

Presented by:
Anthony Ibhah
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

North Surrey, Bolivar Heights

MLS# F1429894

Residential Detached

11505 CURRIE DR, V3R 5S8

Active



List Price: \$590,000

Complex/Subdiv:

Frontage: 168.34 ft Bedrooms: 5 PID: 010-095-322
 Depth/Size: 112.63 irreç Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 14595.00 Full Baths: 2 Approx Yr Blt: 1964
 Rear Yard Exp: Half Baths: 1 Age at List Date: 51
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,517 (2014)
 Flood Plain: No Zoning: RES

View:

Serv. Connected: Water, Electricity, Natural Gas, Storm Sewer

Style of Home: 2 Storey	Total Parking: 10	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., RV Parking Avail., Garage; Single	
Exterior: Other, Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - Court Order Sale
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 15523 LT 2 BLK 56 LD 36
 Amenities: Workshop Attached, Workshop Detached
 Site Influences: Private Yard
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17' X 14'9"	Main F.	Bedroom	13'6" X 11'			X
Above	Kitchen	10'9" X 10'	Main F.	Wok Kitchen	14'9" X 14'			X
Above	Dining	10'6" X 10'			X			X
Above	Master Bedroom	12' X 11'			X			X
Above	Bedroom	11' X 9'			X			X
Above	Bedroom	12'6" X 9'			X			X
Above	Solarium	15' X 12'2"			X			X
Main F.	Living Room	25'6" X 12'			X			X
Main F.	Kitchen	12' X 10'			X			
Main F.	Bedroom	16'3" X 12'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,200	Total # Rooms: 12	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt: 1,200	# Kitchens: 2	2 2 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,400	Basement Area: Fully Finished, Separate Entry	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,400		8

Listing Broker(s): RE/MAX Performance Realty

Court Order Sale in North Surrey. 2 storey home on a 2400 sq ft of living space on a fully fenced property. Some features include solarium, double glazed windows, hardwood floor, air conditioning and alarm. Assessed value \$644,700. Check with city for subdividing potential. Lot is irregular (see lot dimensions) Frontage is 168.34 feet/ 51.31 metres.

Tax Report - 11505 CURRIE Drive
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	4000011108	Property ID	010-095-322
Property Addr	11505 CURRIE DR				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	012-EAST WHALLEY/PORT MANN				
Area	F20-North Surrey				
Sub Area	F22-Bolivar Heights			More PID's	
Gross Taxes	\$3517.48	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

11505 CURRIE DR
SURREY BC

V3R 5S8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
15523	2	56		36				
Legal Description PL 15523 LT 2 BLK 56 LD 36								

Land & Building Information

Width	Depth	Lot Size	14620 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	1 ST SFD AFTER 1960 MODERN ST	Zoning	ONE ACRE RESIDENTIAL ZONE

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$610,000	Gross Land	\$610,000	Gross Land	\$610,000
Improvement	\$34,700	Gross Improve	\$34,700	Gross Improve	\$34,700
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$644,700	Municipal Total	\$644,700	School Total	\$644,700

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/22/2005	\$405,888	BX364606	IMPRV SINGLE PROP CASH TRANSAC
08/03/2005	\$405,000	BX257866	REJECT NOT SUITED SALE ANALYSIS
02/28/2001	\$97,000	BR47319	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 1:08 PM

Presented by:
Anthony Ibahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

North Surrey, Port Kells
52 DYKE RD, V4N 4R1

MLS# F1430175

Residential Detached
Active



List Price: \$619,000

Complex/Subdiv:

