



Presented by:
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Active
R2825245
Board: F
House/Single Family

11873 95A AVENUE

N. Delta
Annieville
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: **53**
Frontage(metres): **14.94** Full Baths: **1** Zoning: **RD3**
Depth / Size: Half Baths: **0** Gross Taxes: **\$0.00**
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**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**

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

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

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

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

Amenities: **None**

Site Influences:

Features: **Sprinkler - Inground**

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	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: None				x			x	
Basement: None				x			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**

Court order sale. Perfect opportunity for an investor or a first time home buyer. 12000 sqft lot in N.Delta. Potential to build a duplex, please check with city of Delta.