R2813996 House/Single Family

14532 103 AVENUE SURREY

Guildford, V3R 6A9

Residential Detached
\$1,750,000 (LP)

) epth/Size (ft	t):	96.00	Bedrooms:	5		Approx. Year Bu	iilt: 197	'4
ontage (ft):		75.00	Bathrooms:	3		Age:	50	
t Area: (sq.		7,203.00	Full Baths:	3		Zoning:	RF	
ood Plain:			Half Baths:	0		Gross Taxes:	\$4,	321.96
ear Yard Exp	p:					For Tax Year:	202	22
ew:						P.I.D.:	007	-477-554
				1				
yle of Home		Basement Entry			arking:	Total: 5 - Covered	d: 1	
Construction:		Frame - Wood			overed Parking:	1		
Exterior:		Mixed			arking Access:	Front		•
Foundation:					arking:	Garage; Single,C	pen, RV Parking	Avall.
Rain Screen:					ocker:			
enovations:		2 Fuel: Network Con			nits in Dev:			
of Fireplace		2 - Fuel: Natural Gas			istance to:	Frankald Nas Oter	ata	
Water Supply:		City/Municipal			itle to Land:	Freehold NonStrata		
Fuel/Heating: Outdoor Area:		Baseboard, Electric			roperty Disc: AD Rental:	Yes		
		Balcny(s) Patio(s) Dck(s) Torch-On			AD Rental: ixtures Leased:	No		
ype of Roof: loor Finish:		Wall/Wall/Mixed			ixtures Leased:	No		
501 1 111511:		TTUI/ TTUI/ IVIIAGU				UNU		
gmt. Compa omplex / Su	ıbdiv:	Electricity,Natural Gas,San	itary Sewer,Water					
gmt. Compa omplex / Su ervices Con egal: menities: ite Influence eatures: ylaw Restric	ibdiv: innected: es:	Electricity,Natural Gas,San LOT 93, PLAN NWP44513 Private Yard,Recreation Ne Dishwasher,Refrigerator,Se RE/MAX Magnolia	, SECTION 30, RAN	rby,Treed	STMINSTER LAND DIS	STRICT		
gmt. Compa omplex / Su ervices Con ogal: nenities: te Influence eatures: /law Restric sting Broke	ubdiv: nnected: es: c: er(s):	LOT 93, PLAN NWP44513 Private Yard,Recreation Ne Dishwasher,Refrigerator,Se RE/MAX Magnolia	, SECTION 30, RAN	rby,Treed				Dimension
gmt. Compa omplex / Su rvices Con gal: nenities: te Influence atures: rlaw Restric sting Broke	bdiv: nnected: es: c: er(s): Type	LOT 93, PLAN NWP44513 Private Yard,Recreation Ne Dishwasher,Refrigerator,Sa RE/MAX Magnolia Dimensions	, SECTION 30, RAN earby,Shopping Near ecurity System,Stove	rby,Treed	Dimensions	Floor	Type Kitchen	Dimensions 9'6 x 9'1
gmt. Compa omplex / Su rvices Con gal: nenities: a Influence atures: rlaw Restric sting Broke	bdiv: innected: es: c: er(s): Type Living Room	LOT 93, PLAN NWP44513 Private Yard,Recreation Ne Dishwasher,Refrigerator,Se RE/MAX Magnolia Dimensions 13'7 x 12'4	s SECTION 30, RAN earby,Shopping Near ecurity System,Stove Floor Main	rby,Treed	Dimensions 8'6 x 5'9	Floor Above	Kitchen	9'6 x 9'1
ymt. Compa omplex / Su rvices Con gal: nenities: e Influence atures: daw Restric atures: daw Restric sting Broke	bdiv: innected: es: er(s): Type Living Room Dining Room	LOT 93, PLAN NWP44513 Private Yard,Recreation Ne Dishwasher,Refrigerator,Se RE/MAX Magnolia Dimensions 13'7 x 12'4 12' x 13'	, SECTION 30, RAN earby,Shopping Near ecurity System,Stove	rby,Treed	Dimensions	Floor	••	
