

Development Site Foreclosure

Sotheby's | Canada
INTERNATIONAL REALTY

15112 AND 15120 96TH AVENUE, SURREY | BRITISH COLUMBIA

Court-ordered sale of two assembled single-family lots offered together with third lot offered by other lender

Presented by Nicole Eastman PREC* and Paul Hague PREC*





Lender Instafund Mortgage Management

15112

[Click or tap here
to view listing](#)

Offered by
Sotheby's
International
Realty Canada

15120

[Click or tap here
to view listing](#)

Offered by
Sotheby's
International
Realty Canada

15128

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to view listing](#)

Offered by
Sutton Group
West Coast
Realty

Lender Simon
Management and
Development

The Offering

Presenting the opportunity to acquire an assembly of three, adjacent, potential future development lots slated for low-rise residential in the Fleetwood Plan. The Fleetwood Plan's Stage 1 Draft has been approved by City Council and Stage 2 final plan is anticipated to be approved by Council by Summer 2026

More information on the Fleetwood Plan can be found here: <https://fleetwoodplan.surrey.ca/>

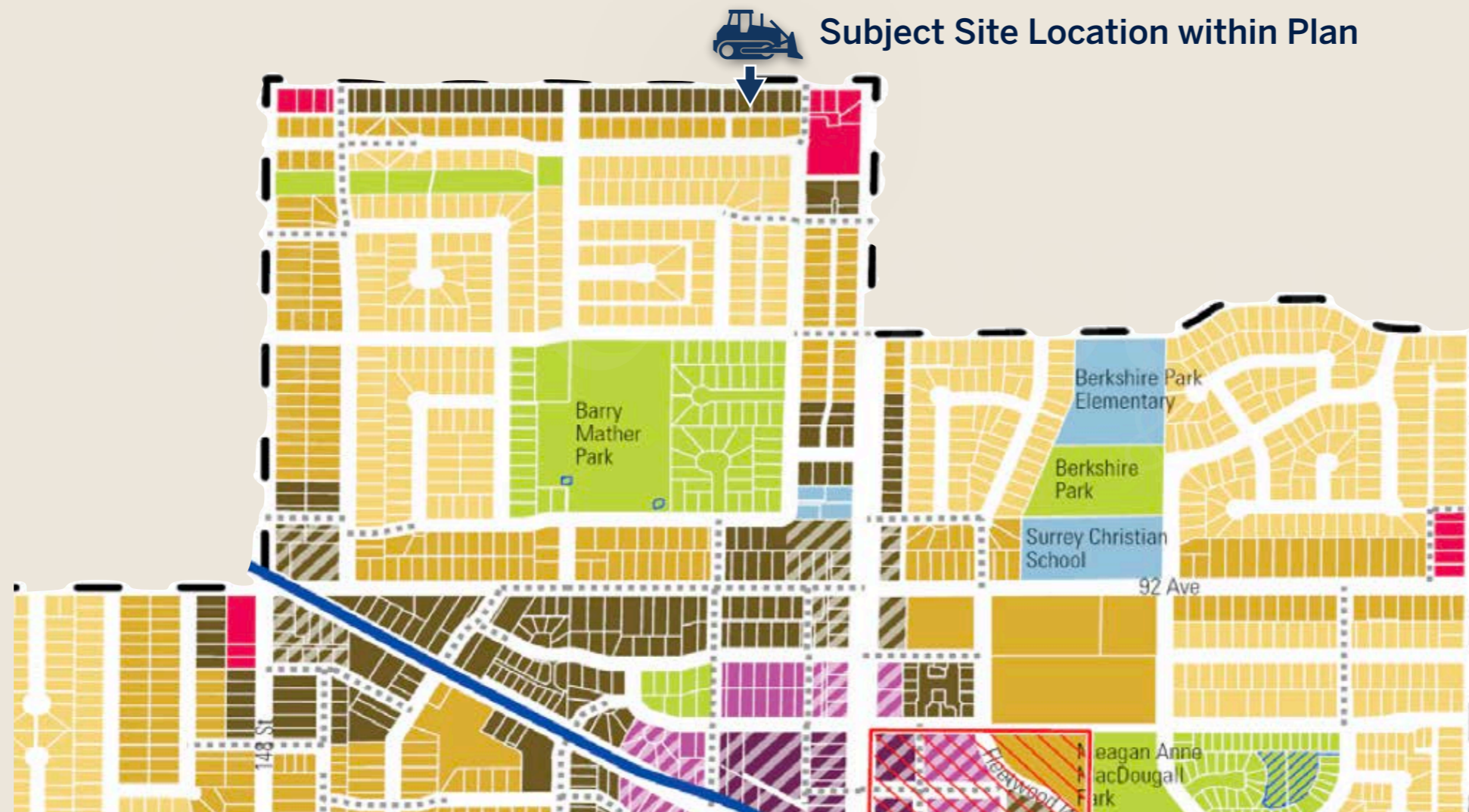
The offering consists of the following properties

