



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

Sutton Grp-West Coast Realty

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<b>Active</b> <b>R2170934</b>	<b>9368 127A STREET</b>	Residential Detached
Board: F	Surrey	<b>\$789,000</b> (LP)
House/Single Family	Queen Mary Park Surrey V3V 6C7	(SP) <b>M</b>



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$789,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1975</b>
Depth / Size: <b>130</b>	Bathrooms:	<b>2</b>	Age: <b>42</b>
Lot Area (sq.ft.): <b>7,800.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,529.50</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-961-351</b>
			Tour:
View: <b>No :</b>			
Complex / Subdiv:			
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>			

Style of Home: <b>Split Entry</b>	Total Parking: <b>4</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carpport; Single</b>		
Exterior: <b>Mixed, Wood</b>			
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Title to Land: <b>Freehold NonStrata</b>		
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>2</b>	PAD Rental:		
Fireplace Fuel: <b>Wood</b>	Fixtures Leased: <b>No :</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Rmvd: <b>:</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish:		
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: <b>PL 45754 LT 107 LD 36 TWP 2</b>
Amenities: <b>In Suite Laundry</b>
Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	15' x 8'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	12' x 9'			x			x
Bsmt	Kitchen	11' x 10'			x			x
Bsmt	Bedroom	12' x 9'			x			x
Bsmt	Bedroom	10' x 90'			x			x
Bsmt	Recreation Ro...	17' x 12'			x			

Finished Floor (Main): <b>1,150</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>900</b>	# of Kitchens: <b>2</b>	1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total): <b>2,050 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>2</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Beds not in Basement: <b>3</b>	6				
Grand Total: <b>2,050 sq. ft.</b>	Basement: <b>Part, Partly Finished</b>	7				
		8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order sale, great location, 60x130 lot, 5 bedrooms, 2 baths. unauthorized suite. Allow time for showings. COURT DATE CANCELLED-OWNER REDEEMED**



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<b>Active</b> <b>R2187587</b> Board: F House/Single Family	<b>7040 130 STREET</b> Surrey West Newton V3W 4J7	Residential Detached <b>\$999,000</b> (LP) (SP)
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Sold Date:	Frontage (feet):	<b>68.00</b>	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1995</b>
Depth / Size: <b>115.5</b>	Bathrooms:	<b>5</b>	Age: <b>22</b>
Lot Area (sq.ft.): <b>8,267.00</b>	Full Baths:	<b>5</b>	Zoning: <b>SFR</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,408.12</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>018-627-897</b>
			Tour:
View: <b>No :</b>			
Complex / Subdiv:			
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: <b>2 Storey</b>	Total Parking: <b>6</b>	Covered Parking: <b>3</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple</b>		
Exterior: <b>Stucco</b>	Dist. to Public Transit:		Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Property Disc.: <b>Yes</b>		
Renovations:	PAD Rental:		
# of Fireplaces: <b>2</b>	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Rmvd: <b>No :</b>		
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Mixed</b>		
Fuel/Heating: <b>Baseboard</b>			
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Tile - Composite</b>			

Legal: **LOT2 PLAN LMP 14627 PART1 NW SEC 17 TWNP 2 LD 36**

Amenities: **None**

Site Influences: **Central Location, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7' x 12'6'	Above	Master Bedroom	17'0' x 13'5'			x
Main	Family Room	14'6' x 15'	Above	Bedroom	18'6' x 11'8'			x
Main	Kitchen	11' x 10'8'	Above	Bedroom	12'5' x 12'			x
Main	Nook	11' x 9'10'	Above	Bedroom	12'1' x 10'4'			x
Main	Foyer	11'9' x 9'3'			x			x
Main	Dining Room	12'6' x 12'3'			x			x
Main	Bedroom	11' x 11'4'			x			x
Main	Bedroom	11'2' x 10'			x			x
Main	Kitchen	10'0' x 12'2'			x			
Main	Living Room	15'5' x 12'2'			x			

Finished Floor (Main): <b>1,776</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,494</b>	# of Kitchens: <b>2</b>	1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Above	3	No	Pool:
Finished Floor (Total): <b>3,270 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz:
	Beds in Basement: <b>0</b>	5	Above	4	Yes	Door Height:
	Beds not in Basement: <b>6</b>	6				
Unfinished Floor: <b>0</b>	Basement: <b>Fully Finished</b>	7				
Grand Total: <b>3,270 sq. ft.</b>		8				

Listing Broker(s): **YPA Your Property Agent**

**Location Location Location.....Huge lot.....7 bedrooms and 5 bathrooms in heart of West Newton. This property is court order sale .Property is selling" as is where is". 2 bedroom unauthorized suite rented for \$850.00 monthly.House required TLC.For showing call.**