



Presented by:
Luis Ayala PREC*

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



Active
R2301537
Board: F
House/Single Family

13773 92 AVENUE
Surrey
Bear Creek Green Timbers
V3V 1J1

Residential Detached
\$759,900 (LP)
(SP)



**NO IMAGE
AVAILABLE**

Sold Date:	Frontage (feet):	59.90	Original Price: \$759,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1956
Depth / Size: 119.95	Bathrooms:	1	Age: 62
Lot Area (sq.ft.): 7,167.00	Full Baths:	1	Zoning: SF
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,977.11
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 010-254-986
			Tour:
View:	No :		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
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: **None**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **PL NWP17255 LT 2 LD 36 SEC 33 TWP 2.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 14'			x			x
Main	Dining Room	8' x 6'			x			x
Main	Kitchen	14' x 9'6"			x			x
Main	Master Bedroom	12'5" x 13'			x			x
Main	Bedroom	14' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,185	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	1,185 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3		6							Door Height:
Grand Total:	1,185 sq. ft.	Basement: Crawl			7							
					8							

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order Sale, 3 bedroom rancher, covered deck nice flat lot. Allow time for showings.



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Active
R2297125
Board: F
House/Single Family

3636 164A STREET

South Surrey White Rock
Morgan Creek
V3S 0M1

Residential Detached

\$2,380,000 (LP)

(SP)



Sold Date:	Frontage (feet):	121.19	Original Price: \$2,380,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2004
Depth / Size: 224.90	Bathrooms:	4	Age: 14
Lot Area (sq.ft.): 26,913.00	Full Baths:	3	Zoning: CD
Flood Plain:	Half Baths:	1	Gross Taxes: \$10,898.58
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-503-189
			Tour:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Other, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **2**

Total Parking: **8** Covered Parking: **3** Parking Access: **Side**
Parking: **Add. Parking Avail., Garage; Triple, 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:

Legal: **PL BCP535 LT 8 LD 36 SEC 25 TWP 1**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'6	Above	Bedroom	15'3 x 11'6			x
Main	Dining Room	15' x 11'6	Above	Bedroom	12'6 x 12'			x
Main	Kitchen	14' x 14'	Above	Bedroom	13' x 11'6			x
Main	Foyer	11' x 8'	Above	Flex Room	14' x 10'			x
Main	Office	13' x 11'3	Above	Laundry	8' x 6'			x
Main	Mud Room	9' x 7'9	Bsmt	Bedroom	12'6 x 10'3			x
Main	Eating Area	15' x 11'	Bsmt	Recreation	41' x 15'			x
Main	Family Room	16'6 x 15'3	Bsmt	Games Room	16' x 12'			x
Main	Pantry	6'9 x 4'	Bsmt	Media Room	16' x 12'			
Above	Master Bedroom	18'3 x 14'	Bsmt	Storage	15' x 13'			

Finished Floor (Main): **1,813**
Finished Floor (Above): **2,364**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,809**
Finished Floor (Total): **5,986 sq. ft.**

Unfinished Floor: **0**
Grand Total: **5,986 sq. ft.**

of Rooms: **20**
of Kitchens: **1**
of Levels: **4**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **1**
Basement: **Full**

Beds not in Basement: **4**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **34 x 21**
Door Height:

Listing Broker(s): **Royal LePage - Wolstencroft**

STUNNING Casonwell built home in Morgan Ridge waiting for your ideas. This 5 bed, 4 bath architectural masterpiece sits on a HUGE 26,913 sqft lot in a quiet cul-de-sac backing onto rural farm land. The property is complete with a fully fenced pool and hot tub, gorgeous mountain views and is located just minutes from Morgan Crossing shopping, Grandview Heights Aquatic Centre, Southridge Private School and many more refined amenities. Public school catchment is Morgan Elementary & Ecole Earl Marriott. Call for your private viewing today!