1. 15112 96th Avenue
Lot with single family home
Offered at \$1,395,000
2. 15120 96th Avenue
Lot with single family home with unauthorized suite
Offered at \$1,295,000
3. 15128 96th Avenue
Offered by Sutton Group-West Coast Realty
Contact Vera Cosovan PREC*



The Fleetwood Plan

The The Low-Rise Residential designation in the Fleetwood Plan permits a base density of up to 2.0 Floor Area Ratio (FAR) for residential development, generally supporting buildings 4 to 6 storeys in height with ground-floor townhouse units and apartments above. This form is intended to provide moderate-density, transit-oriented housing that transitions from higher-intensity mixed-use areas near future SkyTrain stations into lower-density neighbourhood fabric.



96th Avenue

15112

15120

152nd Street

15112 96th Avenue Surrey, BC V3R 1E9

15112 96 Avenue is a 7,250 square foot. lot located in Surrey's Fleetwood Tynehead neighbourhood. The property is improved with a two-storey detached home built in 1981 and sold for \$1,830,000 in March 2023 after just three days on the market. It is situated on a quiet residential block with lane access and proximity to schools, parks, and major transit corridors.

Now offered for below assessed value, the quaint home has ample yard space with a playground, two fireplaces, vaulted ceilings, and a grand entry foyer. The house has a carport with parking for two cars and a well-kept shed in the back yard. The house has front, side, and rear entry. The lot is accessible from 96th avenue or the back lane.

PID 000-450-758

LEGAL DESCRIPTION LOT 12 EXCEPT PARCEL J (BYLAW PLAN 68366) BLOCK 1 SECTION 34 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 21036

PROPERTY SIZE 7,240 ft²

HOUSE SIZE 2,100 ft²*

BEDS 3

BATHS 3

ZONING R3 (Urban Residential)

NCP FUTURE ZONING Low-rise residential (4 to 6 storeys) 2.0 FAR



*All building measurements are approximate and must be verified by the Buyer before subject removal.

Hague Eastman
& associates

15112 96th AVE INTERIOR



15112 96th AVE INTERIOR



15112 96th AVE EXTERIOR YARD



15120 96th Avenue Surrey, BC V3R 1E9

15120 96 Avenue is a 7,125 sq. ft. lot located in Surrey's Fleetwood Tynehead neighbourhood. The site is improved with an older detached home and is situated on a quiet residential street with convenient lane access. With a 2025 BC Assessment value of \$1,370,400, the property is positioned in a well-connected area close to schools, parks, retail amenities, and major transportation corridors, including the future 152 Street SkyTrain extension.

Now offered for below assessed value, the quaint home has a tenanted unauthorized basement suite, a fireplace, and shared laundry for upstairs and downstairs. The house has a garage as well as parking for two cars in the front yard. The house has front, side, and rear entry. The lot is accessible from 96th avenue or the back lane.

