R2821386 House with Acreage

18208 92 AVENUE SURREY

Port Kells, V4N 3Y8

Residential Detached
\$14,998,600 (LP)

Depth/Size (f	ft):	1,284 feet	Bedrooms:	5		Approx. Year B	uilt: 2004	
rontage (ft)		168.00	Bathrooms:	6		Age:	20	
ot Area: (Ac	cres)	5.00	Full Baths:	5		Zoning:	A-1	
lood Plain:			Half Baths:	1		Gross Taxes:	\$6,02	29.00
Rear Yard Ex	kp:					For Tax Year:	2023	1
/iew:	-					P.I.D.:	011-	149-311
			I					
Style of Hom		2 Storey w/Bsmt.			rking:	Total: 20 - Cover	red: 7	
Construction		Frame - Wood			overed Parking:	7		
xterior:		Wood			rking Access:	Front		
oundation:					irking:	Garage; Triple		
Rain Screen:					cker:			
Renovations					nits in Dev:			
of Fireplac		4 - Fuel: Natural Gas			stance to:	_ ,:		
Vater Supply	,	Well - Drilled			le to Land:	Freehold NonSt	rata	
uel/Heating		Forced Air,Natural Gas			operty Disc:	Yes		
Dutdoor Area		Balcny(s) Patio(s) Dck(s)			D Rental:	N		
Type of Roof		Asphalt			ctures Leased:	No		
Floor Finish:	:	Hardwood,Tile,Carpet		Fiz	ctures Rmvd:	No		
Mgmt. Comp Complex / Si Services Col Legal: Amenities:	ubdiv: nnected:	Electricity,Natural Gas,Sa LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL	PART W1/2, SECTIO	ON 32, TOWNSHIP	8, NEW WESTMINS	TER LAND DISTRICT		
Mgmt. Comp Complex / Su Services Cou Legal: Amenities: Site Influenc Features: Bylaw Restri	ubdiv: nnected: xes: ic:	LOT 4, PLAN NWP5514,	PART W1/2, SECTIC Itdoor,Sauna/Steam F	DN 32, TOWNSHIP Room,Workshop Da	8, NEW WESTMINS	TER LAND DISTRICT		
Agmt. Comp Complex / Si Gervices Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok	ubdiv: nnected: xes: ic:	LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL	PART W1/2, SECTIC Itdoor,Sauna/Steam F	DN 32, TOWNSHIP Room,Workshop Da	8, NEW WESTMINS	TER LAND DISTRICT	Туре	Dimensions
Igmt. Comp complex / Si ervices Col egal: menities: ite Influenc eatures: etures: etures: isting Brok loor	ubdiv: nnected: ces: ic: cer(s):	LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL Royal LePage - Wolstenc	PART W1/2, SECTIC Itdoor,Sauna/Steam F croft, Royal LePage -	DN 32, TOWNSHIP Room,Workshop De Wolstencroft	8, NEW WESTMINS		Type Recreation Room	Dimensions 30'5 x 22'5
Igmt. Comp Complex / Si Gervices Col Legal: Amenities: Gite Influenc Geatures: Bylaw Restri Listing Broke Lioor Ioor	ubdiv: nnected: ces: ic: ter(s): Type	LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL Royal LePage - Wolstenc Dimensions	PART W1/2, SECTIC itdoor,Sauna/Steam F proft, Royal LePage - Floor	DN 32, TOWNSHIP Room,Workshop De Wolstencroft Type	8, NEW WESTMINS etached Dimensions	Floor		
Igmt. Comp complex / Si eervices Col egal: umenities: eatures: eatures: eylaw Restri isting Broke loor lain	ubdiv: nnected: ces: ic: cer(s): Type Living Room	LOT 4, PLAN NWP5514, Exercise Centre,Pool; Ou Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0	PART W1/2, SECTIC itdoor,Sauna/Steam F proft, Royal LePage - Floor Above	DN 32, TOWNSHIP Room,Workshop De Wolstencroft Type Walk-In Closet	8, NEW WESTMINS etached Dimensions 14'11 x 9'4	Floor Bsmt	Recreation Room	30'5 x 22'5
Igmt. Comp Complex / Si Gervices Col Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Listing Broke Lioor Iain Iain Iain	ubdiv: nnected: ces: ic: cer(s): Type Living Room Kitchen	LOT 4, PLAN NWP5514, Exercise Centre,Pool; Ou Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0	PART W1/2, SECTIC itdoor,Sauna/Steam F croft, Royal LePage - Floor Above Above	DN 32, TOWNSHIP Room,Workshop De Wolstencroft Type Walk-In Closet Walk-In Closet	8, NEW WESTMINS etached Dimensions 14'11 x 9'4 15'6 x 11'9	Floor Bsmt Bsmt	Recreation Room Office	30'5 x 22'5 11'9 x 11'2
