



Presented by:  
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**Active**  
**R2318624**  
Board: F  
House with Acreage

**9650 QUEENS PLACE**

North Surrey  
Royal Heights  
V3V 2S2

Residential Detached

**\$1,199,000** (LP)

(SP)



Sold Date: Frontage (feet): **32.80** Original Price: **\$1,199,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2004**  
Depth / Size: Bathrooms: **4** Age: **14**  
Lot Area (sq.ft.): **56,628.00** Full Baths: **3** Zoning: **RES**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,521.76**  
Rear Yard Exp: **North** For Tax Year: **2017**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **025-736-400**  
Tour: **Virtual Tour URL**

View: **Yes: River, City, Mountain**  
Complex / Subdiv: **Royal Heights**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
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: **No**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 5 BLOCK 5N PLAN BCP7209 SEC 34&35 RANGE 3W LAND DISTRICT 36 EXCEPT PLAN ROAD EPP6027**

Amenities: **In Suite Laundry**

Site Influences: **Cul-de-Sac, Private Yard, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 16'	Bsmt	Office	20' x 16'			x
Main	Kitchen	16' x 16'	Bsmt	Bedroom	16' x 12'			x
Main	Eating Area	13' x 12'	Bsmt	Bedroom	14' x 10'			x
Main	Master Bedroom	18' x 14'	Bsmt	Storage	17' x 15'			x
Main	Den	10' x 10'			x			x
Main	Laundry	10' x 8'			x			x
Above	Bedroom	13' x 12'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	12' x 12'			x			
Bsmt	Recreation	30' x 24'			x			

Finished Floor (Main):	<b>1,654</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>701</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,654</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,009 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	5				Door Height:
Grand Total:	<b>4,009 sq. ft.</b>	Basement: <b>Full</b>	6				
		Beds not in Basement: <b>4</b>	7				
			8				

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

**Bring the Whole Family! Large Royal Heights home with River views. Expansive private lot with 484sq foot Guest cottage. Home needs some TLC but has immense potential. Open concept kitchen/living room, master on the main, and lots of space for parking. Please allow notice for showings.**