



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2328467

Board: F
House/Single Family

11327 91 AVENUE

N. Delta
Annieville
V4C 3J7

Residential Detached

\$779,000 (LP)

(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$779,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1964
Depth / Size: 83.93	Bathrooms:	2	Age: 55
Lot Area (sq.ft.): 6,716.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,380.30
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-353-275
			Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Single, Garage; Single**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Laminate, Wall/Wall/Mixed**

Legal: **PL NWP18486 LT 9 DL 15 LD 36. GROUP 2.**

Amenities: **In Suite Laundry, Storage**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 12'1			x			x
Main	Dining Room	11'4 x 9'1			x			x
Main	Kitchen	12'9 x 8'3			x			x
Main	Master Bedroom	11'11 x 10'3			x			x
Main	Bedroom	10'3 x 8'1			x			x
Main	Bedroom	11'9 x 8'1			x			x
Bsmt	Recreation	25'8 x 11'6			x			x
Bsmt	Bedroom	13' x 10'			x			x
Bsmt	Laundry	11'1 x 10'			x			x
		x			x			x

Finished Floor (Main): **1,065**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **794**
Finished Floor (Total): **1,859 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,859 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Partly Finished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **12 X 25**
Door Height:

Listing Broker(s): **Century 21 AAA Realty Inc.**

Split entry home located in a quiet North Delta neighbourhood. Nice corner lot close to all amenities and schools. The exterior is renovated and features new vinyl windows, a large covered sundeck with storage area, and ample parking. The main floor features an updated 4 piece washroom and bedroom, the remainder of the main floor requires updating. The basement is partially finished and has a one bedroom suite potential. This is a great starter home for first time buyers. This property requires a handyman's touch but is priced right at \$779,000 for a quick sale. Addendum A to form a part of Contract of Purchase and Sale. Please call for more information and showings.