



Presented by:  
**Mylyne Santos PREC\***

Stonehaus Realty Corp.  
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**Active**  
**R2375887**

Board: F  
House/Single Family

**11221 LANSDOWNE DRIVE**

North Surrey  
Bolivar Heights  
V3R 4Z6

Residential Detached

**\$720,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$720,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1958</b>
Depth / Size: <b>124</b>	Bathrooms:	<b>2</b>	Age: <b>61</b>
Lot Area (sq.ft.): <b>7,440.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,671.24</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>001-450-662</b>
			Tour:
View:	<b>Yes: MOUNTAIN</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type:			

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Electric, Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **5** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **LOT 3, BLOCK 2, PLAN NWP18643, NEW WESTMINSTER LAND DISTRICT, OF BLK J**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 11'5	Main	Bedroom	10'9 x 9'5			x
Main	Kitchen	14'9 x 7'3	Main	Laundry	10'11 x 7'3			x
Main	Dining Room	13'3 x 9'3			x			x
Main	Master Bedroom	10'9 x 10'5			x			x
Main	Bedroom	10'8 x 8'8			x			x
Main	Bedroom	11'8 x 8'10			x			x
Bsmt	Living Room	13'3 x 11'9			x			x
Bsmt	Kitchen	11'10 x 11'			x			x
Main	Kitchen	11'10 x 11'			x			x
Main	Bedroom	12'8 x 9'5			x			x

Finished Floor (Main):	<b>1,045</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>3</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,045</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,090 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6				
Grand Total:	<b>2,090 sq. ft.</b>		7				
			8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order sale, 5 bedroom home is Birdland, Bolivar Heights. Quiet nieghborhood. Two bedroom in-law suite. Allow time for showings.**