



Presented by:
Nicky Tu PREC*

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Active
R2421966
Board: F
House/Single Family

11558 85 AVENUE

N. Delta
Annieville
V4C 2T7

Residential Detached

\$919,000 (LP)

(SP)



Sold Date: Frontage (feet): **65.00** Original Price: **\$919,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1969**
 Depth / Size: **98.21** Bathrooms: **4** Age: **51**
 Lot Area (sq.ft.): **6,370.00** Full Baths: **3** Zoning: **RD3**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,316.13**
 Rear Yard Exp: **South** Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **006-958-168**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl, Wood**
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Torch-On**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 34, PLAN NWP34127, PART NW1/4, SECTION 25, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	19' x 10'	Bsmt	Bedroom	10'5 x 7'6			x
Main	Living Room	26' x 17'	Bsmt	Bedroom	15'5 x 10'			x
Main	Dining Room	12' x 10'						x
Main	Master Bedroom	14' x 9'						x
Main	Bedroom	11' x 10'						x
Main	Bedroom	11' x 10'						x
Main	Bedroom	9' x 9'						x
Bsmt	Family Room	20' x 14'						x
Bsmt	Kitchen	14' x 7'						x
Bsmt	Bedroom	11' x 8'5						x

Finished Floor (Main):	2,044	# of Rooms:	12	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):	1,100	Suite:	Unauthorized Suite	3	Main	4	Yes	Pool:
Finished Floor (Total):	3,144 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	3	5				Grg Dr Ht:
Grand Total:	3,144 sq. ft.	Basement:	Part	6				
				7				
				8				

Listing Broker(s): **Coldwell Banker Vantage Realty**

Annieville basement entry family home. Lots of room to grow with over 2000 sqft of living space on the main floor plus an additional 1100 sqft below with separate accommodation. Home features 8 beds and 4 baths with lots of room to grow and improve. Wonderful fenced backyard. Convenient location close to shopping, bus and schools. Court Ordered Sale.



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Active
R2430853

Board: F
House/Single Family

11622 COMMONWEALTH CRESCENT

N. Delta
Sunshine Hills Woods
V4E 2N1

Residential Detached

\$1,155,000 (LP)

(SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$1,155,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1980**
 Depth / Size: **66.85** Bathrooms: **3** Age: **40**
 Lot Area (sq.ft.): **6,685.00** Full Baths: **2** Zoning: **RS1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,426.32**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-112-117**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Mixed**

Legal: **LOT 566, PLAN NWP52848, SECTION 13, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'	Below	Bedroom	8'5 x 7'4			x
Main	Dining Room	14' x 9'			x			x
Main	Kitchen	11'2 x 10'			x			x
Main	Eating Area	11' x 6'9			x			x
Main	Family Room	19'8 x 16'7			x			x
Main	Master Bedroom	14' x 13'			x			x
Main	Bedroom	10'7 x 10'5			x			x
Main	Bedroom	10'7 x 10'5			x			x
Below	Games Room	15' x 14'5			x			x
Below	Bedroom	15' x 9'10			x			x

Finished Floor (Main): **1,160**
 Finished Floor (Above): **800**
 Finished Floor (Below): **745**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,705 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,705 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **5**
 Basement: **Fully Finished, Partly Finished**

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

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

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

Super family home is the coveted Sunshine Hills area of North Delta. Ideal for a large family with 5 bedrooms and 3 bathrooms and well as a double car garage. Located on a quiet corner 6,685 sq.ft flat lot. Close to shopping, transit and park. Also close to Burns Bog for extensive walking trails. Vaulted ceilings in the living room and much more. Many newer homes in the area. Call today to view.