mt. Compa mplex / Su rvices Con gal: henities: e Influence atures: law Restric atures: law Restric sting Broke or in in in	bdiv: innected: es: er(s): Type Living Room Dining Room Kitchen	LOT 93, PLAN NWP44513 Private Yard,Recreation Ne Dishwasher,Refrigerator,Se RE/MAX Magnolia Dimensions 13'7 x 12'4 12' x 13' 7'11 x 8'11	s SECTION 30, RAN earby,Shopping Near ecurity System,Stove Floor Main	rby,Treed e Type Storage Primary	Dimensions 8'6 x 5'9	Floor Above	Kitchen	9'6 x 9'1
ymt. Compa omplex / Su rvices Con gal: nenities: re Influence atures: law Restric atures: law Restric sting Broke oor in in in	bdiv: innected: es: er(s): Type Living Room Dining Room Kitchen Foyer	LOT 93, PLAN NWP44513 Private Yard,Recreation Ne Dishwasher,Refrigerator,Se RE/MAX Magnolia Dimensions 13'7 x 12'4 12' x 13' 7'11 x 8'11 12' x 11'8	, SECTION 30, RAN earby,Shopping Near ecurity System,Stove Floor Main Above	rby,Treed Type Storage Primary Bedroom	Dimensions 8'6 x 5'9 12' x 12'	Floor Above	Kitchen	9'6 x 9'1
gmt. Compa pomplex / Su ervices Con egal: nenities: te Influence eatures: /law Restric sting Broke 	bdiv: innected: es: er(s): Type Living Room Dining Room Kitchen Foyer Bedroom	LOT 93, PLAN NWP44513 Private Yard,Recreation Ne Dishwasher,Refrigerator,Se RE/MAX Magnolia Dimensions 13'7 x 12'4 12' x 13' 7'11 x 8'11 12' x 11'8 13'10 x 9'11	, SECTION 30, RAN earby,Shopping Near ecurity System,Stove Floor Main Above Above	rby,Treed Type Storage Primary Bedroom Bedroom	Dimensions 8'6 x 5'9 12' x 12' 9'8 x 13'	Floor Above	Kitchen	9'6 x 9'1
ymt. Compa omplex / Su rvices Con gal: nenities: re Influence atures: law Restric sting Broke oor in in in in in in	bdiv: innected: es: er(s): Type Living Room Dining Room Kitchen Foyer Bedroom Bedroom	LOT 93, PLAN NWP44513 Private Yard, Recreation Ne Dishwasher, Refrigerator, Sa RE/MAX Magnolia Dimensions 13'7 x 12'4 12' x 13' 7'11 x 8'11 12' x 11'8 13'10 x 9'11 9'7 x 11'8	, SECTION 30, RAN earby,Shopping Near ecurity System,Stove Floor Main Above Above Above	rby,Treed Type Storage Primary Bedroom Bedroom	Dimensions 8'6 x 5'9 12' x 12' 9'8 x 13' 9'3 x 10'4	Floor Above	Kitchen	9'6 x 9'1
mt. Compa mplex / Su rvices Con gal: henities: e Influence atures: law Restric ting Broke or in or in in in in	bdiv: innected: es: er(s): Type Living Room Dining Room Kitchen Foyer Bedroom	LOT 93, PLAN NWP44513 Private Yard,Recreation Ne Dishwasher,Refrigerator,Se RE/MAX Magnolia Dimensions 13'7 x 12'4 12' x 13' 7'11 x 8'11 12' x 11'8 13'10 x 9'11	Floor Above Above Above Above	rby,Treed Type Storage Primary Bedroom Bedroom Bedroom Family Room	Dimensions 8'6 x 5'9 12' x 12' 9'8 x 13' 9'3 x 10'4 18'10 x 13'	Floor Above	Kitchen	9'6 x 9'1
gmt. Compa omplex / Su rvices Con gal: nenities: a Influence atures: daw Restric sting Broke oor hin hin hin hin hin	hbdiv: nnected: es: er(s): Type Living Room Dining Room Kitchen Foyer Bedroom Bedroom Laundry	LOT 93, PLAN NWP44513 Private Yard, Recreation Ne Dishwasher, Refrigerator, Se RE/MAX Magnolia Dimensions 13'7 × 12'4 12' × 13' 7'11 × 8'11 12' × 11'8 13'10 × 9'11 9'7 × 11'8 9'6 × 8'5	RANNERS SECTION 30, RANNE 30, RANNERS SECTION	rby,Treed Type Storage Primary Bedroom Bedroom Bedroom Family Room Dining Room Eating Area	Dimensions 8'6 x 5'9 12' x 12' 9'8 x 13' 9'3 x 10'4 18'10 x 13' 12'4 x 12'5 10' x 9'1	Floor Above Above	Kitchen Laundry	9'6 x 9'1 7'7 x 9'1
