



Presented by:  
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**Active**  
**R2215481**  
Board: F  
House/Single Family

**13620 110A AVENUE**

North Surrey  
Bolivar Heights  
V3R 2B1

Residential Detached

**\$699,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>120.00</b>	Original Price: <b>\$699,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1977</b>
Depth / Size: <b>60</b>	Bathrooms:	<b>3</b>	Age: <b>40</b>
Lot Area (sq.ft.): <b>7,200.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RF</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,815.51</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-594-875</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: NORTH SHORE MTNS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Slab**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Other**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Multiple**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No : AS IS WHERE IS**  
Fixtures Rmvd: **No : AS IS WHERE IS**  
Floor Finish:

Legal: **PL 42892 LT 78 LD 36 SEC 14 RNG 2**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 17'	Bsmt	Bedroom	12' x 11'			x
Main	Dining Room	12' x 12'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Eating Area	9' x 8'			x			x
Main	Master Bedroom	14' x 13'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Bsmt	Living Room	16' x 15'			x			x
Bsmt	Kitchen	9' x 8'			x			
Bsmt	Bedroom	12' x 10'			x			

Finished Floor (Main):	<b>1,460</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,200</b>	# of Kitchens: <b>2</b>	1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,660 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished, Part</b>	6				
Grand Total:	<b>2,660 sq. ft.</b>		7				
			8				

Listing Broker(s): **Royal LePage West Real Estate Services**

**COURT ORDERED SALE - Three bedroom with 2 full baths up , huge LVG rm w/ vaulted ceil,wrap around deck with gorgeous North Shore Mtn views. LARGE 2 bedroom (unauthorized) suite down. House needs work. Renovate it and live in or tear down and build your dream home! ALL MEASUREMENTS APPROXIMATE , VERIFY IF IMPORTANT - SCHEDULE "A" TO FORM PART OF ALL OFFERS**