



Presented by: **Micky Kandola**

Royal LePage - Wolstencroft  
Phone: 604-530-0231

micky@therealtorwithsoul.com



**Active**  
**R2574152**  
Board: F  
House with Acreage

**6064 146 STREET**

Surrey  
Sullivan Station  
V3S 3A2

Residential Detached

**\$399,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>90.00</b>	Original Price: <b>\$399,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1953</b>
Depth / Size: <b>242</b>	Bathrooms:	<b>1</b>	Age: <b>68</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RES</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$6,522.61</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>012-135-577</b>
			Tour:

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

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Block**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 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: **1** Covered Parking: **1** Parking Access:  
 Parking: **Carport; 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:

Legal: **PARCEL A, PLAN NWP1361, PART NW1/4, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, (EXPLANATORY PL 14935)**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 18'6			x			x
Main	Kitchen	12'5 x 14'			x			x
Main	Master Bedroom	10'8 x 13'8			x			x
Main	Bedroom	9'3 x 10'4			x			x
Bsmt	Bedroom	11'7 x 11'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>825</b>	# of Rooms:	<b>5</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		2							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		3							Workshop/Shed:
Finished Floor (Basement):	<b>132</b>	Suite:	<b>None</b>		4							Pool:
Finished Floor (Total):	<b>957 sq. ft.</b>	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>2</b>		6							Grg Dr Ht:
Grand Total:	<b>957 sq. ft.</b>	Basement: <b>Part</b>			7							
					8							

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

**Court order sale, value mainly for the land. asking price is only for quarter share**

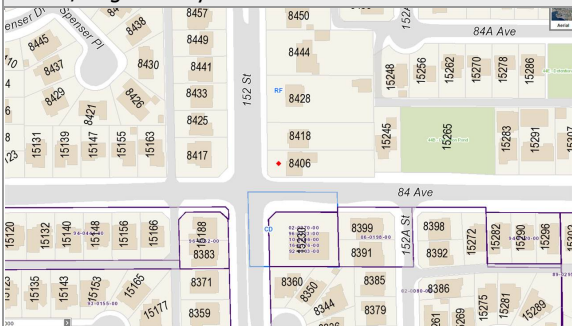


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**Active** **R2551110** **8406 152 STREET** Residential Detached  
 Board: F Surrey **\$1,449,000** (LP)  
 House/Single Family Fleetwood Tynehead V3S 3M8 (SP)



Sold Date: Frontage (feet): **62.76** Original Price: **\$1,449,000**  
 Meas. Type: **Metres** Bedrooms: **3** Approx. Year Built: **1958**  
 Depth / Size: **70.36** Bathrooms: **1** Age: **63**  
 Lot Area (sq.ft.): **14,215.00** Full Baths: **1** Zoning: **RF**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,756.70**  
 Rear Yard Exp: For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **001-752-391**  
 Tour:

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

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **None**  
 Type of Roof: **Asphalt**

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

Legal: **PARCEL "ONE" (EXPLANATORY PLAN 15419) OF LOT "A" EXCEPT: PARCEL "P" (BYLAW PLAN 62400); SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 9578**

Amenities:  
 Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 13'			x			x
Main	Dining Room	14' x 10'8"			x			x
Main	Kitchen	11' x 11'			x			x
Main	Laundry	7' x 8'			x			x
Main	Master Bedroom	19' x 10'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Bedroom	11' x 10'6"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,404</b>	# of Rooms:	<b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2			<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3			<b>No</b>	Pool:
Finished Floor (Total):	<b>1,404 sq. ft.</b>	Crawl/Bsmt. Height:		4			<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>1,404 sq. ft.</b>	Basement: <b>None</b>		6			<b>No</b>	
				7			<b>No</b>	
				8			<b>No</b>	

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

**LOCATION LOCATION! This gem is a perfect investment or first time home buyers dream property. It offers 3 bedroom 1 bath rancher with lots of potential; centrally located, close to schools, recreations, easy hwy access, transit, shopping etc. you name it. This is a court ordered sale and will be sold as is. Court Date set for May 14, 2021; all offers to be submitted on or before May 13, 2021 - all details attached with the listing have your Realtor provide and advice you on the details before submitting.**