



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

Metro Edge Realty  
Phone: 604-551-4418  
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**Active**  
**R2300150**

Board: F  
Duplex

**15541 OXENHAM AVENUE**

South Surrey White Rock  
White Rock  
V4B 2J2

Multifamily  
**\$1,650,000 (LP)**  
(SP)



Sold Date:	Frontage (feet):	<b>62.00</b>	Original Price: <b>\$1,650,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>0</b>	Frontage (metres): <b>18.90</b>
Depth / Size (ft.): <b>132.51</b>	Bedrooms:	<b>0</b>	Approx. Year Built: <b>2019</b>
Lot Area (sq.ft.): <b>8,215.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>0</b>
Flood Plain:	Beds not in Bsmt:	<b>0</b>	Zoning: <b>RT1</b>
Rear Yard Exp:	Bathrooms:	<b>0</b>	Gross Taxes:
Council Apprv?:	Full Baths:	<b>0</b>	For Tax Year:
If new, GST/HST inc?: <b>No</b>	Half Baths:	<b>0</b>	Tax Inc. Utilities?:
	P.I.D.: <b>000-703-290</b>		Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:  
Sprinklers?: **Yes** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **PL NWP25155 LT 21 BLK 23 LD 36 SEC 11 TWP 1.**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>4,033</b>	Bachelor Units:	Income as at:	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>	<u>Outbuildings</u>
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1				Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	<b>2,196</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>6,229 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>6,229 sq. ft.</b>	Basement: <b>Full</b>		7				
				8				

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

**HomeLife Benchmark Realty (White Rock) Corp.**

**Duplex building lot. Plans with zoning approvals in place and a Building Permit approved. You can start building right away, just require a builder transfer on the permit. The property has received City of White Rock approval for duplex zoning, plus full plans of a 6300 sq. ft. duplex to be built, a 2 level with basement plan, one side has a master bedroom on the main and a typical 2 storey. Great street and neighbourhood. Call for details.**



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**Active**  
**R2300995**

Board: F  
Duplex

**2076-2078 BOWLER DRIVE**

South Surrey White Rock  
King George Corridor  
V4A 6S6

Multifamily  
**\$1,449,888** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>99.74</b>	Original Price: <b>\$1,449,888</b>
Meas. Type: <b>Metres</b>	# of Rooms:	<b>20</b>	Frontage (metres): <b>30.40</b>
Depth / Size (ft.): <b>27.4</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>1981</b>
Lot Area (sq.ft.): <b>11,807.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>37</b>
Flood Plain:	Beds not in Bsmt:	<b>8</b>	Zoning: <b>RM-D</b>
Rear Yard Exp:	Bathrooms:	<b>6</b>	Gross Taxes: <b>\$4,544.04</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2017</b>
If new, GST/HST inc?:	Half Baths:	<b>2</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>001-853-180</b>		Tour: <b>Virtual Tour URL</b>

View: :

Complex / Subdiv:

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **2** Parking Access: **Front**  
Parking: **Carpport; Multiple**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **PL 61160 LT 155 LD 36 SEC 14 TWP 1**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	30' x 15'	Main	Master Bedroom	13' x 11'			x
Main	Dining Room	12' x 11'	Main	Bedroom	11' x 9'			x
Main	Kitchen	9' x 9'	Below	Bedroom	12' x 9'			x
Main	Master Bedroom	13' x 11'	Below	Bedroom	9' x 9'			x
Main	Bedroom	11' x 9'	Below	Games Room	17' x 12'			x
Main	Den	10' x 9'	Below	Foyer	12' x 8'			x
Main	Nook	9' x 7'	Below	Bedroom	12' x 9'			x
Main	Living Room	30' x 15'	Below	Bedroom	9' x 9'			x
Main	Dining Room	12' x 11'	Below	Games Room	17' x 12'			
Main	Kitchen	9' x 9'	Below	Eating Area	12' x 8'			

Finished Floor (Main):	<b>2,136</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	2	Yes	Barn:
Finished Floor (Below):	<b>1,800</b>	2 Bed Units:	Income/annum:	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3	Main	3	No	Pool:
Finished Floor (Total):	<b>3,936 sq. ft.</b>	Other Units:	Net Op. Income:	4	Main	3	No	Garage Sz:
		Suite:		5	Below	3	No	Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6	Below	3	No	
Grand Total:	<b>3,936 sq. ft.</b>	Basement: <b>Full</b>		7				
				8				

Listing Broker(s): **Century 21 Coastal Realty (Surrey) Ltd.**

**\*INVESTORS ALERT\* Well maintained side by side full duplex with FOUR rental incomes. Property has had some recent updates including the Roof and flooring, total monthly rent is \$3,094.**