Mgmt. Comp Complex / Si Services Col Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Living Room Kitchen Family Room	LOT 4, PLAN NWP5514, Exercise Centre,Pool; Ou Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0 17'9 x 24'0 12'10 x 8'2	PART W1/2, SECTIC itdoor,Sauna/Steam F croft, Royal LePage - Floor Above Above Above	DN 32, TOWNSHIP Room,Workshop De Wolstencroft Type Walk-In Closet Walk-In Closet Bedroom	8, NEW WESTMINS etached Dimensions 14'11 x 9'4 15'6 x 11'9 11'3 x 11'7	Floor Bsmt Bsmt Bsmt Bsmt	Recreation Room Office Storage	30'5 x 22'5 11'9 x 11'2 16'0 x 23'4
Agmt. Comp Complex / Si Services Col Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Listing Broke Listing Broke Listing Area Aain Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Living Room Kitchen Family Room Office	LOT 4, PLAN NWP5514, Exercise Centre,Pool; Ou Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0 17'9 x 24'0 12'10 x 8'2	PART W1/2, SECTIC itdoor,Sauna/Steam F croft, Royal LePage - Floor Above Above Above Above	DN 32, TOWNSHIP Room, Workshop De Wolstencroft Type Walk-In Closet Walk-In Closet Bedroom Bedroom	8, NEW WESTMINS etached Dimensions 14'11 x 9'4 15'6 x 11'9 11'3 x 11'7 11'3 x 11'7	Floor Bsmt Bsmt Bsmt Bsmt Bsmt	Recreation Room Office Storage Sauna	30'5 x 22'5 11'9 x 11'2 16'0 x 23'4 9'3 x 5'8
Agmt. Comp Complex / Si Services Col Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Coor Aain Main Main Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Living Room Kitchen Family Room Office Dining Room Nook	LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0 17'9 x 24'0 12'10 x 8'2 13'7 x 22'11	PART W1/2, SECTIC itdoor,Sauna/Steam F croft, Royal LePage - Floor Above Above Above Above Above Above	DN 32, TOWNSHIP Room, Workshop De Wolstencroft Type Walk-In Closet Walk-In Closet Bedroom Bedroom Bedroom	8, NEW WESTMINS etached Dimensions 14'11 x 9'4 15'6 x 11'9 11'3 x 11'7 11'3 x 11'7 14'11 x 11'2	Floor Bsmt Bsmt Bsmt Bsmt Bsmt	Recreation Room Office Storage Sauna Storage	30'5 x 22'5 11'9 x 11'2 16'0 x 23'4 9'3 x 5'8 20'7 x 18'3
Agmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Catures: Bylaw Restri Catures: Bylaw Restri Catures: Bylaw Restri Catures: Bylaw Restri Catures: Bylaw Restri Catures: Bylaw Restri Catures: Bylaw Restri Catures: Bylaw Restri Catures: Catur	ubdiv: nnected: ces: ic: ter(s): Type Living Room Kitchen Family Room Office Dining Room Nook Primary Bedr	LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0 17'9 x 24'0 12'10 x 8'2 13'7 x 22'11 23'7 x 11'5 oom 22'11 x 19'8	PART W1/2, SECTIC itdoor,Sauna/Steam F proft, Royal LePage - Floor Above Above Above Above Above Above Bsmt	ON 32, TOWNSHIP Room, Workshop De Wolstencroft Type Walk-In Closet Walk-In Closet Bedroom Bedroom Bedroom Bedroom Office	8, NEW WESTMINS etached Dimensions 14'11 x 9'4 15'6 x 11'9 11'3 x 11'7 11'3 x 11'7 14'11 x 11'2 14'11 x 11'6 17'5 x 11'8	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Recreation Room Office Storage Sauna Storage Storage	30'5 x 22'5 11'9 x 11'2 16'0 x 23'4 9'3 x 5'8 20'7 x 18'3 7'0 x 27'11
Igmt. Comp Complex / Si Gervices Col egal: Amenities: Gite Influenc Features: Bylaw Restri isting Broke Ioor Iain Iain Iain Iain Iain Iain Iain Iain	ubdiv: nnected: ces: ic: cer(s): Type Living Room Kitchen Family Room Office Dining Room Nook Primary Bedr or (Main):	LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0 17'9 x 24'0 12'10 x 8'2 13'7 x 22'11 23'7 x 11'5 oom 22'11 x 19'8 3,507 sqft	PART W1/2, SECTIC itdoor,Sauna/Steam F croft, Royal LePage - Floor Above Above Above Above Above Above Bsmt # Of Rooms:	2N 32, TOWNSHIP Room, Workshop De Wolstencroft Type Walk-In Closet Bedroom Bedroom Bedroom Bedroom Office	8, NEW WESTMINS etached Dimensions 14'11 x 9'4 15'6 x 11'9 11'3 x 11'7 11'3 x 11'7 14'11 x 11'2 14'11 x 11'6 17'5 x 11'8	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Recreation Room Office Storage Sauna Storage Storage	30'5 x 22'5 11'9 x 11'2 16'0 x 23'4 9'3 x 5'8 20'7 x 18'3 7'0 x 27'11 Ensuite?
