



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
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**Active**  
**R2228348**  
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: **8** Approx. Year Built: **1990**  
Depth / Size: Bathrooms: **4** Age: **27**  
Lot Area (sq.ft.): **36,067.00** Full Baths: **3** 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: **No :**

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

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 17'	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'			x
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): **1,232**  
Finished Floor (Total): **4,495 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **4,495 sq. ft.**

# of Rooms: **22**  
# of Kitchens: **3**  
# of Levels: **3**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **8**  
Basement: **Full, Fully Finished, Separate Entry**

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

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

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

**Sutton Group-West Coast Realty (Langley)**

**INCOME PROPERTY!! Welcome to this 4,495 sqft home on a huge 36,067 sqft lot. This 8 bedrooms and 4 baths, Vaulted ceilings, 3 level home with 3 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. SUBJECT TO COURT APPROVAL.**



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**Active**  
**R2228414**  
Board: F  
House/Single Family

**15682 109A AVENUE**

North Surrey  
Fraser Heights  
V4N 4T6

Residential Detached

**\$1,280,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$1,280,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2004</b>
Depth / Size: <b>143</b>	Bathrooms:	<b>6</b>	Age: <b>14</b>
Lot Area (sq.ft.): <b>9,473.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RA</b>
Flood Plain:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$5,248.79</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>024-503-061</b>
			Tour:

View: **No :**  
Complex / Subdiv: **Fraser Heights**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double, Visitor Parking**

Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes: Sold "As Is", no guarantee on fixtures**  
Floor Finish: **Mixed**

Legal: **PL LMP41574 LT 3 SEC 15 BLK 5 RNG 1W NWD**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Above</b>	<b>Master Bedroom</b>	<b>14'8" x 14'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>12' x 10'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>10'4" x 10'4"</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Media Room</b>	<b>15'6" x 9'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Bedroom</b>	<b>10' x 12'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Bedroom</b>	<b>10' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>11' x 19'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>14' x 19'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>16' x 19'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Den</b>	<b>13' x 10'</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,614</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,262</b>	# of Kitchens: <b>1</b>	1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>2,104</b>	Suite:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>4,980 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Main</b>	<b>3</b>	<b>No</b>	Garage Sz:
	Beds in Basement: <b>2</b>	5	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Door Height:
	Basement: <b>Full</b>	6	<b>Bsmt</b>	<b>2</b>	<b>No</b>	
		7				
		8				

Listing Broker(s): **Macdonald Realty (Surrey/152)**

**Fraser Heights - South exposed 9400+ sqft cul-de-sac lot with an excellent location near Erma Stephenson Elementary and Fraser Heights Secondary. 3 beds up plus a master/nanny bedroom on main floor with 2 additional bedrooms in the basement. Basement has separate entry with suite potential. Suspended slab media room is basement. This home has a larger then average total square footage and offers a great opportunity. This home needs work to bring it up to its full potential, please call for more details. Court Date set for January 22, 2018 in Vancouver, 9:45am.**