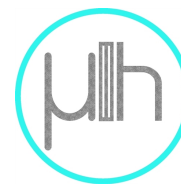




Presented by:
Meryl Hamdillah
 Sutton Group-West Coast Realty
 Phone: 604-307-9506
<https://www.merylhamdillah.com>
 info@merylhamdillah.com



Active **15295 87A AVENUE** Residential Detached
R2602655 Surrey **\$1,350,000** (LP)
 Board: F Fleetwood Tynehead V3S 5E8 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,350,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1994**
 Frontage(feet): **0.00** Bathrooms: **5** Age: **27**
 Frontage(metres): Full Baths: **4** Zoning: **RF**
 Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$4,939.49**
 Lot Area (sq.ft.): **7,741.00** Rear Yard Exp: For Tax Year: **2020**
 Lot Area (acres): **0.18** P.I.D.: **018-616-178** Tax Inc. Utilities?: **Yes**
 Flood Plain:
 View: :
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access:
 Construction: **Other** Parking: **Carport; Multiple, Garage; Double**
 Exterior: **Mixed, Stucco** Driveway Finish: **Aggregate, Concrete**
 Foundation: **Concrete Block** Dist. to Public Transit: **1 block** Dist. to School Bus: **2 blocks**
 Renovations: **Partly** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **2** R.I. Fireplaces: Reno. Year: **2015** Property Disc.: **Yes**
 Fireplace Fuel: **Natural Gas** Rain Screen: Fixtures Leased: **No** :
 Fuel/Heating: **Hot Water, Natural Gas, Radiant** Metered Water: Fixtures Rmvd: :
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** R.I. Plumbing: Floor Finish: **Laminate, Mixed, Tile, Carpet**
 Type of Roof: **Other**

Legal: **LOT 2, PLAN LMP14372, PART NW1/4, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Dryer, Clothes Washer, Microwave, Refrigerator, Stove, Wet Bar**

Finished Floor (Main):	1,894	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,509	Main	Living Room	13'2 x 16'9	Above	Family Room	13'11 x 19'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'5 x 12'6	Above	Bedroom	10'4 x 9'9	Main 4
Finished Floor (Below):	0	Main	Family Room	17'9 x 12'10				Above 2
Finished Floor (Basement):	0	Main	Kitchen	17'9 x 14'11				Main 4
Finished Floor (Total):	3,403sq. ft.	Main	Laundry	12'7 x 10'9				Above 5
Unfinished Floor:	0	Main	Bedroom	11' x 9'8				Above 4
Grand Total:	3,403sq. ft.	Main	Dining Room	12'6 x 9'10				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	14'8 x 6'11				
Suite: Licensed Suite		Main	Bedroom	10'23 x 8'9				
Basement: None		Main	Bedroom	10'8 x 13'3				
Crawl/Bsmt. Height:	# of Levels: 2	Above	Master Bedroom	14'2 x 16'11				
# of Kitchens: 2	# of Rooms: 15	Above	Bedroom	14'1 x 11'				
		Above	Bedroom	14'1 x 10'11				
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Investors and big Families will love this 7 Bed 4.5 Bath investment home opportunity near future skytrain planned West Fleetwood village. Large 7741 SF level rectangular lot on a quiet street with trees, with large frontyard and large fully fenced backyard. 3403 SF on 2 levels. Foyer has vaulted ceiling and curved staircase. UPPER has 4 Bedrooms + Family room with wetbar + large outdoor Deck, 2.5 Bathrooms, skylights in hall and bathroom. MAIN floor Living room has vaulted ceiling and gas fireplace, Formal Dining room, Kitchen, Bedroom/Flex, Laundry/Storage, and Bathroom. BONUS Authorized Suite on Main level with separate entrance generates rental income. Suite has 2 Bed,Bath,Living,Kitchen + flex Family Room. 2 car enclosed garage with large driveway for lots of guest parking.