



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

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Active
R2715825
Board: F
Apartment/Condo

306 14333 104 AVENUE

North Surrey
Whalley
V3T 0E1

Residential Attached

\$562,000 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv:

First Nation

Services Connctd:

Sewer Type:

If new,GST/HST inc?:

Bedrooms: **2**

Bathrooms: **2**

Full Baths: **2**

Half Baths: **0**

P.I.D.: **028-083-644**

Original Price: **\$614,900**

Approx. Year Built: **2009**

Age: **13**

Zoning: **C35**

Gross Taxes: **\$2,022.52**

For Tax Year: **2022**

Tax Inc. Utilities?: **No**

Tour:

Community, Electricity, Sanitary Sewer, Water

City/Municipal

Water Supply: **City/Municipal**

Style of Home: **5 Plus Level**
Construction: **Concrete Block, Frame - Metal**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **1 Block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **STRATA LOT 31, PLAN BCS3653, SECTION 24, RANGE 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Exercise Centre, Independent living, Pool; Indoor**

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

Features:

Finished Floor (Main): **901**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **901 sq. ft.**
Unfinished Floor: **0**
Grand Total: **901 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 1**
of Kitchens: **1** # of Rooms: **6**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$386.71**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Master Bedroom	14' x 10'			x	1	Main	4	No
Main	Bedroom	9'8 x 8'6			x	2	Main	3	No
Main	Laundry	7'1 x 4'			x	3			
Main	Foyer	6'1 x 4'			x	4			
Main	Living Room	12'6 x 12'			x	5			
Main	Kitchen	9' x 9'			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Stonehaus Realty Corp.**

This is an excellent starter home for a small family or couple. Located in a safe and friendly neighbourhood, this home has been recently renovated with new appliances, flooring, and paint. The backyard is perfect for barbecues and gatherings with friends and family.



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Active
R2727722

Board: F
 Townhouse

82 10830 152 STREET

North Surrey
 Bolivar Heights
 V3R 4H2

Residential Attached

\$599,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$610,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1971**
 Frontage(feet): _____ Bathrooms: **3** Age: **51**
 Frontage(metres): _____ Full Baths: **1** Zoning: **RES**
 Depth / Size (ft.): _____ Half Baths: **2** Gross Taxes: **\$2,261.73**
 Sq. Footage: **0.00** P.I.D.: **001-087-053** For Tax Year: **2022**
 Flood Plain: _____ View: **No** Tax Inc. Utilities?: **No**
 Complex / Subdiv: **WOODBIDGE** Tour: _____
 First Nation _____
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: _____
 # of Fireplaces: **R.I. Fireplaces:** _____
 Fireplace Fuel: _____
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: _____ Parking Access: **Front**
 Parking: **Other**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **950 M**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **: SOLD AS IS WHERE IS**
 Fixtures Rmvd: **: SOLD AS IS WHERE IS**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 82 SECTION 16 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW67 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, In Suite Laundry, Playground, Pool; Indoor, Sauna/Steam Room**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: _____

Finished Floor (Main): **544**
 Finished Floor (Above): **544**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,088 sq. ft.**
 Unfinished Floor: **528**
 Grand Total: **1,616 sq. ft.**

Suite: _____
 Basement: **Fully Finished, Unfinished**
 Crawl/Bsmt. Ht: _____ # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **7**

Units in Development: **93** Tot Units in Strata: **93** Locker: **No**
 Exposure: _____ Storeys in Building: **2**
 Mgmt. Co's Name: **NAI GOODDARD SMITH** Mgmt. Co's #: **604-534-7974**
 Maint Fee: **\$396.00** Council/Park Apprv?: _____
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**
 Restricted Age: _____ # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed: _____
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	11'4 x 4'0			x	1	Above	2	Yes
Main	Living Room	21'2 x 11'6			x	2	Above	4	No
Main	Kitchen	11'2 x 10'1			x	3	Main	2	No
Above	Master Bedroom	12'6 x 11'4			x	4			
Above	Bedroom	12'10 x 9'3			x	5			
Above	Bedroom	9'8 x 8'0			x	6			
Bsmt	Laundry	8'0 x 3'0			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! WOODBIDGE ESTATES a family oriented complex - CALLING ALL RENOVATORS - HERE IT IS. Unit needs everything from head to toe, a great opportunity awaits. Renovate to your liking, finish the basement as you want and gain some sweat equity. Great location in complex backing onto a treed breezeway is this 3 level unit with fully fenced backyard. Main floor offers a 2pc bath, large kitchen, living room with slider to south facing rear yard. Upper floor has large bedrooms with the master bedroom w/ 2pc en-suite, a 4pc main bath. Basement is unfinished with laundry, 2 large rec-rooms and a workshop or build it as you want. The location is prime for schools, parks, transit, recreation Guildford Town Centre and all it has to offer. Easy access to Highway 1 makes commuting a breeze.