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**Active**  
**R2296143**

Board: F  
Duplex

**18036-18038 57A AVENUE**

Cloverdale  
Cloverdale BC  
V3S 1J6

Multifamily  
**\$979,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>78.50</b>	Original Price: <b>\$979,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>10</b>	Frontage (metres): <b>23.93</b>
Depth / Size (ft.): <b>121.6</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>9,500.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>999</b>
Flood Plain: <b>Exempt</b>	Beds not in Bsmt:	<b>4</b>	Zoning: <b>RF</b>
Rear Yard Exp: <b>South</b>	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$3,483.20</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2017</b>
If new, GST/HST inc?: <b>No</b>	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>000-619-736</b>		Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow, Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Partly**  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2016**  
R.I. Plumbing: **No**  
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **0** Parking Access: **Front, Lane**  
Parking: **Add. Parking Avail., Open**  
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **2 blocks**  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Laminate, Vinyl/Linoleum**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **PL 19339 LT 3 BLK 1 LD 36 SEC 8 TWP 8 PART SE 1/4.**

Amenities: **In Suite Laundry, Workshop Detached**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'			x			x
Main	Kitchen	12' x 9'			x			x
Main	Bedroom	11' x 11'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Utility	8' x 5'			x			x
Main	Living Room	18' x 12'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Bedroom	11' x 11'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Utility	8' x 5'			x			x

  

Finished Floor (Main):	<b>1,500</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed: <b>10 x 25</b>
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>1,500 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>1,500 sq. ft.</b>	Basement: <b>None</b>		7				
				8				

Listing Broker(s): **Sutton Premier Realty**

**INVESTOR ALERT Side by side non conforming duplex on huge 9500 sq. ft. lot. Both sides extensively renovated with new flooring, new cupboards and counter tops and all new paint. Stacking front load laundry. Newer appliances and hot water tanks. One side has partial basement area. Large sundecks facing south. Lane access with out buildings on each side. Close to downtown Cloverdale and Kwantlen University.**



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**Active**  
**R2299365**

Board: F  
Duplex

**2890-2892 BABICH STREET**

Abbotsford  
Central Abbotsford  
V2S 3K5

Multifamily

**\$999,000 (LP)**

(SP)



Sold Date:	Frontage (feet): <b>82.00</b>	Original Price: <b>\$999,000</b>
Meas. Type:	# of Rooms: <b>18</b>	Frontage (metres): <b>82.00</b>
Depth / Size (ft.): <b>254</b>	Bedrooms: <b>8</b>	Approx. Year Built: <b>1969</b>
Lot Area (sq.ft.): <b>20,828.00</b>	Beds in Bsmt: <b>4</b>	Age: <b>49</b>
Flood Plain: <b>No</b>	Beds not in Bsmt: <b>4</b>	Zoning: <b>RS4</b>
Rear Yard Exp:	Bathrooms: <b>4</b>	Gross Taxes: <b>\$4,134.81</b>
Council Apprv?:	Full Baths: <b>4</b>	For Tax Year: <b>2017</b>
If new, GST/HST inc?:	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>006-690-769</b>	Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Carpport; Single**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **PL NWP32516 LT 52 DL 48 LD 36 SEC 21 TWP 16 PART1 SE**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 8'	Main	Living Room	14' x 12'			x
Main	Living Room	14' x 12'	Main	Bedroom	10' x 8'			x
Main	Bedroom	10' x 8'	Main	Bedroom	10' x 8'			x
Main	Bedroom	10' x 8'	Main	Dining Room	8' x 8'			x
Main	Dining Room	8' x 8'	Bsmt	Bedroom	8' x 9'			x
Bsmt	Bedroom	8' x 9'	Bsmt	Bedroom	8' x 8'			x
Bsmt	Bedroom	8' x 8'	Bsmt	Other	9' x 7'			x
Bsmt	Other	9' x 7'	Bsmt	Family Room	14' x 12'			x
Bsmt	Family Room	14' x 12'			x			
Main	Kitchen	13' x 8'			x			

Finished Floor (Main):	2,000	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	2,000	3 Bed Units:	Less Op. Exp:	3	Bsmt	3	No	Pool:
Finished Floor (Total):	4,000 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	3	No	Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	4,000 sq. ft.	Basement: <b>Fully Finished</b>		7				
				8				

Listing Broker(s): **Century 21 Coastal Realty (Surrey) Ltd.**

**INVESTORS ALERT!!!!** Subdivideable 20,000 Sqft lot, Duplex is currently rented for \$4100/month to good tenants on both sides. 82'x254' lot has a nice private backyard separated by a new fence down the middle, Roof was replaced 5 years ago. One unit has brand new kitchen, flooring and paint. Please don't disturb the tenants without appointment. **\*\*OPEN HOUSE\*\* Aug-26 (2-4pm).**





