



Presented by:
Adam Lloyd PREC*

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Active
R2228348
Board: F
House/Single Family

14358 109 AVENUE

North Surrey
Bolivar Heights
V3R 0P6

Residential Detached

\$1,149,000 (LP)

(SP)



Sold Date: Frontage (feet): **122.50** Original Price: **\$1,149,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1990**
Depth / Size: Bathrooms: **4** Age: **27**
Lot Area (sq.ft.): **36,067.00** Full Baths: **3** Zoning: **SFR**
Flood Plain: Half Baths: **1** Gross Taxes: **\$5,554.88**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **019-069-171**
Tour:
View: **No**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **15** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**

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: **Mixed**

Legal: **PL LMP20120 LT B BLK 5N LD 36 SEC 13 RNG 2W**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 17'	Above	Bedroom	10' x 11'5	Below	Bedroom	7' x 7'
Main	Kitchen	9' x 10'	Above	Walk-In Closet	5'5 x 8'	Below	Recreation	12' x 24'5
Main	Eating Area	9' x 10'	Above	Kitchen	9'5 x 14'			x
Main	Master Bedroom	13' x 14'	Above	Living Room	10' x 24'			x
Main	Bedroom	9' x 10'	Above	Eating Area	8'5 x 14'			x
Main	Walk-In Closet	5' x 6'	Above	Bedroom	9'5 x 14'5			x
Above	Kitchen	8'5 x 10'	Below	Bedroom	9'5 x 10'			x
Above	Eating Area	10' x 12'	Below	Utility	7' x 7'			x
Above	Living Room	14'5 x 17'5	Below	Family Room	13'5 x 14'5			
Above	Master Bedroom	13'5 x 13'5	Below	Bedroom	9'5 x 12'			

Finished Floor (Main): **1,429**
Finished Floor (Above): **1,834**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,232**
Finished Floor (Total): **4,495 sq. ft.**
Unfinished Floor: **0**
Grand Total: **4,495 sq. ft.**

of Rooms: **22**
of Kitchens: **3**
of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **8**
Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	No
3	Above	4	Yes
4	Above	4	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Sutton Group-West Coast Realty (Langley)

INCOME PROPERTY!! Welcome to this 4,495 sqft home on a huge 36,067 sqft lot. This 8 bedrooms and 4 baths, Vaulted ceilings, 3 level home with 3 kitchens that generate lots of rentals income. Great location, walking distance to bus, recreation center, shopping mall, restaurants, schools and parks. Easy access to Patullo bridge. SUBJECT TO COURT APPROVAL.



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Active
R2228414
Board: F
House/Single Family

15682 109A AVENUE

North Surrey
Fraser Heights
V4N 4T6

Residential Detached

\$1,280,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$1,280,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2004
Depth / Size: 143	Bathrooms:	6	Age: 14
Lot Area (sq.ft.): 9,473.00	Full Baths:	4	Zoning: RA
Flood Plain:	Half Baths:	2	Gross Taxes: \$5,248.79
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 024-503-061
			Tour:

View: **No :**
Complex / Subdiv: **Fraser Heights**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
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:

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: Sold "As Is", no guarantee on fixtures**
Floor Finish: **Mixed**

Legal: **PL LMP41574 LT 3 SEC 15 BLK 5 RNG 1W NWD**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	14'8" x 14'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	10'4" x 10'4"			x			x
Bsmt	Media Room	15'6" x 9'			x			x
Bsmt	Bedroom	10' x 12'			x			x
Bsmt	Bedroom	10' x 12'			x			x
Main	Kitchen	11' x 19'			x			x
Main	Living Room	14' x 19'			x			x
Main	Family Room	16' x 19'			x			x
Main	Den	13' x 10'			x			x

Finished Floor (Main):	1,614	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,262	# of Kitchens: 1	1	Above	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	2,104	Suite:	3	Main	2	No	Pool:
Finished Floor (Total):	4,980 sq. ft.	Crawl/Bsmt. Height:	4	Main	3	No	Garage Sz:
		Beds in Basement: 2	5	Bsmt	4	No	Door Height:
		Basement: Full	6	Bsmt	2	No	
Unfinished Floor:	0		7				
Grand Total:	4,980 sq. ft.		8				

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

Fraser Heights - South exposed 9400+ sqft cul-de-sac lot with an excellent location near Erma Stephenson Elementary and Fraser Heights Secondary. 3 beds up plus a master/nanny bedroom on main floor with 2 additional bedrooms in the basement. Basement has separate entry with suite potential. Suspended slab media room is basement. This home has a larger than average total square footage and offers a great opportunity. This home needs work to bring it up to its full potential, please call for more details. Court Date set for January 22, 2018 in Vancouver, 9:45am. *Open house Saturday January 13, 2:00-3:00*