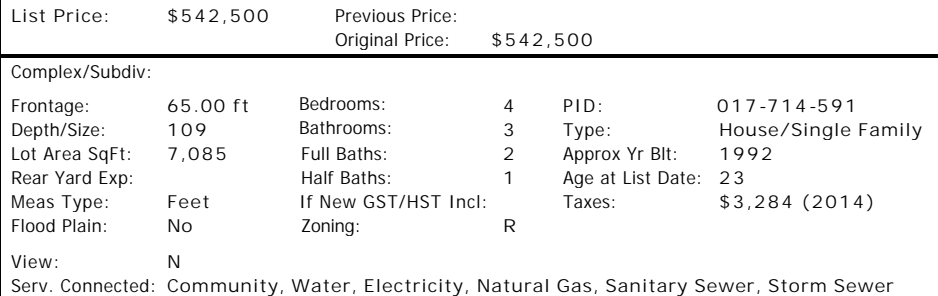


Residential Detached
Active

Legal:	PL LMP3497 LT 4 LD 36 SEC 25 TWP 2 PART SW 1/4
Amenities:	In Suite Laundry
Site Influences:	Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed, Central Location
Features Incl:	Garage Door Opener

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6" X 12'			X			X
Main F.	Kitchen	12'6" X 12'			X			X
Main F.	Dining	12' X 11'2"			X			X
Main F.	Nook	12' X 8'			X			X
Main F.	Family Room	17'3" X 13'4"			X			X
Main F.	Den	12'6" X 8'6"			X			X
Above	Master Bedroom	18' X 12'			X			X
Above	Bedroom	11'4" X 10'			X			X
Above	Bedroom	10' X 10'			X			
Above	Bedroom	18'2" X 10'			X			

Floor Area (SqFt):				Bathrooms	
Main Floor Area SqFt:	1,219	Total # Rooms:	10	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,045	# Kitchens:	1	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Finished Levels:	2	3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	2,264	Basement Area:	Crawl	5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	2,264			8	

COURT ORDER SALE - SOLD AS IS... Hazelwood Heights. 2 storey home features 3 large bedrooms plus games room. Lot is 7085 sq ft. Den on the main floor. Private fenced backyard. Close to both levels of schools, rec centre, library and golf course. Very central location. Listed below assessed value of \$595,000.



Presented by:
Mylyne Santos-Precioso
 Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

North Surrey, Bolivar Heights **MLS# F1429894** Residential Detached
11505 CURRIE DR, V3R 5S8 **Active**



List Price: \$590,000 Previous Price:
 Original Price: \$590,000

Complex/Subdiv:

Frontage:	168.34 ft	Bedrooms:	5	PID:	010-095-322
Depth/Size:	112.63 irre	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	14,595	Full Baths:	2	Approx Yr Blt:	1964
Rear Yard Exp:		Half Baths:	1	Age at List Date:	51
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,517 (2014)
Flood Plain:	No	Zoning:	RES		

View:
 Serv. Connected: Water, Electricity, Natural Gas, Storm Sewer

Style of Home:	2 Storey	Total Parking:	10	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., RV Parking Avail., Garage; Single		
Exterior:	Other, Mixed				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:				Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - Court Order Sale
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

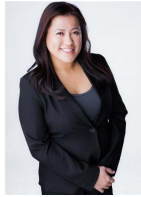
Legal: PL 15523 LT 2 BLK 56 LD 36
 Amenities: Workshop Attached, Workshop Detached
 Site Influences: Private Yard
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17' X 14'9"	Main F.	Bedroom	13'6" X 11'			X
Above	Kitchen	10'9" X 10'	Main F.	Wok Kitchen	14'9" X 14'			X
Above	Dining	10'6" X 10'			X			X
Above	Master Bedroom	12' X 11'			X			X
Above	Bedroom	11' X 9'			X			X
Above	Bedroom	12'6" X 9'			X			X
Above	Solarium	15' X 12'2"			X			X
Main F.	Living Room	25'6" X 12'			X			X
Main F.	Kitchen	12' X 10'			X			
Main F.	Bedroom	16'3" X 12'			X			

Floor Area (SqFt):		Total # Rooms:	12	Bathrooms	
Main Floor Area SqFt:	1,200	# Kitchens:	2	1 4 Piece; Ensuite: N; Level: Above	
Finished Floor Up SqFt:	1,200	Finished Levels:	2	2 2 Piece; Ensuite: Y; Level: Above	
Finished Floor Down:	0	Crawl/Bsmt Height:		3 3 Piece; Ensuite: N; Level: Main F.	
Finished Floor Bsmt SqFt:	0	Basement Area:	Fully Finished, Separate Entry	4	
Total Finished Floor SqFt:	2,400	Suite:	None	5	
				6	
Unfinished Floor:	0			7	
Grand Total Floor Area:	2,400			8	

Listing Broker(s): RE/MAX Performance Realty

Court Order Sale in North Surrey. 2 storey home on a 2400 sq ft of living space on a fully fenced property. Some features include solarium, double glazed windows, hardwood floor, air conditioning and alarm. Assessed value \$712,400. Check with city for subdividing potential. Lot is irregular (see lot dimensions) Frontage is 168.34 feet/ 51.31 metres.



Presented by:
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 Website: www.mylyne.com

North Surrey, Cedar Hills
10427 125B ST, V3V 5A8

MLS# F1428044

Residential Detached
Active



List Price:	\$649,900	Previous Price:	\$699,000
		Original Price:	\$729,900
Complex/Subdiv:			
Frontage:		Bedrooms:	8
Depth/Size:		Bathrooms:	6
Lot Area SqFt:	7,072	Full Baths:	6
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	SFD
View:			
Serv. Connected: Electricity, Natural Gas, Water			
PID:	025-719-734	Type:	House/Single Family
Approx Yr Blt:	2005	Age at List Date:	9
Taxes:	\$4,358 (2014)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Multiple		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt	Reno Year:		Dist to School Bus:	
Renovations:				Possession:	
Flooring:				Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Hot Water			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - AS IS WHERE IS
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP6798 LT 5 BLK 5N LD 36 SEC 20 RNG 2W
 Amenities: Garden
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'	Bsmt	Bedroom	12' X 10'			X
Main F.	Kitchen	12' X 10'	Bsmt	Bedroom	13' X 12'			X
Main F.	Dining	12' X 11'	Bsmt	Bedroom	12' X 12'			X
Main F.	Nook	12' X 11'	Bsmt	Bedroom	9' X 9'			X
Main F.	Den	10' X 10'	Bsmt	Recreation Room	16' X 15'			X
Main F.	Family Room	15' X 12'						X
Above	Master Bedroom	17' X 12'						X
Above	Bedroom	15' X 12'						X
Above	Bedroom	13' X 13'						X
Above	Bedroom	12' X 10'						X

<u>Floor Area (SqFt):</u>			<u>Bathrooms</u>		
Main Floor Area SqFt:	1,650	Total # Rooms:	15	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	1,600	# Kitchens:	1	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Finished Levels:	3	3	4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	1,750	Crawl/Bsmt Height:		4	4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	5,000	Basement Area:	Fully Finished	5	4 Piece; Ensuite: N; Level: Below
				6	4 Piece; Ensuite: N; Level: Below
Unfinished Floor:	0	Suite:	Unauthorized Suite	7	
Grand Total Floor Area:	5,000			8	

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

2 storey with basement. 8 bedroom and 6 bathroom. Close to Surrey Central mall, SFU, skytrain, school and Hwy 1.