## 14701 101A AVENUE SURREY

Guildford, V3R 7E3

	Guildford, V3R 7E3					\$1,000,000	
Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil	lt: 1980	)	
rontage (ft):	26.90	Bathrooms:	2	Age:	44		
ot Area: (sq.ft.)	4,066.00	Full Baths:	1	Zoning:	RF-0	G	
lood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,27	72.08	
lear Yard Exp:				For Tax Year:	2023	3	
/iew:	No			P.I.D.:	005-4	453-755	
ityle of Home:	2 Storey		Parking:	Total: 5 - Covered:	: 1		
Construction:	Frame - Wood		Covered Parking:	1			
xterior:	Other		Parking Access:	Front			
oundation:			Parking:	Add. Parking Avail	.,Carport; Single		
ain Screen:			Locker:				
lenovations:			Units in Dev:				
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:				
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	a		
uel/Heating:	Electric,Natural Gas		Property Disc:	Yes			
Outdoor Area:	Balcny(s) Patio(s) Dc	k(s)	PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Laminate		Fixtures Rmvd:	No			
	No						
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Gol	f Course Nearby,Recreation Nearb	y	TRICT PLAN 56486			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Gol	0 BLOCK 5 NORTH RANGE 1 WE	y	TRICT PLAN 56486			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golt Royal LePage - Wols <b>Type</b>	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc Dimensions	y roft Floor	Туре	Dimen		
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s):	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golt Royal LePage - Wols <b>Type</b> Foyer	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc Dimensions 7'5 x 3'6	y roft Floor Above	<b>Type</b> Walk-In Closet	8'0 x 3'	6	
Agmt. Company: Complex / Subdiv: Gervices Connected: .egal: Amenities: Site Influences: Geatures: Bylaw Restric: .isting Broker(s): loor lain	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golt Royal LePage - Wols <b>Type</b> Foyer Living Room	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc <b>Dimensions</b> 7'5 x 3'6 15'3 x 15'9	y roft Floor Above Above	<b>Type</b> Walk-In Closet Bedroom	8'0 × 3' 9'8 × 9'	6 9	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golf Royal LePage - Wols <b>Type</b> Foyer Living Room Dining Room	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc <b>Dimensions</b> 7'5 x 3'6 15'3 x 15'9 9'6 x 9'6	y roft Floor Above	<b>Type</b> Walk-In Closet	8'0 x 3'	6 9	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golf Royal LePage - Wols <b>Type</b> Foyer Living Room Dining Room Kitchen	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc Dimensions 7'5 x 3'6 15'3 x 15'9 9'6 x 9'6 9'7 x 14'11	y roft Floor Above Above	<b>Type</b> Walk-In Closet Bedroom	8'0 × 3' 9'8 × 9'	6 9	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golf Royal LePage - Wols <b>Type</b> Foyer Living Room Dining Room Kitchen Family Room	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc Dimensions 7'5 x 3'6 15'3 x 15'9 9'6 x 9'6 9'7 x 14'11 15'0 x 14'9	y roft Floor Above Above	<b>Type</b> Walk-In Closet Bedroom	8'0 × 3' 9'8 × 9'	6 9	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golf Royal LePage - Wols <b>Type</b> Foyer Living Room Dining Room Kitchen Family Room Utility	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc <b>Dimensions</b> 7'5 x 3'6 15'3 x 15'9 9'6 x 9'6 9'7 x 14'11 15'0 x 14'9 6'1 x 5'5	y roft Floor Above Above	<b>Type</b> Walk-In Closet Bedroom	8'0 × 3' 9'8 × 9'	6 9	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor Iain Iain Iain Iain Iain	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golf Royal LePage - Wols <b>Type</b> Foyer Living Room Dining Room Kitchen Family Room	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc Dimensions 7'5 x 3'6 15'3 x 15'9 9'6 x 9'6 9'7 x 14'11 15'0 x 14'9	y roft Floor Above Above	<b>Type</b> Walk-In Closet Bedroom	8'0 × 3' 9'8 × 9'	6 9	