



Presented by:
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Active
R2178361
Board: F
House/Single Family

11480 95A AVENUE

N. Delta
Annieville
V4C 3V5

Residential Detached

\$775,000 (LP)

(SP)



Sold Date:	Frontage (feet):	65.00	Original Price: \$829,800
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1958
Depth / Size: 115	Bathrooms:	2	Age: 59
Lot Area (sq.ft.): 7,475.00	Full Baths:	2	Zoning: CD331
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,208.77
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 001-641-450
			Tour:

View: :

Complex / Subdiv:

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

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Carport; Single, Open**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: As is where is condition on possession**
Floor Finish:

Legal: **PL 18302 LT 15 BLK 125 DL 440 LD 36 GROUP 2.**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 16'5	Bsmt	Other	12'9 x 13'6			x
Main	Kitchen	9'6 x 17'2	Bsmt	Laundry	7' x 9'8			x
Main	Dining Room	8' x 8'			x			x
Main	Family Room	23'7 x 10'4			x			x
Main	Master Bedroom	11'8 x 10'9			x			x
Main	Bedroom	8'8 x 10'5			x			x
Main	Bedroom	7'7 x 10'2			x			x
Bsmt	Recreation	13'3 x 17'9			x			x
Bsmt	Bedroom	13'2 x 7'7			x			
Bsmt	Other	13' x 7'8			x			

Finished Floor (Main): **1,485**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,168**
Finished Floor (Total): **2,653 sq. ft.**

Unfinished Floor: **122**
Grand Total: **2,775 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Partly Finished**

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

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

Listing Broker(s): **Johnston Meier Ins & Realty**

Large basement home in North Delta. 3 bedrooms, a living room plus a family room on the upper level and suite potential downstairs. The home has some updated vinyl windows and a newer hot water tank. Situated on a large lot with a south facing backyard. Very quiet neighbourhood close to parks and schools. Call now for your private tour. All measurements are approximate and should be verified if important.