



Presented by:
P.A. 'Doc' Livingston PREC*

Sutton Grp-West Coast Realty

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Active
R2178361
Board: F
House/Single Family

11480 95A AVENUE

N. Delta
Annieville
V4C 3V5

Residential Detached

\$829,800 (LP)
(SP)



Sold Date: Frontage (feet): **65.00** Original Price: **\$829,800**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1958**
Depth / Size: **115** Bathrooms: **2** Age: **59**
Lot Area (sq.ft.): **7,475.00** Full Baths: **2** Zoning: **CD331**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,208.77**
Rear Yard Exp: For Tax Year: **2017**
Approval Req?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **001-641-450**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Carport; Single, Open**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: As is where is condition on possession**
Floor Finish:

Legal: **PL 18302 LT 15 BLK 125 DL 440 LD 36 GROUP 2.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 16'5	Bsmt	Other	12'9 x 13'6			x
Main	Kitchen	9'6 x 17'2	Bsmt	Laundry	7' x 9'8			x
Main	Dining Room	8' x 8'			x			x
Main	Family Room	23'7 x 10'4			x			x
Main	Master Bedroom	11'8 x 10'9			x			x
Main	Bedroom	8'8 x 10'5			x			x
Main	Bedroom	7'7 x 10'2			x			x
Bsmt	Recreation Ro...	13'3 x 17'9			x			x
Bsmt	Bedroom	13'2 x 7'7			x			
Bsmt	Other	13' x 7'8			x			

Finished Floor (Main): **1,485**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,168**
Finished Floor (Total): **2,653 sq. ft.**

Unfinished Floor: **122**
Grand Total: **2,775 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Partly Finished**

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

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

Listing Broker(s): **Johnston Meier Ins & Realty**

Large basement home in North Delta. 3 bedrooms, a living room plus a family room on the upper level and suite potential downstairs. The home has update vinyl windows and a newer hot water tank. Situated on a large lot with a south facing backyard. Very quiet neighbourhood close to parks and schools. Call now for your private tour. All measurements are approximate and should be verified if important.



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Active R2181192 Board: F House/Single Family	11467 87 AVENUE N. Delta Annieville V4C 2Z6	Residential Detached \$889,900 (LP) (SP)
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Sold Date:	Frontage (feet):	60.00	Original Price: \$889,900
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1971
Depth / Size: 102	Bathrooms:	3	Age: 46
Lot Area (sq.ft.): 6,120.00	Full Baths:	2	Zoning: RES
Flood Plain: No	Half Baths:	1	Gross Taxes: \$2,894.97
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 000-910-121
			Tour:
View:	No :		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: Basement Entry	Total Parking: 5	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carpport; Single		
Exterior: Stone, Stucco	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: No		
Renovations:	PAD Rental:		
# of Fireplaces: 2	Fixtures Leased: No :		
Fireplace Fuel: Wood	Fixtures Rmvd: No :		
Water Supply: City/Municipal	Floor Finish: Wall/Wall/Mixed		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Balcony(s), Balcny(s) Patio(s) Dck(s), Sundeck(s)			
Type of Roof: Tar & Gravel			

Legal: PL 34655 LT 735 DL 440 LD 36 GROUP 2.
Amenities: None
Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 13'	Bsmt	Bedroom	12'6 x 11'9			x
Main	Kitchen	9'7 x 8'	Bsmt	Bedroom	14'3 x 13'6			x
Main	Dining Room	9'9 x 8'11	Bsmt	Foyer	10' x 9'			x
Main	Nook	8' x 5'			x			x
Main	Master Bedroom	13'3 x 11'2			x			x
Main	Bedroom	11'8 x 9'8			x			x
Main	Bedroom	9'9 x 8'11			x			x
Main	Laundry	10' x 10'			x			x
Bsmt	Living Room	23' x 9'6			x			
Bsmt	Kitchen	13' x 12'			x			

Finished Floor (Main): 1,208	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement): 1,092	Suite: Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total): 2,300 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 2	5				Door Height:
Unfinished Floor: 0	Beds not in Basement: 3	6				
Grand Total: 2,300 sq. ft.	Basement: Fully Finished	7				
		8				

Listing Broker(s): **Sutton Premier Realty**

Clean and well kept 5 Bedroom Basement House. 3 Bedrooms and 1 1/2 Washrooms on main floor. 2 Bedroom Basement Suite (unauthorized). Wraparound covered sundeck. Easy access to all major routes. Close to all amenities. Showing on Friday 5-7pm. Open House Saturday & Sunday, July 8 & 9 from 1-4pm.