



Presented by:
Mylyne Santos PREC*

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Active R2301537 Board: F House/Single Family	13773 92 AVENUE Surrey Bear Creek Green Timbers V3V 1J1	Residential Detached \$739,000 (LP) (SP)																																																																																										
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Style of Home: 1 Storey Construction: Frame - Wood Exterior: Mixed, Vinyl 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: None Type of Roof: Asphalt	Reno. Year: R.I. Plumbing: R.I. Fireplaces:	Total Parking: 5 Covered Parking: 1 Parking Access: Front Parking: Carport; Single Dist. to Public Transit: Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: Fixtures Leased: No : Fixtures Rmvd: : Floor Finish:																																																																																										
Legal: PL NWP17255 LT 2 LD 36 SEC 33 TWP 2. Amenities: Site Influences: Features:																																																																																												
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Finished Floor (Main): 1,185 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,185 sq. ft. Unfinished Floor: 0 Grand Total: 1,185 sq. ft.	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1 Suite: Crawl/Bsmt. Height: Beds in Basement: 0 Beds not in Basement: 3 Basement: Crawl	<table style="width:100%;"> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> <th>Outbuildings</th> </tr> <tr> <td>1</td> <td rowspan="8">Main</td> <td rowspan="8">3</td> <td rowspan="8">No</td> <td>Barn:</td> </tr> <tr><td>2</td><td>Workshop/Shed:</td></tr> <tr><td>3</td><td>Pool:</td></tr> <tr><td>4</td><td>Garage Sz:</td></tr> <tr><td>5</td><td>Door Height:</td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> </table>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	1	Main	3	No	Barn:	2	Workshop/Shed:	3	Pool:	4	Garage Sz:	5	Door Height:	6		7		8																																																																			
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Listing Broker(s): Park Georgia Realty Ltd. Court order Sale, 3 bedroom rancher, covered deck nice flat lot. Allow time for showings.																																																																																												



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Active
R2318624

Board: F
House with Acreage

9650 QUEENS PLACE

North Surrey
Royal Heights
V3V 2S2

Residential Detached

\$1,099,000 (LP)

(SP)



Sold Date: Frontage (feet): **32.80** Original Price: **\$1,199,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2004**
Depth / Size: Bathrooms: **4** Age: **14**
Lot Area (sq.ft.): **56,628.00** Full Baths: **3** Zoning: **RES**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,521.76**
Rear Yard Exp: **North** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **025-736-400**
Tour: **Virtual Tour URL**

View: **Yes: River, City, Mountain**
Complex / Subdiv: **Royal Heights**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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: **No** :
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 5 BLOCK 5N PLAN BCP7209 SEC 34&35 RANGE 3W LAND DISTRICT 36 EXCEPT PLAN ROAD EPP6027**

Amenities: **In Suite Laundry**

Site Influences: **Cul-de-Sac, Private Yard, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 16'	Bsmt	Office	20' x 16'			x
Main	Kitchen	16' x 16'	Bsmt	Bedroom	16' x 12'			x
Main	Eating Area	13' x 12'	Bsmt	Bedroom	14' x 10'			x
Main	Master Bedroom	18' x 14'	Bsmt	Storage	17' x 15'			x
Main	Den	10' x 10'			x			x
Main	Laundry	10' x 8'			x			x
Above	Bedroom	13' x 12'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	12' x 12'			x			
Bsmt	Recreation	30' x 24'			x			

Finished Floor (Main):	1,654	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	701	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,654	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	4,009 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5				Door Height:
Grand Total:	4,009 sq. ft.	Basement: Full	6				
		Beds not in Basement: 4	7				
			8				

Listing Broker(s): **RE/MAX Aldercenter Realty**

Bring the Whole Family! Large Royal Heights home with River views. Expansive private lot with 484sq foot Guest cottage. Home needs some TLC but has immense potential. Open concept kitchen/living room, master on the main, and lots of space for parking. Please allow notice for showings.