



Presented by:
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Active
R2495015

Board: F
 Duplex

13275 95A AVENUE

Surrey
 Queen Mary Park Surrey
 V3V 1R4

Multifamily
\$1,499,000 (LP)
 (SP)



Sold Date:	Frontage (feet): 90.00	Original Price: \$1,499,000
Meas. Type: Feet	# of Rooms: 18	Frontage (metres): 27.43
Depth / Size (ft.): 185.6	Bedrooms: 8	Approx. Year Built: 1960
Lot Area (sq.ft.): 16,649.00	Beds in Bsmt: 4	Age: 60
Flood Plain:	Beds not in Bsmt: 4	Zoning: RF
Rear Yard Exp:	Bathrooms: 4	Gross Taxes: \$4,859.80
Council Apprv?:	Full Baths: 4	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
	P.I.D.: 009-292-608	Tour:

View: :
 Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered

Total Parking: **9** Covered Parking: **0** Parking Access: **Front**
 Parking: **Carport; Multiple, RV Parking Avail.**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT A, PLAN NWP20966, PART NE1/4, SECTION 32, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'6	Bsmt	Kitchen	11'7 x 10'			x
Main	Kitchen	11'7 x 10'	Bsmt	Master Bedroom	11'7 x 11'7			x
Main	Master Bedroom	11'7 x 11'7	Bsmt	Bedroom	11'7 x 9'3			x
Main	Bedroom	11'7 x 9'3	Bsmt	Living Room	15' x 11'6			x
Main	Living Room	15' x 11'6	Bsmt	Kitchen	11'7 x 10'			x
Main	Kitchen	11'7 x 10'	Bsmt	Master Bedroom	11'7 x 11'7			x
Main	Master Bedroom	11'7 x 11'7	Bsmt	Bedroom	11'7 x 9'3			x
Main	Bedroom	11'7 x 9'3	Bsmt	Laundry	8' x 7'8			x
Main	Laundry	8' x 7'8						x
Bsmt	Living Room	15' x 11'6						x

Finished Floor (Main): 1,536	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: 4	Income/annum:	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 1,536	3 Bed Units:	Less Op. Exp:	3	Bsmt	3	No	Pool:
Finished Floor (Total): 3,072 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	3	No	Garage Sz:
	Suite:		5			No	Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6			No	
Grand Total: 3,072 sq. ft.	Basement: Fully Finished		7			No	
			8			No	

Listing Broker(s): **Royal LePage Global Force Realty**