



Presented by:
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Active
R2384779

Board: F
 Fourplex

13948-13954 113A AVENUE

North Surrey
 Bolivar Heights
 V3R 2K2

Multifamily
\$1,499,900 (LP)

(SP)



Sold Date: Frontage (feet): **87.50** Original Price: **\$1,499,900**
 Meas. Type: **Feet** # of Rooms: **16** Frontage (metres): **26.67**
 Depth / Size (ft.): **140.42** Bedrooms: **9** Approx. Year Built: **1976**
 Lot Area (sq.ft.): **12,286.00** Beds in Bsmt: **3** Age: **43**
 Flood Plain: **No** Beds not in Bsmt: **6** Zoning: **CD**
 Rear Yard Exp: **South** Bathrooms: **6** Gross Taxes: **\$5,078.82**
 Council Apprv?: Full Baths: **4** For Tax Year: **2017**
 If new, GST/HST inc?: Half Baths: **2** Tax Inc. Utilities?: **No**
 P.I.D.: **005-951-275** Tour:
 View: **Yes: North Shore Mountains-Fraser R**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **4**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2019**
 R.I. Plumbing:
 R.I. Fireplaces:

Metered

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**
 Parking: **Carport; Multiple, Open**
 Dist. to Public Transit: **2 Blks** Dist. to School Bus: **1/2 Blk**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LT.103,SEC.11,B5N,R2W,PL.45804.**

Amenities: **Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13'3 x 11'6	Bsmt	Master Bedroom	12' x 11'			x
Main	Bedroom	12' x 9'7	Bsmt	Bedroom	12' x 9'			x
Main	Bedroom	11' x 9'	Bsmt	Living Room	19'6 x 13'			x
Main	Living Room	20' x 13'10	Bsmt	Kitchen	19' x 10'			x
Main	Kitchen	19' x 13'8	Bsmt	Laundry	11'6 x 8'6			x
Main	Master Bedroom	13'3 x 11'6	Bsmt	Master Bedroom	12' x 11'			x
Main	Bedroom	12' x 9'7	Bsmt	Bedroom	12' x 9'			x
Main	Bedroom	11' x 9'	Bsmt	Living Room	19'3 x 13'			x
Main	Living Room	20' x 13'10	Bsmt	Kitchen	19' x 10'			x
Main	Kitchen	19' x 13'8	Bsmt	Storage	6' x 8'			x

Finished Floor (Main): **2,400**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **2,400**
 Finished Floor (Total): **4,800 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **4,800 sq. ft.**

Bachelor Units: Income as at:
 1 Bed Units:
 2 Bed Units: **2** Income/annum:
 3 Bed Units: **2** Less Op. Exp:
 Other Units: Net Op. Income:
 Suite:
 Crawl/Bsmt. Height:
 Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	Yes
2	Main	4	No
3	Bsmt	4	No
4	Bsmt	4	No
5	Main	2	Yes
6	Main	4	No
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

Full Duplex on Large Lot: 12, 286 Sq Ft. Great View from large (40' x 23') upper sundecks-Sundecks are Fibreglassed. Two 3 bedroom units up & Two 2 bedroom units down- total 4 units. Property is in good condition & features spacious layouts. Both Furnaces replaced with High-Efficiency units in 2014, Both Hot Water Tanks replaced in 2014 & 2016, Roof Replaced in 2014. Possible to subdivide property - contact for info from City of Surrey on subdividing the property. Located on a quiet street with the Traditional School at the end of the cul-de-sac. Located close to transit & shops are nearby.