm a REALTOR®.



604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



## 14243 24 AV Surrey BC V4A 7N9

PID	001-694-529	Legal Description	LOT 93 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 57257				
Zoning	RA-G - Acreage Residential Gross Density Zone	Plan	NWP57257				
Registered Owner	HE*, Y*	Community Plans(s)	OCP: Land Use: Suburban, not in ALR				
Floor Area	4132 Ft <sup>2</sup>	Max Elevation	95.30 m	Year Built	1985	Transit Score	22 / Minimal Transit
Lot Size	40759.04 ft <sup>2</sup>	Min Elevation	93.21 m	Bedrooms	5	Walk Score	22 / Car-Dependent
Dimensions	-	Annual Taxes	\$9,236.15	Bathrooms	4	Structure	RESIDENTIAL DWELLING WITH SUITE

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2415917	Sold 14/01/2020	72	\$2,088,000 / \$1,948,000	Sutton Group-West Coast Realty (Surrey/24)
R2357189	Terminated 03/09/2019	91	\$2,388,000 / -	Homelife Benchmark Realty Corp. (White Rock)
R2338112	Terminated 09/04/2019	62	\$2,580,000 / -	Homelife Benchmark Realty Corp. (White Rock)

### APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$2,701,000	38.66 %
Sales History	18/02/2020	\$1,948,000	99900.00 %
	14/02/2020	\$1,948	-99.86 %
	13/05/2014	\$1,390,000	

### ASSESSMENT

	2023	2024	% Change
Building	\$337,000	\$317,000	-5.93 %
Land	\$2,246,000	\$2,384,000	6.14 %
Total	\$2,583,000	\$2,701,000	4.57 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Chantrell Creek	Elgin Park
District	SD 36	SD 36
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

Status: Concluded Project No.: 16-0126-00  
 Description: Terminate Land Use Contract No. 579 to permit the underlying RA-G Zone to come into effect.

The enclosed information, while deemed to be correct, is not guaranteed.

604.671.7000

**BC** Condos & Homes Team  
www.bccondosandhomes.com | sales@bccondosandhomes.com



**Les Twarog**

**NOW WITH SOLD HISTORY**

Breaking News: Check out the most popular Real Estate Website in the Lower Mainland

**www.BCCondosandhomes.com**



**996 Reed Rd (Gibson)**

1.46 acres of beautiful landscape surrounding a 3 Bed/3 Bath home. 2,700 s/f + 330 s/f outdoor area.

**\$2,198,000**



**2640 W 50th Ave (Kerrisdale)**

6,200 sf Cape Cod house on a 20,000 s/f lot. Ideal family living with private landscapling.

**\$9,800,000**



**1491 W 26th Ave (Shaughnessy)**

5,800SF house on a 8,800 s/f lot Custom built home for luxurious lifestyle

**\$5,500,000**



**1601-1005 Beach Ave (Alvar)**

716 s/f East Facing Unit at Alvar, Brand new \$100K kitchen. False Creek View.

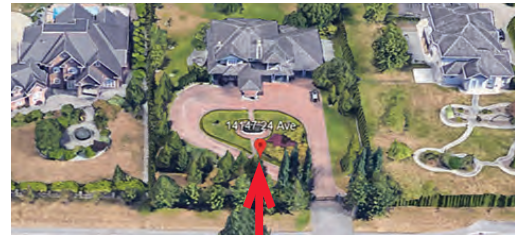
**\$999,000**



**3412 155 St (South Surrey)**

6000 s/f Executive residence w/ hand crafted millwork, luxurious 5 bed, 6 bath. Spacious outdoor are fully fenced.

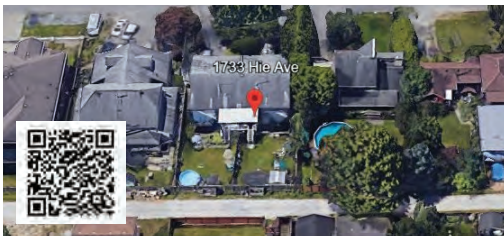
**\$3,780,000**



**14147 24th Ave (White Rock)**

New to market, 4,368 s/f Mansion Built by European Builder on 1 Acre Lot

**\$5,500,000**



**1733 Hie Ave (Coquitlam)**

Possible Land Assembly – Zone Block A RM3 & RM2 Designated for medium density | Originally 3 - 4 suites with 4 kitchens.

**\$2,200,000**



**1839 140B St (South Surrey)**

2,000 s/f Home, 3 Bed, 2 Bath, Totally Renovated & Shows Well.

**\$1,600,000**



**5770 - 5790 Granville (2 Lots)**

Land Assembly - 2 Lots | Each 8,500 s/f Totalling 17,000 s/f | 2.4 FSR Purpose Built Rental

**\$8,200,000**



**Classic Home - Tsawwassen Mills Mall across from Marshalls/Winners**

Home accessory business, \$2M Inventory, Sales \$800K/yr

**\$2,200,000**



**DL5418 Pemberton (Mount Currie)**

55-acre off-grid Land. 25miles South of Whistler. Campground possible w/ permit. A sanctuary of privacy.

**\$1,200,000**



**2057 Cornerstone Dr. (Kelowna)**

8000 s/f lot, 3600 s/f home perched on a hilltop with stunning views of Okanagan & Shannon Lake. MUST SEE!

**\$1,490,000**