



Presented by:
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Active
R2223658

Board: F
 Duplex

14306-14308 MELROSE DRIVE

North Surrey
 Bolivar Heights
 V3R 5R4

Multifamily
\$838,880 (LP)
 (SP)



Sold Date:	Frontage (feet):	70.00	Original Price: \$838,880
Meas. Type: Feet	# of Rooms:	11	Frontage (metres): 21.34
Depth / Size (ft.): 157x157x77	Bedrooms:	4	Approx. Year Built: 9999
Lot Area (sq.ft.): 11,607.00	Beds in Bsmt:	0	Age: 999
Flood Plain:	Beds not in Bsmt:	4	Zoning: RF
Rear Yard Exp:	Bathrooms:	2	Gross Taxes: \$3,385.74
Council Apprv?:	Full Baths:	2	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 010-165-436		Tour:

View: :
 Complex / Subdiv: **Bolivar Heights**
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **9** Parking Access:
 Parking: **Open**
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**
 Sprinklers?: **No** Smoke Detectors?: **N**
 Bylaw Infractions?: **n**

Legal: **LT 21 BLK 126 TWP PM PL 16228**

Amenities: **None**

Site Influences: **Central Location, Private Yard, Recreation Nearby**
 Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'	Main	Laundry	6' x 5'			x
Main	Kitchen	18'10 x 13'9			x			x
Main	Bedroom	13'2 x 10'2			x			x
Main	Bedroom	13' x 11'			x			x
Main	Laundry	5' x 5'			x			x
Main	Utility	8'2 x 7'8			x			x
Main	Living Room	15'6 x 11'3			x			x
Main	Kitchen	13' x 11'			x			x
Main	Bedroom	11'6 x 10'			x			
Main	Bedroom	11'6 x 7'6			x			

Finished Floor (Main):	1,609	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	1,609 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	1,609 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Royal LePage Brent Roberts Realty**

BOLIVAR HEIGHTS! Huge duplex lot situated on a quiet street in a development area of new homes. This side-by-side rancher style duplex is legal but non-conforming. Great investment till you can build your dream home. Both sides currently rented.