



Presented by:
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Active
R2318624
 Board: F
 House with Acreage

9650 QUEENS PLACE
 North Surrey
 Royal Heights
 V3V 2S2

Residential Detached
\$1,199,000 (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: _____ Reno. Year: _____
 # of Fireplaces: **2** R.I. Plumbing: _____
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces: _____
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

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 Ro...	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				
				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.