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**Active**  
**R2299388**

Board: F  
Duplex

**13791 111A AVENUE**

North Surrey  
Bolivar Heights  
V3R 2C8

Multifamily  
**\$849,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$849,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>10</b>	Frontage (metres): <b>21.34</b>
Depth / Size (ft.): <b>128</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1958</b>
Lot Area (sq.ft.): <b>8,960.00</b>	Beds in Bsmt:	<b>0</b>	Age: <b>60</b>
Flood Plain: <b>No</b>	Beds not in Bsmt:	<b>4</b>	Zoning: <b>SFR</b>
Rear Yard Exp:	Bathrooms:	<b>2</b>	Gross Taxes: <b>\$3,284.50</b>
Council Apprv?:	Full Baths:	<b>2</b>	For Tax Year: <b>2017</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>010-450-874</b>		Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes: FROM 13791 ALL APPLIANCES**  
Floor Finish: **Other, Vinyl/Linoleum**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **PL NWP19039 LT 3 LD 36 SEC 14 RNG 2.**

Amenities: **None**

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'0 x 11'0			x			x
Main	Living Room	17'0 x 12'0			x			x
Main	Master Bedroom	11'6 x 10'6			x			x
Main	Bedroom	10'6 x 10'0			x			x
Main	Laundry	7'0 x 7'0			x			x
Main	Kitchen	13'0 x 11'0			x			x
Main	Living Room	17'0 x 12'0			x			x
Main	Master Bedroom	11'6 x 10'6			x			x
Main	Bedroom	10'6 x 10'0			x			x
Main	Laundry	7'0 x 7'0			x			x

Finished Floor (Main):	<b>1,720</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	2 Bed Units:	Income/annum:	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	<b>1,720 sq. ft.</b>	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>1,720 sq. ft.</b>	Basement: <b>Crawl</b>		7				
				8				

Listing Broker(s): **Team 3000 Realty Ltd.**

**Bolivar Heights Great Investment Opportunity or Invest with your family splitting the Mortgage! This is a Non conforming Duplex with 2 bedrooms, 1 bathroom on each side. The living room has huge windows to make the home bright. This duplex is on a quiet street with a 8960 sq ft lot! You could walk or take the transit to either the skytrain or to Surrey Place Mall, grocery stores,, gym or nearby parks. Better yet, you are so close to the elementary school (James Ardiel or Surrey Traditional) You must check this Duplex out it won't last!**



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**Active**  
**R2300157**

Board: F  
Duplex

**11728 88 AVENUE**

N. Delta  
Annieville  
V4C 3C3

Multifamily  
**\$1,589,000** (LP)  
(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	<b>82.80</b>	Original Price: <b>\$1,589,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>22</b>	Frontage (metres): <b>25.24</b>
Depth / Size (ft.): <b>110</b>	Bedrooms:	<b>8</b>	Approx. Year Built: <b>1969</b>
Lot Area (sq.ft.): <b>9,108.00</b>	Beds in Bsmt:	<b>2</b>	Age: <b>49</b>
Flood Plain:	Beds not in Bsmt:	<b>6</b>	Zoning: <b>RM1</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$4,086.20</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year:
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?:
	P.I.D.: <b>006-795-951</b>		Tour:
View:	<b>No :</b>		
Complex / Subdiv:			
Services Connected:	<b>Community</b>		

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **4**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **9** Covered Parking: **1** Parking Access:  
Parking: **Carport; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:  
Sprinklers?: **No** Smoke Detectors?: **N**  
Bylaw Infractions?: **N**

Legal: **PL 33134 LT 490 DL 440 LD 36 GROUP 2.**

Amenities: **None**

Site Influences:  
Features: **Clothes Dryer, Clothes Washer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 8'2	Main	Bedroom	9' x 9'9	Bsmt	Bedroom	14' x 9'
Main	Dining Room	10' x 11'5	Main	Bedroom	12'8 x 8'6	Bsmt	Laundry	10' x 11'8
Main	Living Room	11'5 x 16'8	Bsmt	Kitchen	10'4 x 8'3			x
Main	Master Bedroom	13' x 12'8	Bsmt	Eating Area	7'6 x 11'			x
Main	Bedroom	9' x 9'9	Bsmt	Living Room	13'6 x 18'			x
Main	Bedroom	12'8 x 8'6	Bsmt	Bedroom	14' x 9'			x
Main	Kitchen	10' x 8'2	Bsmt	Laundry	10' x 11'8			x
Main	Dining Room	10' x 11'5	Bsmt	Kitchen	10'4 x 8'3			x
Main	Living Room	11'5 x 16'8	Bsmt	Eating Area	7'6 x 11'			
Main	Master Bedroom	13'1 x 12'8	Bsmt	Living Room	13'6 x 18'			

Finished Floor (Main):	1,750	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	3	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	1,700	3 Bed Units:	Less Op. Exp:	3	Main	3	No	Pool:
Finished Floor (Total):	3,450 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	3	No	Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	3,450 sq. ft.	Basement: <b>Separate Entry</b>		7				
				8				

Listing Broker(s): **Century 21 Coastal Realty (Surrey) Ltd.**

**GREAT INVESTMENT PROPERTY! Duplex with 4 suites. Upper floor with 3 bedrooms and 1 washroom on each side and the ground floor with 1 bedroom and 1 washroom on each side. Very well maintained and clean property. Walking distance to all the major amenities. Move over the Bonus SUBDIVIDABLE Lot into 2 lots. Call for more info.**