mt. Compa omplex / Su rvices Con gal: nenities: e Influence atures: law Restric sting Broke oor in in in in in in in in	bdiv: innected: es: er(s): Type Living Room Dining Room Kitchen Foyer Bedroom Bedroom Laundry pr (Main):	LOT 93, PLAN NWP44513 Private Yard, Recreation Ne Dishwasher, Refrigerator, Se RE/MAX Magnolia Dimensions 13'7 × 12'4 12' × 13' 7'11 × 8'11 12' × 11'8 13'10 × 9'11 9'7 × 11'8 9'6 × 8'5 1,312 sqft	Floor Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above	rby,Treed Type Storage Primary Bedroom Bedroom Bedroom Family Room Dining Room Eating Area	Dimensions 8'6 x 5'9 12' x 12' 9'8 x 13' 9'3 x 10'4 18'10 x 13' 12'4 x 12'5 10' x 9'1	Floor Above Above Bathroom Floor	Kitchen Laundry # of Pieces	9'6 x 9'1 7'7 x 9'1 Ensuite?
mt. Compa mplex / Su rvices Con gal: nenities: e Influence atures: law Restric sting Broke oor in in in in in in in in in in in	bdiv: innected: es: er(s): Type Living Room Dining Room Kitchen Foyer Bedroom Bedroom Laundry or (Main): or (Main):	LOT 93, PLAN NWP44513 Private Yard,Recreation Ne Dishwasher,Refrigerator,Se RE/MAX Magnolia Dimensions 13'7 × 12'4 12' × 13' 7'11 × 8'11 12' × 11'8 13'10 × 9'11 9'7 × 11'8 9'6 × 8'5 1,312 sqft 1,356 sqft	RANN Bearby,Shopping Near ecurity System,Stove Floor Main Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above Above	rby,Treed Type Storage Primary Bedroom Bedroom Family Room Dining Room Eating Area	Dimensions 8'6 x 5'9 12' x 12' 9'8 x 13' 9'3 x 10'4 18'10 x 13' 12'4 x 12'5 10' x 9'1 6	Floor Above Above Bathroom Floor Main	Kitchen Laundry # of Pieces 4	9'6 x 9'1 7'7 x 9'1 Ensuite? No
mt. Compa omplex / Su rvices Con gal: nenities: te Influence atures: law Restric sting Broke oor in in in in in in in in in in in in in	bdiv: nnected: es: er(s): Type Living Room Dining Room Kitchen Foyer Bedroom Bedroom Bedroom Laundry or (Main): or (Above): or (Below):	LOT 93, PLAN NWP44513 Private Yard, Recreation Ne Dishwasher, Refrigerator, Se RE/MAX Magnolia Dimensions 13'7 x 12'4 12' x 13' 7'11 x 8'11 12' x 11'8 13'10 x 9'11 9'7 x 11'8 9'6 x 8'5 1,312 sqft 1,356 sqft 0 sqft	Risection 30, RAN earby,Shopping Near ecurity System,Stove Floor Main Above	rby,Treed Type Storage Primary Bedroom Bedroom Bedroom Family Room Dining Room Eating Area	Dimensions 8'6 x 5'9 12' x 12' 9'8 x 13' 9'3 x 10'4 18'10 x 13' 12'4 x 12'5 10' x 9'1 6	Floor Above Above Bathroom Floor Main Above	Kitchen Laundry # of Pieces	9'6 x 9'1 7'7 x 9'1 Ensuite? No No
