

**R2498133**  
House/Single Family

**11299 163 STREET**  
Surrey  
Fraser Heights  
V4N 4P8

Residential Detached  
**\$1,958,000 (LP)**



Depth/Size (ft.): **144.3** Frontage (ft.): **98.43** Approx. Yr Built: **2002**  
 Lot Area (sq.ft.): **14,202.00** Bedrooms: **7** Age: **18**  
 Flood Plain: Bathrooms: **6** Zoning: **RES**  
 Rear Yard Exp: **Southwest** Full Baths: **6** Gross Taxes: **\$6,888.34**  
 Half Baths: **0** For Tax Year: **2019**  
 P.I.D.: **017-684-722**

View: **Yes: Mountain View from Upstairs**  
 Complex / Subdiv:  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Reverse 2 Storey w/Bsmt**  
 Construction: **Frame - Wood**  
 Exterior: **Brick**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard,Forced Air,Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Tile - Concrete**

Total Parking: **8** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Garage; Triple**  
 Dist. to Transit: Dist to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate,Tile,Wall/Wall/Mixed**

Legal: **LOT 66, PLAN LMP2963, SECTION 11, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**  
 Site Influences: **Central Location,Private Yard,Recreation Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Above	Bedroom	12'3 x 11'5	Below	Eating Area	10'6 x 5'8
Main	Family Room	14'9 x 16'	Above	Bedroom	12'3 x 13'4	Main	Pantry	11'3 x 5'10
Main	Dining Room	14'6 x 11'6	Above	Flex Room	13'5 x 8'1			x
Main	Kitchen	16'1 x 14'5	Below	Living Room	15'7 x 15'9			x
Main	Wok Kitchen	11'3 x 5'	Below	Kitchen	10' x 10'			x
Main	Master Bedroom	13'8 x 17'6	Below	Bedroom	13'10 x 11'			x
Main	Laundry	13'2 x 7'5	Below	Bedroom	13' x 11'10			x
Main	Den	13'1 x 11'3	Below	Gym	38'6 x 12'5			x
Above	Master Bedroom	18'1 x 14'	Below	Recreation Room	18'4 x 27'8			
Above	Bedroom	13'10 x 14'6	Below	Flex Room	20'7 x 12'4			

Finished Floor (Main):	<b>2,238</b>	# of Rooms:	<b>22</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>1,780</b>	# of Kitchens:	<b>3</b>	1	Main	4	Yes
Finished Floor (Below):	<b>2,127</b>	# of Levels:	<b>3</b>	2	Above	3	Yes
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Legal Suite</b>	3	Above	4	Yes
Finished Floor (Total):	<b>6,145 sq. ft.</b>	Crawl/Bsmt. Height:		4	Above	4	No
Unfinished Floor:	<b>0</b>	Beds in Bsmt.:	<b>0</b> Beds not in Bsmt.: <b>7</b>	5	Above	5	Yes
Grand Total:	<b>6,145 sq. ft.</b>	Basement:	<b>Fully Finished</b>	6	Below	3	No
				7			
				8			

Listing Broker(s): **Royal First Realty**

**Extensively mansion 6000 sqft house with 14202 sqft lot in the heart of Fraser Heights with perfect layout. High ceiling foyer, elegant living and dining room, kitchen, spice kitchen, family room with huge custom built Master bedroom and an office on main floor. 4 bedrooms and 4 bathrooms plus a flex/nook area upstairs. Basement has a bright suite with 1/2 bedrooms and 1 media/game room and an gym. There is roughed in for another bathroom in the basement. Beautiful and spacious rectangular private backyard with Mountain View. Close to all amenities, Erma Elementary and Fraser Heights Secondary. Call for more information!**