



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
www.luisayala.ca
luisayala@shaw.ca



Active
R2205927

Board: F
House/Single Family

14944 CANARY DRIVE

North Surrey
Bolivar Heights
V3R 4V1

Residential Detached

\$849,900 (LP)

(SP)



Sold Date:	Frontage (feet):	68.35	Original Price: \$849,900
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1959
Depth / Size:	Bathrooms:	2	Age: 58
Lot Area (sq.ft.): 8,437.00	Full Baths:	1	Zoning: RES
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,018.23
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-570-799
			Tour: Virtual Tour URL

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Other**
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2015**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Lane**
Parking: **Carport; Single, Open, Other**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Laminate, Mixed**

Legal: **PL 19843 LT 2 BLK 12 LD 36 SEC 17 RNG 1**

Amenities: **Green House**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Other - See Remarks, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'9"			x			x
Main	Dining Room	10'11' x 9'			x			x
Main	Kitchen	16'1' x 8'11"			x			x
Main	Bedroom	12'5' x 9'1"			x			x
Main	Bedroom	10' x 8'8"			x			x
Main	Bedroom	12'4' x 9'1"			x			x
Below	Recreation	28'6' x 13'			x			x
Below	Bedroom	11'8' x 9'4"			x			x
Below	Bedroom	11'6' x 8'2"			x			x
		x			x			

Finished Floor (Main): **1,176**
Finished Floor (Above): **0**
Finished Floor (Below): **900**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,076 sq. ft.**

Unfinished Floor: **275**
Grand Total: **2,351 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Full, Partly Finished, Separate Entry**

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

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

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

Welcome to this well maintained north facing home, lots of windows making it airy and bright andt peekaboo of the mountains. Situated on 8,437 sq ft lot. Move in ready or build now. Beautiful hardwood floors throughout the main living areas, and new flooring, in the bedrooms below. 3 bdms up and 2 bdms below. A large entertainment room with the pool table waiting for you. Close to schools of all levels, Montessori preschool and transit/sky train, shopping, and much more. A new high efficient furnace in 2015