



Presented by:

**Fayaz Nanji**

RE/MAX Masters Realty

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<https://www.fayaznanji.com>[fayaz@kanavero.com](mailto:fayaz@kanavero.com)**Active****R2277875**

Board: F

House/Single Family

**11762 75A AVENUE**

N. Delta

Scottsdale

V4C 1J5

Residential Detached

**\$899,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Depth / Size: **101**Lot Area (sq.ft.): **4,415.00**Flood Plain: **No**

Rear Yard Exp:

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet): **44.00**Bedrooms: **4**Bathrooms: **4**Full Baths: **3**Half Baths: **1**Original Price: **\$998,900**Approx. Year Built: **2010**Age: **8**Zoning: **RS8**Gross Taxes: **\$3,918.96**For Tax Year: **2017**Tax Inc. Utilities?: **No**P.I.D.: **027-882-055**

Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Stucco**  
 Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **1**Fireplace Fuel: **Natural Gas**Water Supply: **City/Municipal**Fuel/Heating: **Radiant**Outdoor Area: **Patio(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: :

Floor Finish: **Mixed**Legal: **PL BCP40663 LT 2 LD 36 SEC 24 TWP 4.**Amenities: **In Suite Laundry**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 12'			x			x
Main	Kitchen	16'6 x 12'			x			x
Main	Family Room	14' x 13'8			x			x
Main	Dining Room	10' x 12'			x			x
Main	Eating Area	16'6 x 6'9			x			x
Main	Other	9' x 9'			x			x
Above	Master Bedroom	17' x 14'2			x			x
Above	Bedroom	12' x 12'4			x			x
Above	Bedroom	10'10 x 11'4			x			
Above	Bedroom	12'10 x 16'			x			

  

Finished Floor (Main):	<b>1,046</b>	# of Rooms:	<b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,188</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,234 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>2,234 sq. ft.</b>	Basement: <b>None</b>		6				
				7				
				8				

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

**Court order sale, great family home, 4 bedrooms up, radiant heat, high ceilings. Fenced back yard and 6.5 crawl space. OPEN HOUSE SUNDAY SEPTEMBER 30TH 2-4PM**