Frontage:	291.00 ft	Bedrooms:	3	PID:	005-454-867
Depth/Size:	350 (2.34 A)	Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	105850.00	Full Baths:	1	Approx Yr Blt:	1977
Rear Yard Exp:		Half Baths:	2	Age at List Date:	38
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$944 (2014)
Flood Plain:	No	Zoning:	NONE		
View:	Y - MOUNTAINS				
Serv. Connected:	Electricity, Septic				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front, Side	
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Double, Visitor Parking	
Exterior:	Brick, Wood			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt		Possession:	
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed		Seller's Interest:	Court Ordered Sale
Water Supply:	Well - Drilled		Mortgage Info:	\$0
Heat/Fuel:	Radiant			
No. of Fireplaces:	2	R/I Fireplaces:	Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Electric, Wood		Out Buildings:	
Outdoor Area:	Fenced Yard			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:				

Legal: PL 56456 LT 19 DL 260 LD 36
 Amenities: Garden, Storage
 Site Influences: Private Setting, Private Yard, Rural Setting, Waterfront Property
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 13'			X			X
Main F.	Dining	11' X 11'			X			X
Main F.	Kitchen	24' X 10'			X			X
Main F.	Master Bedroom	16' X 14'			X			X
Main F.	Bedroom	12' X 10'			X			X
Main F.	Bedroom	12' X 11'			X			X
Main F.	Office	12' X 11'			X			X
Main F.	Laundry	10' X 6'			X			X
Bsmt	Recreation Room	20' X 20'			X			
Bsmt	Storage	15' X 8'			X			

Floor Area (SqFt):

Main Floor Area SqFt: 2,238
 Finished Floor Up SqFt: 0
 Finished Floor Down: 0
 Finished Floor Bsmt SqFt: 600
 Total Finished Floor SqFt: 2,838

Total # Rooms: 10
 # Kitchens: 1
 Finished Levels: 2
 Crawl/Bsmt Height:
 Basement Area: Full

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.
 2 2 Piece; Ensuite: Y; Level: Main F.
 3 2 Piece; Ensuite: N; Level: Main F.
 4
 5
 6
 7
 8

Unfinished Floor: 0
 Grand Total Floor Area: 2,838

Listing Broker(s): RE/MAX Crest Realty Westside

COURT ORDERED SALE. Peaceful, rural living on Barnston Island, minutes from downtown Surrey. Accessed by free on-demand ferry (3 mins.) Spacious 4 bedroom, 3 bathroom home offers access to 350 feet of water front plus 2.34 acres of hobby farm potential. Ideal for horses, pleasure craft or commercial craft use. Full walk-out basement offers tons of storage space as well as a huge family room. Free school buses to elementary and high school in Surrey. Added benefits are potential income from dock and log-boom leases. Freehold, ALR. Call for an appointment.

Tax Report - 52 DYKE Road
Record Updated - 12/11/2014

Jurisdiction	736-LOWER MAINLAND RURAL	Roll Number	00994200	Property ID	005-454-867
Property Addr	52 DYKE RD				
Municipality	SU-LOWER MAINLAND RURAL	Board Code	F		
Neighborhood	400-BARNSTON ISLAND				
Area	F20-North Surrey				
Sub Area	F28-Port Kells				
Gross Taxes	\$944.28	(2014)			
Tax Amount Updated - 12/11/14					
			More PID's Water Conn		

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

52 BARNSTON ISLAND
SURREY BC

V4N 4R1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
56456	19		260	36				
Legal Description PL 56456 LT 19 DL 260 LD 36								

Land & Building Information

Width	Depth	Lot Size	2.34 ACRES
Land Use		Actual Use	2AC PLUS SIN FAM DWLL DUP
BCA Description	1 ST SFD AFTER 1960 MODERN ST		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$0	Gross Land	\$298,000	Gross Land	\$298,000
Improvement	\$129,000	Gross Improve	\$129,000	Gross Improve	\$129,000
		Exempt Land		Exempt Land	\$-149,000
		Exempt Improve		Exempt Improve	
Actual Total	\$129,000	Municipal Total	\$427,000	School Total	\$427,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
11/24/2011	\$680,000	CA2283845	IMPRV SINGLE PROP CASH TRANSAC
03/15/1979	\$6,000	R19098E	IMPRV SINGLE PROP CASH TRANSAC
02/15/1979		R12455E	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	1:08 PM
-----------------	--	----------	---------

Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

North Surrey, Cedar Hills
10427 125B ST, V3V 5A8

MLS# F1428044

Residential Detached
Active



List Price: \$699,000

Complex/Subdiv:

Frontage:	Bedrooms:	8	PID:	025-719-734
Depth/Size:	Bathrooms:	6	Type:	House/Single Family
Lot Area SqFt: 7072.00	Full Baths:	6	Approx Yr Blt:	2005
Rear Yard Exp:	Half Baths:	0	Age at List Date:	9
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$4,358 (2014)
Flood Plain: No	Zoning:	SFD		

View:

Serv. Connected: Electricity, Natural Gas, Water

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Multiple		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:				Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Hot Water				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - AS IS WHERE IS
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP6798 LT 5 BLK 5N LD 36 SEC 20 RNG 2W
 Amenities: Garden
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'	Bsmt	Bedroom	12' X 10'			X
Main F.	Kitchen	12' X 10'	Bsmt	Bedroom	13' X 12'			X
Main F.	Dining	12' X 11'	Bsmt	Bedroom	12' X 12'			X
Main F.	Nook	12' X 11'	Bsmt	Bedroom	9' X 9'			X
Main F.	Den	10' X 10'	Bsmt	Recreation Room	16' X 15'			X
Main F.	Family Room	15' X 12'			X			X
Above	Master Bedroom	17' X 12'			X			X
Above	Bedroom	15' X 12'			X			X
Above	Bedroom	13' X 13'			X			
Above	Bedroom	12' X 10'			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,650
 Finished Floor Up SqFt: 1,600
 Finished Floor Down: 0
 Finished Floor Bsmt SqFt: 1,750
 Total Finished Floor SqFt: 5,000

Total # Rooms: 15
 # Kitchens: 1
 Finished Levels: 3
 Crawl/Bsmt Height:
 Basement Area: Fully Finished

Bathrooms

1 4 Piece; Ensuite: Y; Level: Main F.
 2 4 Piece; Ensuite: Y; Level: Above
 3 4 Piece; Ensuite: N; Level: Above
 4 4 Piece; Ensuite: N; Level: Above
 5 4 Piece; Ensuite: N; Level: Below
 6 4 Piece; Ensuite: N; Level: Below
 7
 8

Unfinished Floor: 0
 Grand Total Floor Area: 5,000
 Suite: Unauthorized Suite

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

2 storey with basement. 8 bedroom and 6 bathroom. Close to Surrey Central mall, SFU, skytrain, school and Hwy 1.

Tax Report - 10427 125B Street
Record Updated - 12/11/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	2200040210	Property ID	025-719-734
Property Addr	10427 125B ST				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	021-SOUTH WESTMINSTER				
Area	F20-North Surrey				
Sub Area	F25-Cedar Hills			More PID's	
Gross Taxes	\$4358.31	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

10427 125B ST
SURREY BC

V3V 5A8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP6798	5	5N		36	20		2W	
Legal Description	PL BCP6798 LT 5 BLK 5N LD 36 SEC 20 RNG 2W							

Land & Building Information

Width	Depth	Lot Size	7072 SQUARE FEET
Land Use		Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description	0157	Zoning	SINGLE FAMILY RESIDENTIAL ZONE

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$396,000	Gross Land	\$396,000	Gross Land	\$396,000
Improvement	\$310,000	Gross Improve	\$310,000	Gross Improve	\$310,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$706,000	Municipal Total	\$706,000	School Total	\$706,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/28/2012	\$728,000	CA2739288	IMPRV SINGLE PROP CASH TRANSAC
12/18/2008	\$630,000	CA1004927	IMPRV SINGLE PROP CASH TRANSAC
08/06/2008	\$680,000	CA876927	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 1:08 PM