



Presented by:  
**Micky Kandola**  
 Royal LePage - Wolstencroft  
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**Active**  
**R2731603**  
 Board: F  
 House/Single Family

## 14128 PARK DRIVE

North Surrey  
 Whalley  
 V3R 5N8

Residential Detached

**\$1,225,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,225,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1981</b>
Frontage(feet): <b>60.00</b>	Bathrooms: <b>3</b>	Age: <b>41</b>
Frontage(metres): <b>18.29</b>	Full Baths: <b>2</b>	Zoning: <b>RF</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,862.30</b>
Lot Area (sq.ft.): <b>11,000.00</b>	Rear Yard Exp:	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.25</b>	P.I.D.: <b>005-753-252</b>	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Electric, Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access:  
 Parking: **Add. Parking Avail., Open, RV Parking Avail.**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No** Land Lease Expiry Year:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **LOT 212 BLOCK 135 NEW WESTMINSTER DISTRICT PLAN 59481**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,067	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 12'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'4 x 10'6			x	Main 2
Finished Floor (Below):	972	Main	Kitchen	10'10 x 11'8			x	Main 4
Finished Floor (Basement):	0	Main	Master Bedroom	12' x 12'			x	Below 4
		Main	Bedroom	9' x 9'			x	
Finished Floor (Total):	2,039sq. ft.	Main	Bedroom	12' x 9'2			x	
Unfinished Floor:	0	Main	Other	11'7 x 7'10			x	
Grand Total:	2,039sq. ft.	Below	Living Room	13'6 x 11'4			x	
		Below	Kitchen	11'4 x 9'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Master Bedroom	20' x 11'			x	
		Below	Bedroom	11'6 x 10'			x	
Suite:		Below	Laundry	6'6 x 5'3			x	
Basement:Full		Below	Utility	7'6 x 3'			x	
		Manuf Type:		Registered in MHR?:	PAD Rental:			
		MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						
Crawl/Bsmt. Height:	# of Levels: 2							
# of Kitchens: 2	# of Rooms: 13							

Listing Broker(s): **Amex - Fraseridge Realty**

**Court Order Sale**



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**Active**  
**R2734983**  
 Board: F  
 House/Single Family

## 11847 100 AVENUE

North Surrey  
 Royal Heights  
 V3V 2W2

Residential Detached

**\$1,775,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,775,000**  
 Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2021**  
 Frontage(feet): **0.00** Bathrooms: **8** Age: **1**  
 Frontage(metres): **0.00** Full Baths: **7** Zoning: **RS1**  
 Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$6,049.20**  
 Lot Area (sq.ft.): **6,233.00** Rear Yard Exp: **North** For Tax Year: **2022**  
 Lot Area (acres): **0.14** P.I.D.: **031-194-869** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **Yes: North Facing New West View**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/ Bsmt**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **R.I. Fireplaces: 1**  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Hot Water, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt, Other**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish: **Other**  
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Mixed**

Legal: **LOT 2, BLOCK 5, PLAN EPP100822, SECTION 25, NEW WESTMINSTER LAND DISTRICT, RGE N3W**

Amenities:

Site Influences: **Central Location, Paved Road, Recreation Nearby, Rural Setting, Shopping Nearby**

Features:

Finished Floor (Main):	1,720	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,531	Main	Living Room	13'7 x 11'3	Above	Walk-In Closet	4'10 x 3'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'3 x 9'4	Bsmt	Media Room	14'10 x 19'6	Main	2
Finished Floor (Below):	0	Main	Family Room	17'9 x 18'11	Bsmt	Flex Room	10'6 x 11'	Main	5
Finished Floor (Basement):	2,120	Main	Kitchen	14'10 x 16'11	Bsmt	Bedroom	11'3 x 13'7	Bsmt	4
		Main	Kitchen	98'11 x 4'10	Bsmt	Bedroom	11'3 x 11'	Main	3
Finished Floor (Total):	5,371sq. ft.	Main	Bar Room	16'4 x 10'11	Bsmt	Kitchen	5' x 10'9	Main	4
Unfinished Floor:	0	Main	Nook	12' x 6'	Bsmt	Living Room	10'3 x 18'8	Bsmt	4
Grand Total:	5,371sq. ft.	Above	Bedroom	11'10 x 13'1	Bsmt	Recreation Room	14'4 x 17'9	Above	5
		Above	Bedroom	13'1 x 11'5	Bsmt	Bedroom	8'10 x 10'10	Bsmt	3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	15'6 x 17'6	Bsmt	Bedroom	9'6 x 9'10		
		Above	Walk-In Closet	8'8 x 11'4			x		
Suite: <b>Legal Suite</b>		Above	Laundry	8'8 x 4'5			x		
Basement: <b>Full, Separate Entry</b>		Above	Bedroom	13'6 x 12'7			x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>3</b>	# of Rooms: <b>23</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Sutton Group-West Coast Realty**

**GREAT ROYAL HEIGHTS OPPORTUNITY!** This approximately 75% completed 9 BED & 8 BATH 6233 SF. home is ready for you to take it across the finish line! Put your own finishing touches on this well laid out open floor plan and make it your own. Enjoy beautiful North Facing panoramic views of down town New Westminster and the Pattullo bridge from all your large windows or two decks. This home features lots of open living space for entertaining, large bedrooms (including one on main floor), a Two Bed / One Bath walk in LEGAL SUITE (hook up for in suite laundry), and much more. Property is being sold in as is where is condition. This property is a must see to explore the great potential!