PID 000-4685-372

LEGAL DESCRIPTION LOT 13 EXCEPT PARCEL J (BYLAW PLAN 68366) BLOCK 1 SECTION 34 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 21036

PROPERTY SIZE 7,125 ft²

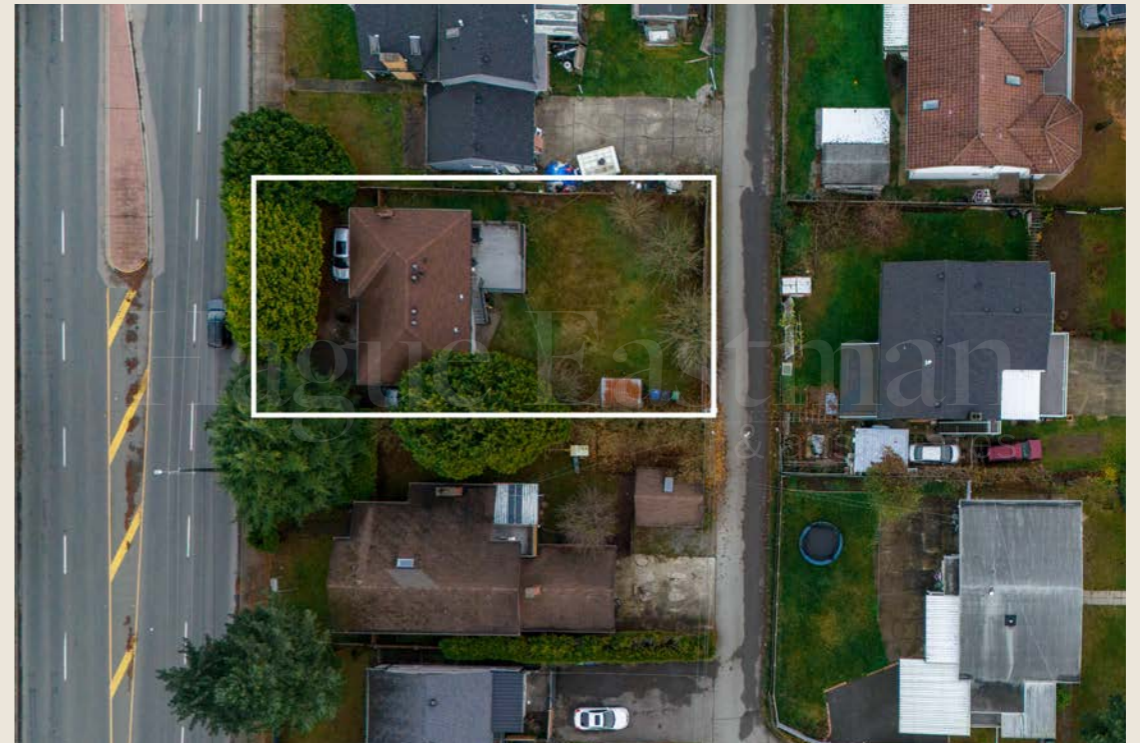
HOUSE SIZE 1,918 ft²*

BEDS 5

BATHS 3

ZONING R3 (Urban Residential)

NCP FUTURE ZONING Low-rise residential (4 to 6 storeys) 2.0 FAR



*All building measurements are approximate and must be verified by the Buyer before subject removal.

Hague Eastman
& associates

15120 96th AVE INTERIOR



15120 96th AVE INTERIOR



15120 96th AVE EXTERIOR YARD



The Fleetwood Neighbourhood



Fleetwood is a stable, family-oriented Surrey neighbourhood defined by well-kept residential areas, strong schools, and convenient access to parks and community amenities. It has a diverse population, an average age around 40, and household incomes that sit above the Surrey average. Ongoing growth, including future SkyTrain expansion, continues to increase its livability and long-term appeal.

FLEETWOOD

~70,000

POPULATION

40

AVERAGE AGE

\$117k

AVERAGE INCOME

Hague Eastman
& associates

Offer Guide

The lender makes no representations or warranties as to the inclusion of any fixtures or chattel on the property. Property is sold as-is, where-is. All offers are subject to approval by the Supreme Court of British Columbia.

