



Presented by:
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N. Delta, Nordel

MLS# F1450824

Residential Detached

10284 MAIN ST, V4C 7H3

Active



List Price:	\$519,900	Previous Price:	
		Original Price:	\$519,900
Complex/Subdiv: Lower Sunbury Park			
Frontage:	66.00 ft	Bedrooms:	2
Depth/Size:	92	Bathrooms:	2
Lot Area SqFt:	6,072	Full Baths:	2
Rear Yard Exp:	SE	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RS1
View:	N		
Serv. Connected:	Water, Electricity, Natural Gas, Sanitary Sewer		
PID:	004-915-143	Type:	House/Single Family
Approx Yr Blt:	1976	Age at List Date:	39
Taxes:	\$2,419 (2014)		

Style of Home:	1 Storey, Rancher/Bungalow	Total Parking:	3	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stucco, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1 blk
Type of Roof:	Asphalt			Dist to School Bus:	4 blks
Renovations:		Reno Year:		Possession:	
Flooring:	Wall/Wall/Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - court ordered sale
Fireplace Fuel:	None			Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PLAN#51130, LOT 440, DIST LOT 18, LD 36
Amenities:	None
Site Influences:	Recreation Nearby, Central Location
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 11'6			X			X
Main F.	Kitchen	12' X 9'			X			X
Main F.	Eating Area	9' X 7'			X			X
Main F.	Master Bedroom	12' X 10'			X			X
Main F.	Bedroom	10' X 10'6			X			X
Main F.	Utility	10' X 6'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,520	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3	
Finished Floor Bsmt SqFt:	0	4	
Total Finished Floor SqFt:	1,520	5	
		6	
Unfinished Floor:	0	7	
Grand Total Floor Area:	1,520	8	

Listing Broker(s): **HomeLife Benchmark Rity.(W.R.)**

Great central location in North Delta. 2 Bedroom, 2 bath rancher. Close to hwy access and Alex Fraser Bridge.