Igmt. Comp complex / Si eervices Col egal: umenities: ite Influenc eatures: eylaw Restri isting Broke loor lain lain lain lain lain lain bove	ubdiv: nnected: ces: ic: cer(s): Type Living Room Kitchen Family Room Office Dining Room Nook Primary Bedr Primary Bedr or (Main): or (Above):	LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0 17'9 x 24'0 12'10 x 8'2 13'7 x 22'11 23'7 x 11'5 oom 22'11 x 19'8 3,507 sqft 2,345 sqft	PART W1/2, SECTIC itdoor,Sauna/Steam F Floor Above Above Above Above Above Bsmt # Of Rooms: # Of Kitchens	DN 32, TOWNSHIP Room, Workshop De Wolstencroft Type Walk-In Closet Walk-In Closet Bedroom Bedroom Bedroom Bedroom Office 20 s: 1	8, NEW WESTMINS etached Dimensions 14'11 x 9'4 15'6 x 11'9 11'3 x 11'7 11'3 x 11'7 14'11 x 11'2 14'11 x 11'6 17'5 x 11'8	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Main	Recreation Room Office Storage Sauna Storage Storage	30'5 x 22'5 11'9 x 11'2 16'0 x 23'4 9'3 x 5'8 20'7 x 18'3 7'0 x 27'11 Ensuite? No
Igmt. Comp Complex / Si Services Col egal: Amenities: Site Influenc Features: Bylaw Restri isting Broke Toor Iain Iain Iain Iain Iain Iain Iain Iain	ubdiv: nnected: ces: ic: ter(s): Type Living Room Kitchen Family Room Office Dining Room Nook Primary Bedr Nook Primary Bedr tor (Main): tor (Above): or (Below):	LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0 17'9 x 24'0 12'10 x 8'2 13'7 x 22'11 23'7 x 11'5 oom 22'11 x 19'8 3,507 sqft 2,345 sqft 0 sqft	PART W1/2, SECTIC itdoor,Sauna/Steam F Floor Above Above Above Above Above Bsmt # Of Rooms: # Of Kitchens # Of Levels:	DN 32, TOWNSHIP Room, Workshop De Wolstencroft Type Walk-In Closet Walk-In Closet Bedroom Bedroom Bedroom Bedroom Office 20 s: 1 3	8, NEW WESTMINS etached Dimensions 14'11 x 9'4 15'6 x 11'9 11'3 x 11'7 14'13 x 11'7 14'11 x 11'2 14'11 x 11'6 17'5 x 11'8	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Recreation Room Office Storage Sauna Storage Storage r # of Pieces 2 5	30'5 x 22'5 11'9 x 11'2 16'0 x 23'4 9'3 x 5'8 20'7 x 18'3 7'0 x 27'11 Ensuite? No Yes
Igmt. Comp Complex / Si Gervices Col egal: Site Influenc Features: Bylaw Restri isting Broke Ioor Iain Iain Iain Iain Iain Iain Iain Iain	ubdiv: nnected: ces: ic: ter(s): Type Living Room Kitchen Family Room Office Dining Room Nook Primary Bedr Nook Primary Bedr or (Main): tor (Above): or (Below): or (Bsmt):	LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0 17'9 x 24'0 12'10 x 8'2 13'7 x 22'11 23'7 x 11'5 oom 22'11 x 19'8 3,507 sqft 2,345 sqft 2,976 sqft	PART W1/2, SECTIC itdoor,Sauna/Steam F Floor Above Above Above Above Above Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite:	DN 32, TOWNSHIP Room, Workshop De Wolstencroft Type Walk-In Closet Walk-In Closet Bedroom Bedroom Bedroom Bedroom Office 20 s: 1 3 No	8, NEW WESTMINS etached Dimensions 14'11 x 9'4 15'6 x 11'9 11'3 x 11'7 11'3 x 11'7 14'11 x 11'2 14'11 x 11'6 17'5 x 11'8	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Main Above Above	Recreation Room Office Storage Sauna Storage Storage r # of Pieces 2 5 5 5	30'5 x 22'5 11'9 x 11'2 16'0 x 23'4 9'3 x 5'8 20'7 x 18'3 7'0 x 27'11 Ensuite? No Yes No