mt. Compa mplex / Su mplex / Su rvices Con gal: e Influence atures: law Restric sting Broke for in in in in in in in in in in in in in	bdiv: nnected: es: c: er(s): Type Living Room Dining Room Kitchen Foyer Bedroom Bedroom Bedroom Laundry or (Main): or (Above): or (Below): or (Bsmt):	LOT 93, PLAN NWP44513 Private Yard, Recreation Ne Dishwasher, Refrigerator, Se RE/MAX Magnolia Dimensions 13'7 x 12'4 12' x 13' 7'11 x 8'11 12' x 11'8 13'10 x 9'11 9'7 x 11'8 9'6 x 8'5 1,312 sqft 1,356 sqft 0 sqft 0 sqft	Floor Main Above A	rby,Treed Type Storage Primary Bedroom Bedroom Family Room Dining Room Eating Area 11 2 2 U	Dimensions 8'6 x 5'9 12' x 12' 9'8 x 13' 9'3 x 10'4 18'10 x 13' 12'4 x 12'5 10' x 9'1 6	Floor Above Above Bathroom Floor Main	Kitchen Laundry # of Pieces 4 4	9'6 x 9'1 7'7 x 9'1 Ensuite? No
gmt. Compa omplex / Su ervices Con egal: menities: ite Influence eatures: ylaw Restric sting Broke oor ain ain ain ain ain ain ain ain ain ain	bdiv: nnected: es: er(s): Type Living Room Dining Room Dining Room Kitchen Foyer Bedroom Bedroom Bedroom Laundry or (Main): or (Above): or (Below): or (Bsmt): or (Total):	LOT 93, PLAN NWP44513 Private Yard, Recreation Ne Dishwasher, Refrigerator, Sa RE/MAX Magnolia Dimensions 13'7 x 12'4 12' x 13' 7'11 x 8'11 12' x 11'8 13'10 x 9'11 9'7 x 11'8 9'6 x 8'5 1,312 sqft 1,356 sqft 0 sqft 2,668 sqft	SECTION 30, RAN earby,Shopping Near ecurity System,Stove Floor Main Above	rby,Treed Type Storage Primary Bedroom Bedroom Bedroom Family Room Dining Room Eating Area 11 2 2 2 U eight:	Dimensions 8'6 x 5'9 12' x 12' 9'8 x 13' 9'3 x 10'4 18'10 x 13' 12'4 x 12'5 10' x 9'1 6	Floor Above Above Bathroom Floor Main Above	Kitchen Laundry # of Pieces 4 4	9'6 x 9'1 7'7 x 9'1 Ensuite? No No
iew: Igmt. Compa omplex / Su ervices Con egal: menities: ite Influence eatures: ylaw Restrict isting Broke looor ain ain ain ain ain ain ain ain	bdiv: nnected: es: er(s): Type Living Room Dining Room Dining Room Kitchen Foyer Bedroom Bedroom Bedroom Laundry or (Main): or (Above): or (Below): or (Bsmt): or (Total):	LOT 93, PLAN NWP44513 Private Yard, Recreation Ne Dishwasher, Refrigerator, Se RE/MAX Magnolia Dimensions 13'7 x 12'4 12' x 13' 7'11 x 8'11 12' x 11'8 13'10 x 9'11 9'7 x 11'8 9'6 x 8'5 1,312 sqft 1,356 sqft 0 sqft 0 sqft	Floor Main Above A	rby,Treed Type Storage Primary Bedroom Bedroom Bedroom Family Room Dining Room Eating Area 11 2 2 U eight: F	Dimensions 8'6 x 5'9 12' x 12' 9'8 x 13' 9'3 x 10'4 18'10 x 13' 12'4 x 12'5 10' x 9'1 6	Floor Above Above Bathroom Floor Main Above	Kitchen Laundry # of Pieces 4 4	9'6 x 9'1 7'7 x 9'1 Ensuite? No No

Investors alert! Stage 1 approved for Townhouse/row house development. This charming home is a gardener's dream, boasting a variety of fruit trees and a well-maintained yard. 5 bed, 3 bath, 7203 sqft lot. Featuring a one year old roof and a bonus 2 bedroom unauthorized suite, this property offers great potential for additional income. Enjoy the convenience of being close to parks, schools and amenities. RV Parking. Don't miss out on this fantastic investment opportunity!

COTOLO. Produced and printed by Cotala Cross-Media Inc. The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.