

Active
R2421966
 Board: F, Detached
 House/Single Family

11558 85 AVENUE

N. Delta
 Annieville
 V4C 2T7

\$919,000 (LP)
 (SP)



Days on Market: **50** List Date: **11/20/2019** Expiry Date: **2/20/2020**
 Previous Price: **\$0** Original Price: **\$919,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **65.00** Approx. Year Built: **1969**
 Depth / Size: **98.21** Frontage (metres): **19.81** Age: **51**
 Lot Area (sq.ft.): **6,370.00** Bedrooms: **7** Zoning: **RD3**
 Flood Plain: **No** Bathrooms: **4** Gross Taxes: **\$3,316.13**
 Council Apprv?: Full Baths: **3** For Tax Year: **2019**
 Rear Yard Exp: **South** Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **006-958-168**
 View: **No** Tour:
 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** CSA/BCE:
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood** Metered Water:
 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: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No : COURT ORDERED SALE**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Registered:
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 34, PLAN NWP34127, PART NW1/4, SECTION 25, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities: **None** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

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			x
Main	Master Bedroom	14' x 9'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	9' x 9'			x			x
Bsmt	Family Room	20' x 14'			x			x
Bsmt	Kitchen	14' x 7'			x			x
Bsmt	Bedroom	11' x 8'5			x			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 Beds not in Basement: 4	5				Grg Door Ht:
Grand Total: 3,144 sq. ft.	Basement: Part	6				
		7				
		8				

List Broker 1: **Coldwell Banker Vantage Realty - Office: 604-585-3555** List Broker 2:
 List Desig Agt 1: **Robert Samus - Contc: 604-585-3555** **rob@johnsamus.com**
 List Desig Agt 2: 3: Appointments: **Touchbase**
 Sell Broker 1: 3: Call: **ROB SAMUS**
 Sell Sales Rep 1: 2: 3: Phone: **604-803-1885**
 Owner: **Canadian Western Trust Company in Trust**
 Commission: **3.22% 1ST 100K/1.15% BAL**
 Occupancy: **Tenant, Vacant**

Realtor Remarks: **Court Ordered Sale. Sold As Is. Subject to Court Approval. Schedule A forms part of Contract of Purchase & Sale. Tenanted. Please allow considerable notice to show. Subject-free offer in place \$865,000. Court date set for January 23rd at 10AM in Vancouver.**

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.