



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2020487**

Board: F  
House/Single Family

**10204 143 STREET**

North Surrey  
Whalley  
V3T 4T3

Residential Detached

**\$549,900** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date: Frontage (feet): **58.89** Original Price: **\$549,900**  
Depth / Size (ft.): **129.62** Bedrooms: **3** Approx. Year Built: **1976**  
Lot Area (sq.ft.): **7,731.00** Bathrooms: **3** Age: **39**  
Flood Plain: **No** Full Baths: **2** Zoning: **RF**  
Rear Yard Exp: **East** Half Baths: **1** Gross Taxes: **\$3,639.49**  
Approval Req?: For Tax Year: **2015**  
If new, GST/HST inc?: Tax Inc. Utilities?: **Yes**  
P.I.D.: **004-630-777**

View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, 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: **Side**  
Parking: **Carport; Single**  
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **2.5 BLKS**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No : Court Ordered Sale**  
Floor Finish: **Laminate, Mixed**

Legal: **PL 48862 LT 235 BLK 5N LD 36 SEC 25 RNG 2W**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'	Bsmt	Bedroom	10' x 9'6			x
Main	Dining Room	11' x 9'	Bsmt	Laundry	7' x 6'			x
Main	Kitchen	11'6 x 10'			x			x
Main	Family Room	11' x 12'			x			x
Main	Master Bedroom	11'6 x 11'			x			x
Main	Bar Room	10' x 9'6			x			x
Main	Bar Room	9'6 x 8'3			x			x
Bsmt	Living Room	12' x 11'			x			x
Bsmt	Kitchen	9'7 x 8'6			x			
Bsmt	Bedroom	11'2 x 9'9			x			

Finished Floor (Main):	<b>1,498</b>	# of Rooms:	<b>12</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1		Main	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2		Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,040</b>	Suite:	<b>Unauthorized Suite</b>	3		Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,538 sq. ft.</b>	Crawl/Bsmt. Height:		4		Bsmt		<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	Beds not in Basement: <b>1</b>	5					Door Height:
Grand Total:	<b>2,538 sq. ft.</b>	Basement: <b>Fully Finished, Part</b>		6					
				7					
				8					

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

**Court ordered sale. West facing basement home featuring 3-Bedrooms up with family room and two bedroom unauthorized basement suite. Large +/-59ft. X 130ft. (7,731 Sq.Ft.) corner lot. Being sold in an "As is where is" condition.**



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
[nikkic@remax.net](mailto:nikkic@remax.net)



**Active**  
**R2017900**

Board: F  
House/Single Family

**14083 91A AVENUE**

Surrey  
Bear Creek Green Timbers  
V3V 0A4

Residential Detached

**\$609,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>27.10</b>	Original Price: <b>\$609,000</b>
Depth / Size (ft.): <b>124</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2011</b>
Lot Area (sq.ft.): <b>3,350.00</b>	Bathrooms:	<b>4</b>	Age: <b>4</b>
Flood Plain: <b>Exempt</b>	Full Baths:	<b>3</b>	Zoning: <b>RF9</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,317.28</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?: <b>Yes</b>			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>028-124-375</b>

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt., 3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Other, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Other**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas, Other**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**  
Parking: **DetachedGrge/Carport, Garage; Double, Open**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Dist. to School Bus:

Legal: **LOT 26, SEC. 33, TWP 2, NWD, PLAN BCP43306**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 15'2			x			x
Main	Foyer	5'10 x 7'8			x			x
Main	Dining Room	9'4 x 6'3			x			x
Main	Kitchen	13'11 x 15'			x			x
Main	Family Room	14' x 10'11			x			x
Above	Master Bedroom	13'2 x 13'			x			x
Above	Bedroom	12'2 x 11'8			x			x
Below	Bedroom	12' x 11'11			x			x
Below	Bedroom	11'8 x 10'6			x			
Below	Recreation	16'4 x 14'			x			

Finished Floor (Main):	<b>837</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>881</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below):	<b>883</b>	# of Levels: <b>2</b>	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Above	3	No	Pool:
Finished Floor (Total):	<b>2,601 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Separate Entry</b>	6				
Grand Total:	<b>2,601 sq. ft.</b>		7				
			8				

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

**NOTE: SALE SUBJECT TO COURT APPROVAL, All measurements are taken from actual plan retrieved from city of surrey, any alteration/addition (in suite or # of rooms) made after occupancy permit is not shown, buyer or buyers agent to verify. it may contain accommodation which is not authorized, limited access for showings, 24 hrs. notice to show. Call for more details. act fast wont last long**



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
<http://www.nikkicvit.ca>  
nikkic@remax.net



**Active**  
**R2017941**

Board: F  
House/Single Family

**14656 36B AVENUE**

South Surrey White Rock  
King George Corridor  
V4P 0E3

Residential Detached

**\$875,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	<b>53.90</b>	Original Price: <b>\$875,000</b>
Depth / Size (ft.): <b>81.8</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2012</b>
Lot Area (sq.ft.): <b>4,410.00</b>	Bathrooms:	<b>6</b>	Age: <b>3</b>
Flood Plain:	Full Baths:	<b>4</b>	Zoning: <b>CD</b>
Rear Yard Exp:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$3,970.00</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: <b>027-102-289</b>

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Electric, Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Wood**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL BCS2382 LT 7 DL 165 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF T**

Amenities: **None**

Site Influences: **Cul-de-Sac**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16'10" x 15'10"	Bsmt	Bedroom	10'2" x 12'4"			x
Above	Kitchen	12' x 13'4"	Bsmt	Bedroom	9'4" x 10'			x
Above	Den	8'4" x 10'			x			x
Above	Dining Room	14' x 8'			x			x
Above	Master Bedroom	12' x 16'4"			x			x
Above	Bedroom	10' x 12'			x			x
Above	Bedroom	10'2" x 10'			x			x
Above	Bedroom	8'4" x 11'6"			x			x
Bsmt	Media Room	17'2" x 19'6"			x			
Bsmt	Recreation	16' x 17'4"			x			

Finished Floor (Main): **1,024**  
Finished Floor (Above): **1,052**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,360**  
Finished Floor (Total): **3,436 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,436 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **4**  
Basement: **Fully Finished**

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

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

Listing Broker(s): **Amex - Fraseridge Realty**

**Quality built family home in Anderson Walk with many extras. Convenient location close to King George and Hwy 99. Walking distance from shopping district. Excellent school catchment. Backs onto greenbelt. Bare land strata property. Open house Sunday December 13 from 2-4pm.**