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golf Royal LePage - Wols <b>Type</b> Foyer Living Room Dining Room Kitchen Family Room Utility	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc <b>Dimensions</b> 7'5 x 3'6 15'3 x 15'9 9'6 x 9'6 9'7 x 14'11 15'0 x 14'9 6'1 x 5'5	y roft Floor Above Above	<b>Type</b> Walk-In Closet Bedroom	8'0 × 3' 9'8 × 9'	6 9	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain Iain Iain Iain Iain Iain Iain	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golt Royal LePage - Wols <b>Type</b> Foyer Living Room Dining Room Kitchen Family Room Utility Primary Bedroom	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc Dimensions 7'5 x 3'6 15'3 x 15'9 9'6 x 9'6 9'7 x 14'11 15'0 x 14'9 6'1 x 5'5 12'7 x 11'11	y roft Floor Above Above Above	<b>Type</b> Walk-In Closet Bedroom Bedroom	8'0 x 3' 9'8 x 9' 9'8 x 1	6 9 1'11	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golf Royal LePage - Wols <b>Type</b> Foyer Living Room Dining Room Kitchen Family Room Utility Primary Bedroom	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc Dimensions 7'5 x 3'6 15'3 x 15'9 9'6 x 9'6 9'7 x 14'11 15'0 x 14'9 6'1 x 5'5 12'7 x 11'11 # Of Rooms:	y roft Floor Above Above Above Above 10	Type Walk-In Closet Bedroom Bedroom	8'0 x 3' 9'8 x 9' 9'8 x 1' <b>9</b> '8 x 1'	6 9 1'11 <b>Ensuite?</b>	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golf Royal LePage - Wols Type Foyer Living Room Dining Room Kitchen Family Room Utility Primary Bedroom 965 sqft 662 sqft	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc Dimensions 7'5 x 3'6 15'3 x 15'9 9'6 x 9'6 9'7 x 14'11 15'0 x 14'9 6'1 x 5'5 12'7 x 11'11 # Of Rooms: # Of Kitchens:	y roft Floor Above Above Above Above 10 1	Type Walk-In Closet Bedroom Bedroom	8'0 x 3' 9'8 x 9' 9'8 x 1 9'8 x 1 <b># of Pieces</b> 2	6 9 1'11 <b>Ensuite?</b> No	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golf Royal LePage - Wols Type Foyer Living Room Dining Room Kitchen Family Room Utility Primary Bedroom 965 sqft 662 sqft 0 sqft	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc Dimensions 7'5 x 3'6 15'3 x 15'9 9'6 x 9'6 9'7 x 14'11 15'0 x 14'9 6'1 x 5'5 12'7 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels:	y roft Floor Above Above Above Above 10 1 2	Type Walk-In Closet Bedroom Bedroom	8'0 x 3' 9'8 x 9' 9'8 x 1 9'8 x 1 <b># of Pieces</b> 2	6 9 1'11 <b>Ensuite?</b> No	
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Ga LOT 272 SECTION 3 In Suite Laundry,Inde Central Location,Golf Royal LePage - Wols Type Foyer Living Room Dining Room Kitchen Family Room Utility Primary Bedroom 965 sqft 662 sqft 0 sqft 0 sqft	0 BLOCK 5 NORTH RANGE 1 WE ependent living f Course Nearby,Recreation Nearb stencroft, Royal LePage - Wolstenc Dimensions 7'5 x 3'6 15'3 x 15'9 9'6 x 9'6 9'7 x 14'11 15'0 x 14'9 6'1 x 5'5 12'7 x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	y roft Floor Above Above Above Above 10 1 2	Type Walk-In Closet Bedroom Bedroom	8'0 x 3' 9'8 x 9' 9'8 x 1 9'8 x 1 <b># of Pieces</b> 2	6 9 1'11 <b>Ensuite?</b> No	

Great opportunity for investors, first-time home buyers & developers to own a detached home! Great value here! This 3 bedroom, 2 bath, 2 level house with no basement sits on a lot size of 4066 sqft & is located in the heart of the Guildford. The main level has a living room, family room, laundry, & a kitchen with upgraded countertops & backsplash with lots of cabinets. The above floor has 3 beds & a full bath. The roof was updated in 2022, windows & backspard updated in 2017, back fence is 5 years old. Other renos in bathroom & floor have been done. It is conveniently located close to both levels of schools, transit, shopping malls, community centre & library. Hot tub off the back deck is perfect for relaxation. Do not miss this opportunity!

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