

**R2526891**  
House/Single Family

**15058 84 AVENUE**  
Surrey  
Bear Creek Green Timbers  
V3S 8H5

Residential Detached  
**\$1,098,000 (LP)**



Depth/Size (ft.): **113** Frontage (ft.): **70.40** Approx. Yr Built: **1994**  
 Lot Area (sq.ft.): **7,955.00** Bedrooms: **5** Age: **27**  
 Flood Plain: Bathrooms: **4** Zoning: **SF**  
 Rear Yard Exp: **South** Full Baths: **4** Gross Taxes: **\$4,469.37**  
 Half Baths: **0** For Tax Year: **2020**  
 P.I.D.: **017-753-538**  
 View: **Yes: valley**  
 Complex / Subdiv:  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Slab**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard,Forced Air**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Tile - Concrete**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Garage; Double**  
 Dist. to Transit: Dist to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Legal: **LOT 20 SECTION 27 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP4209**  
 Amenities: **In Suite Laundry**  
 Site Influences: **Central Location,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17' x 14'	Below	Bedroom	10' x 10'			x
Above	Dining Room	12' x 9'	Below	Den	12' x 12'			x
Above	Kitchen	15' x 14'	Below	Recreation Room	13' x 11'			x
Above	Family Room	14' x 13'			x			x
Above	Master Bedroom	17' x 13'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	11' x 10'			x			x
Below	Living Room	14' x 12'			x			x
Below	Kitchen	14' x 9'			x			
Below	Bedroom	12' x 10'			x			

Finished Floor (Main):	<b>1,725</b>	# of Rooms:	<b>13</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	Above	<b>3</b>	<b>Yes</b>
Finished Floor (Below):	<b>1,380</b>	# of Levels:	<b>2</b>	2	Above	<b>3</b>	<b>No</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Unauthorized Suite</b>	3			<b>No</b>
Finished Floor (Total):	<b>3,105 sq. ft.</b>	Crawl/Bsmt. Height:		4			<b>No</b>
Unfinished Floor:	<b>0</b>	Beds in Bsmt.:	<b>0</b> Beds not in Bsmt.: <b>5</b>	5	Below	<b>3</b>	<b>No</b>
Grand Total:	<b>3,105 sq. ft.</b>	Basement:	<b>None</b>	6	Below	<b>3</b>	<b>No</b>
				7			<b>No</b>
				8			<b>No</b>

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

**Great family/multi family home! This solid 2 storey home has a fantastic layout with a beautiful large vaulted entrance way and wrap around staircase. 3 beds/2 bath upstairs is open concept and bright, with southern views of the valley. The 2 bedroom ground level suite can easily be converted into a huge 3 bed 2 bathroom suite, or keep as is and enjoy 2 large rooms and bathroom as part of main house. Note the Tile roof and new washer/dryer. Sitting on an almost 8000 sq ft lot enjoy a very private yard with metal gate and lane access! Ample parking along 84th as well. Ideal location in the Bear Creek/Green Timbers area across the street from Maple Green park and elementary school, shopping and transit. Please do not walk on property. Showings by appointment only.**