SELLER

- Instafund Mortgage Management Corp (the Lender)

PLEASE INCLUDE WITH OFFER

- Addendum A
- Team Disclosure

DATES

- Within 30 days of court approval preferred - no set dates possible must be within X days of court approval

FOR COURT DATE

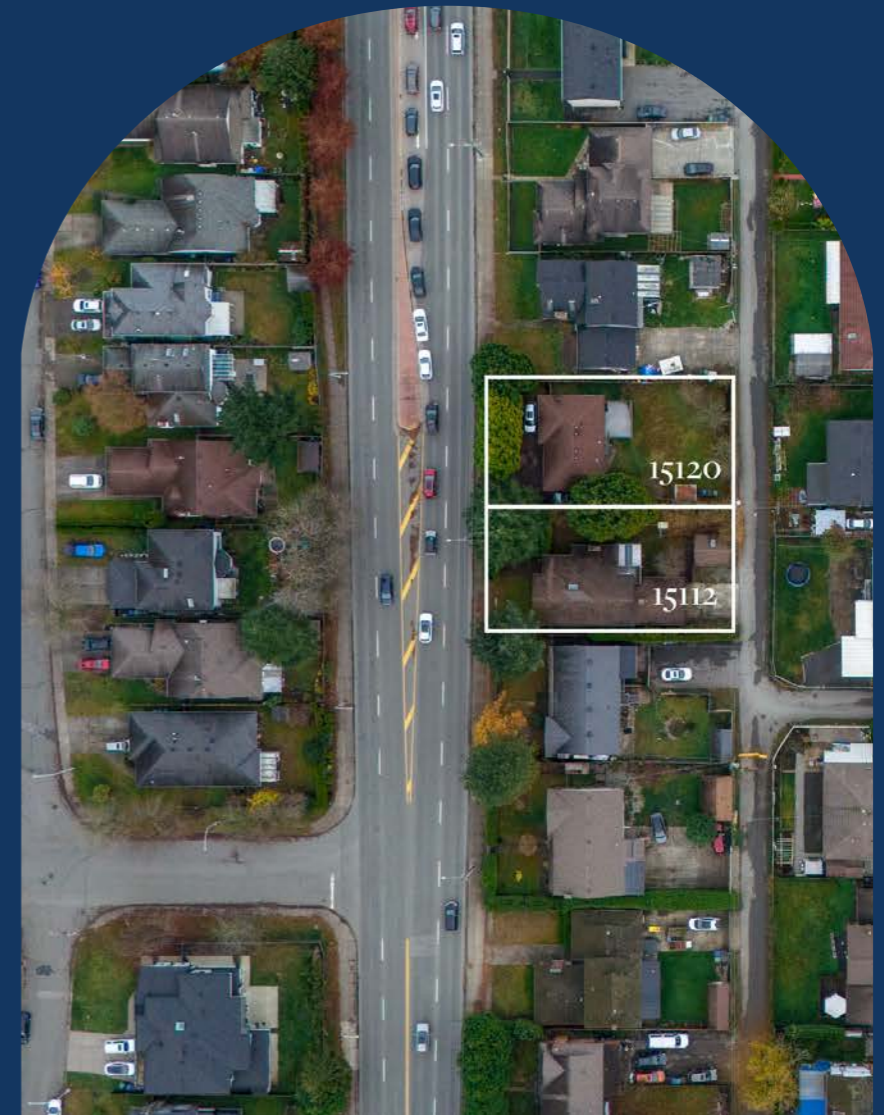
- Offers must be unconditional

TENANCY

- Vacant possession possible, Residential Tenancy Act does **not** apply
- If wish to keep Tenants, paying \$1,100 per month to receiver of rent and may write in Tenancy remaining as term of contract

TO PURCHASE ALL THREE PROPERTIES

- Condition for Court Approval of offers on other properties written in each offer
- Bulk offer for 15112 and 15120 possible, not 15128 as different broker and seller





Development Foreclosure in Surrey, BC

PLEASE SEND ALL OFFERS TO



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BCOM (HON) ACCOUNTING/REAL ESTATE
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