



Presented by:
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Active
R2248892
Board: F
House/Single Family

14358 109 AVENUE

North Surrey
Bolivar Heights
V3R 0P6

Residential Detached

\$1,149,000 (LP)

(SP)



Sold Date: Frontage (feet): **122.50** Original Price: **\$1,149,000**
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **1990**
Depth / Size: Bathrooms: **6** Age: **28**
Lot Area (sq.ft.): **36,067.00** Full Baths: **5** Zoning: **SFR**
Flood Plain: Half Baths: **1** Gross Taxes: **\$5,554.88**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **019-069-171**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **15** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **PL LMP20120 LT B BLK 5N LD 36 SEC 13 RNG 2W.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 7'	Above	Bedroom	10' x 11'5	Below	Bedroom	7' x 7'
Main	Kitchen	9' x 10'	Above	Walk-In Closet	5'5 x 8'	Below	Recreation	12' x 24'5
Main	Eating Area	9' x 10'	Above	Kitchen	9'5 x 14'	Bsmt	Bedroom	10' x 11'
Main	Master Bedroom	13' x 14'	Above	Living Room	10' x 24'			x
Main	Bedroom	9' x 10'	Above	Eating Area	8'5 x 14'			x
Main	Walk-In Closet	5' x 6'	Above	Bedroom	9'5 x 14'5			x
Above	Kitchen	8'5 x 10'	Below	Bedroom	9'5 x 10'			x
Above	Eating Area	10' x 12'	Below	Utility	7' x 7'			x
Above	Living Room	14'5 x 17'5	Below	Family Room	13'5 x 14'5			
Above	Master Bedroom	13'5 x 13'5	Below	Bedroom	9'5 x 12'			

Finished Floor (Main): **1,429**
Finished Floor (Above): **1,834**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,234**
Finished Floor (Total): **4,497 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,497 sq. ft.**

of Rooms: **23**
of Kitchens: **3**
of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **8**
Basement: **Full, Fully Finished, Separate Entry**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Sutton Group-West Coast Realty**

Royal LePage - Wolstencroft

INCOME PROPERTY!!! Welcome to this massive 4,495 sqft home on a huge 36,067 sqft lot. This 9 bedrooms and 5.5 baths, Vaulted ceilings, 3 level home with 4 kitchens that generate lots of rentals income. Great location, walking distance to bus, recreation center, shopping mall, restaurants, schools and parks. Easy access to Patullo Bridge. Showing Monday, Wednesday, Friday and Saturday by appointment only. **SUBJECT TO COURT APPROVAL.**