



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

micky@therealtorwithsoul.com



**Active**  
**R2641326**  
 Board: F  
 House/Single Family

# 10938 132A STREET

North Surrey  
 Whalley  
 V3T 3Y4

Residential Detached

**\$2,449,888** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,200,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1959**  
 Frontage(feet): **64.00** Bathrooms: **3** Age: **63**  
 Frontage(metres): **19.51** Full Baths: **3** Zoning: **RF**  
 Depth / Size: Half Baths: **0** Gross Taxes: **\$8,353.27**  
 Lot Area (sq.ft.): **14,528.00** Rear Yard Exp: For Tax Year: **2021**  
 Lot Area (acres): **0.33** P.I.D.: **000-636-592** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour:  
 View: :  
 Complex/Subdiv:  
 Services Connected: **Electricity, Natural Gas**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Legal: **LOT 21, BLOCK 16&17, PLAN NWP19406, SECTION 15, RANGE 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,885	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	22'6" x 13'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'6" x 10'			x	Main 3
Finished Floor (Below):	0	Main	Eating Area	10' x 10'			x	Main 4
Finished Floor (Basement):	1,386	Main	Bedroom	20' x 20'			x	Below 3
Finished Floor (Total):	3,271 sq. ft.	Main	Bedroom	11'6" x 11'			x	
Unfinished Floor:	0	Main	Bedroom	11' x 10'6"			x	
Grand Total:	3,271 sq. ft.	Below	Workshop	15' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Games Room	20' x 20'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

**Land value only, property being sold on " as is, where is" basis, with no representations or warranties from the seller whatsoever. All Offers are subject to Court Approval. The area is designated as Multifamily in the Official Community Plan (OCP). Check with City with due diligence before writing an offer.**