



Presented by:
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Active
R2507539

Board: F
 Duplex

12748-12752 114 AVENUE

North Surrey
 Bridgeview
 V3V 3P1

Multifamily
\$999,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$999,000
Meas. Type: Feet	# of Rooms:	10	Frontage (metres): 30.48
Depth / Size (ft.): 100	Bedrooms:	5	Approx. Year Built: 1958
Lot Area (sq.ft.): 10,000.00	Beds in Bsmt:	0	Age: 62
Flood Plain: Yes	Beds not in Bsmt:	5	Zoning: RF
Rear Yard Exp: South	Bathrooms:	2	Gross Taxes: \$3,197.67
Council Apprv?:	Full Baths:	2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 001-564-617		Tour:
View: No :			
Complex / Subdiv: Duplex			
Services Connected: Electricity			
Sewer Type: City/Municipal			

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2017**
 R.I. Plumbing:
 R.I. Fireplaces: **0**

Metered

Total Parking: **5** Covered Parking: **0** Parking Access: **Front**
 Parking: **Add. Parking Avail.**
 Dist. to Public Transit: **1** Dist. to School Bus: **2**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**
 Smoke Detectors?:
 Bylaw Infractions?:

Legal: **LOT 15, BLOCK 5N, PLAN NWP18584, SECTION 5&8, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Kitchen	12' x 8'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	10' x 11'			x			x
Main	Bedroom	12' x 13'			x			x
Main	Living Room	14' x 13'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 10'			x			x

Finished Floor (Main):	3,348	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	3	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	3,348 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	3,348 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Beautiful 100 by 100 total 10000 sf lot currently is a standard 1 STY DUPLEX with two house number 12748 and 12752. One side 3 bedroom and the other side 2 bedrooms total 5 bedrooms. Both sides rented with a month to month tenants. Available to subdivide into two single family lots, please go to city for more information. The most convenient location in great Vancouver, a few minutes walking to SKYTRAIN station and a Bus station, a few blocks away from high 17 to Richmond and HWY 1, minutes drive across the Pattullo bridge to Burnaby and NW. New Arena and neighborhood convenience store, A&W, Tim Hortons, gas station and more on the way! Please try your offer!