



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231



micky@therealtorwithsoul.com

Active
R2735713
 Board: F
 House/Single Family

11873 95A AVENUE
 N. Delta
 Anniesville
 V4C 3V9

Residential Detached
\$1,100,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,100,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1971**
 Frontage(feet): **49.00** Bathrooms: **1** Age: **51**
 Frontage(metres): **14.94** Full Baths: **1** Zoning: **RD3**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$4,008.17**
 Lot Area (sq.ft.): **12,496.00** Rear Yard Exp: For Tax Year: **2022**
 Lot Area (acres): **0.29** P.I.D.: **006-853-269** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community, Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other, Wood**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Natural Gas, Wood**
 Outdoor Area: **None**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **Yes :Court Order Sale**
 Fixtures Rmvd: **Yes :Court Order Sale**
 Floor Finish:

Legal: **LOT 251 PLAN NWP33306 SECTION 36 TOWNSHIP 4 LAND DISTRICT 36**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,480	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 12'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'6" x 11'6"			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	12'6" x 10'8"			x	
Finished Floor (Basement):	0	Main	Master Bedroom	14'3" x 12'6"			x	
Finished Floor (Total):	1,480sq. ft.	Main	Bedroom	11'3" x 8'9"			x	
Unfinished Floor:	0	Main	Bedroom	9'8" x 8'9"			x	
Grand Total:	1,480sq. ft.	Main	Recreation Room	24' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Utility	10'6" x 6'8"			x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **YPA Your Property Agent**