Mgmt. Comp Complex / Su Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	ubdiv: nnected:	LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0 17'9 x 24'0 12'10 x 8'2 13'7 x 22'11 23'7 x 11'5 oom 22'11 x 19'8 3,507 sqft 2,345 sqft 2,976 sqft 3,828 sqft	PART W1/2, SECTIC itdoor,Sauna/Steam F proft, Royal LePage - Floor Above Above Above Above Above Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt H	DN 32, TOWNSHIP Room, Workshop De Wolstencroft Type Walk-In Closet Walk-In Closet Bedroom Bedroom Bedroom Bedroom Office 20 s: 1 3 No Height:	8, NEW WESTMINS etached Dimensions 14'11 x 9'4 15'6 x 11'9 11'3 x 11'7 14'11 x 11'2 14'11 x 11'6 17'5 x 11'8 one	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Main Above Above Above	Recreation Room Office Storage Sauna Storage Storage r # of Pieces 2 5 5 5 5	30'5 x 22'5 11'9 x 11'2 16'0 x 23'4 9'3 x 5'8 20'7 x 18'3 7'0 x 27'11 Ensuite? No Yes No No
View: Mgmt. Comp Complex / St Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	ubdiv: nnected:	LOT 4, PLAN NWP5514, Exercise Centre,Pool; OL Royal LePage - Wolstend Dimensions 17'4 x 22'11 25'7 x 12'0 17'9 x 24'0 12'10 x 8'2 13'7 x 22'11 23'7 x 11'5 oom 22'11 x 19'8 3,507 sqft 2,345 sqft 2,976 sqft	PART W1/2, SECTIC itdoor,Sauna/Steam F Floor Above Above Above Above Above Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite:	DN 32, TOWNSHIP Room, Workshop Da Wolstencroft Type Walk-In Closet Bedroom Bedroom Bedroom Office 20 s: 1 3 No Height:	8, NEW WESTMINS etached Dimensions 14'11 x 9'4 15'6 x 11'9 11'3 x 11'7 14'11 x 11'2 14'11 x 11'2 14'11 x 11'6 17'5 x 11'8 one Illy Finished	Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Main Above Above	Recreation Room Office Storage Sauna Storage Storage r # of Pieces 2 5 5 5	30'5 x 22'5 11'9 x 11'2 16'0 x 23'4 9'3 x 5'8 20'7 x 18'3 7'0 x 27'11 Ensuite? No Yes No

DEVELOPERS ALERT!! LOCATED NEAR HWY 1, HWY 15 & 96TH. 5 Acres in the desirable Port Kells location and located in future high density cluster zoning in the ANNIEDALE-TYNEHEAD NCP. Bill 44 could allow for higher density! Incredible 9,500+ square foot luxury estate with exquisite wood and beam accents contributing to its Whistler cabin design. The home features an open concept kitchen, natural light and an oversized primary bedroom with a double sided fireplace, his/her closets and a walkout balcony with views of the pastures. Not to mention, the property has several top end amenities including A OUTDOOR POOL, LARGE DETACHED WORKSHOP, SECOND DETACHED SHOP, TRIPLE CAR GARAGE, SAUNA ROOM AND EXCERSICE ROOM. Please associated documents for information on this incredible investment opportunity.

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