



Presented by:
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Active
R3056176
Board: F
House/Single Family

14145 101 AVENUE

North Surrey
Whalley
V3T 1L7

Residential Detached

\$1,550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,550,000
Meas. Type: Metres	Bedrooms: 6	Approx. Year Built: 1972
Frontage(feet): 69.88	Bathrooms: 3	Age: 53
Frontage(metres): 21.30	Full Baths: 3	Zoning: R3
Depth / Size: 34.32	Half Baths: 0	Gross Taxes: \$6,543.73
Lot Area (sq.ft.): 7,882.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 010-396-519	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 7, PLAN NWP18270, SECTION 25, RANGE 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 78999**

Amenities: **In Suite Laundry, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,658	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	16'11 x 13'6	Below	Bedroom	12'1 x 11'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8'1 x 10'4	Below	Bedroom	8'9 x 9'7	Main	3
Finished Floor (Below):	1,177	Main	Kitchen	16'3 x 10'4	Below	Laundry	6'2 x 10'2	Main	3
Finished Floor (Basement):	0	Main	Family Room	20'6 x 19'5	Below	Storage	8'8 x 2'11	Below	3
Finished Floor (Total):	2,835sq. ft.	Main	Primary Bedroom	10'11 x 13'8			x		
Unfinished Floor:	0	Main	Bedroom	11'9 x 10'2			x		
Grand Total:	2,835sq. ft.	Main	Bedroom	8'10 x 10'2			x		
		Main	Foyer	6'3 x 8'10			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	16'10 x 12'3			x		
		Below	Dining Room	9'4 x 10'8			x		
Suite: Unauthorized Suite		Below	Kitchen	9'2 x 10'2			x		
Basement: Fully Finished		Below	Bedroom	8'10 x 8'8			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

Pride of ownership shows in this 6 bdrm, 3 bath, 2,835 sq.ft. home on a 7,903 sq.ft. lot. Enjoy now or build your dream home later—new homes are already going up in the area. Features 3 bdrm/2 bath upstairs plus a 3 bdrm registered unauthorized basement suite. Energy efficient with lifetime Networkx vinyl windows/doors, 2007 roof, LeafGuard gutters, and extra attic insulation. Parking for 6 cars, a trailer, or boat, plus an enclosed garage/workshop. Prime location—walk to Guildford Park Secondary, Lena Shaw Elementary, parks, shopping, transit, and more. A must-see!