



Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
 Phone: 604-551-4418 Cell: 604-551-4418
 Email: layala@sutton.com
 Website: www.luisayala.ca



North Surrey, Royal Heights

MLS# F1408751

Residential Detached

11831 96TH AV, V3V 1W1

Active

No Photo Available

List Price:	\$399,000	Previous Price:	
		Original Price:	\$399,000
Complex/Subdiv:			
Frontage:	50.00 ft	Bedrooms:	6
Depth/Size:	171	Bathrooms:	2
Lot Area SqFt:	8,550	Full Baths:	2
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RF
View:			
Serv. Connected:	Community		
PID:	003-765-750	Type:	House/Single Family
Approx Yr Blt:	9999	Age at List Date:	999
Taxes:	\$2,903 (2013)		

Style of Home:	Split Entry	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., RV Parking Avail.
Exterior:	Stucco, Vinyl		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:			Title to Land:
Water Supply:	City/Municipal		Freehold NonStrata
Heat/Fuel:	Forced Air, Natural Gas		Seller's Interest:
No. of Fireplaces:	1		Court Ordered Sale
Fireplace Fuel:	Wood		Mortgage Info:
Outdoor Area:	Sundeck(s)		\$0
Pad Rental:			
Fixtures Leas:	N	Property Disclosure:	N - COURT ORDERED SALE
Fixt Removed:	N	Out Buildings:	

Legal: PL 529A LT 77 BLK 4 LD 36 SEC 36 RNG 3W BLK 5N.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'7 X 11'5	Bsmt	Laundry	9'9 X 8'7			X
Main F.	Kitchen	15'5 X 12'						X
Main F.	Master Bedroom	12'8 X 12'2						X
Main F.	Bedroom	9'3 X 9'3						X
Main F.	Bedroom	9'3 X 9'						X
Bsmt	Living Room	21'7 X 11'6						X
Bsmt	Kitchen	12'2 X 8'5						X
Bsmt	Bedroom	11'4 X 11'4						X
Bsmt	Bedroom	12'5 X 9'						
Bsmt	Bedroom	14' X 9'4						

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,031	Total # Rooms:	11
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,200	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,231	Basement Area:	Full
			5
			6
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	2,231		7
			8

Listing Broker(s): HomeLife Benchmark Titus Rlty, HomeLife Benchmark Titus Rlty

Huge 8550 sqft lot, quiet part of 96th Ave West of Scott Road. 3 bedrooms up and full bath up. Fully finished basement with 3 good size bedrooms, living room, kitchen and bathroom. Easy access to New West, Burnaby and Richmond. Good investment property, build your dream home.