11600 140A STREET SURREY

Bolivar Heights, V3R 3J3

Residential Detached
\$1,688,000 (LP)

Pepth/Size (ft)	:		Bedrooms:	5		Approx. Year Bu	Jilt: 196	69
rontage (ft):		53.00	Bathrooms:	2		Age:	55	
_ot Area: (sq.f	't.)	13,295.00	Full Baths:	2		Zoning:	RA	
lood Plain:		No	Half Baths:	0		Gross Taxes:	\$5,	249.79
Rear Yard Exp	:	Northeast				For Tax Year:	202	23
/iew:		Yes				P.I.D.:	009	9-288-686
Style of Home		2 Storey,Basement Entry			arking:	Total: 8 - Covere	d: 2	
Construction:		Frame - Wood		C	overed Parking:	2		
Exterior:		Mixed,Stucco,Vinyl		Pa	arking Access:	Front		
oundation:				Pa	arking:	Carport; Multiple	,RV Parking Avail	I., Visitor Parking
Rain Screen:		No		L	ocker:			
Renovations:		Partly		U	nits in Dev:			
of Fireplaces	s:	2 - Fuel: Natural Gas		D	istance to:			
Vater Supply:		City/Municipal			tle to Land:	Freehold NonStr	ata	
uel/Heating:		Baseboard,Hot Water		P	roperty Disc:	Yes		
Outdoor Area:	1	Fenced Yard,Sundeck(s)		P	AD Rental:			
Type of Roof:		Asphalt		Fi	xtures Leased:	No		
Floor Finish:		Mixed,Wall/Wall/Mixed,Ca	arpet	Fi	xtures Rmvd:	No		
Complex / Sub Services Conr	odiv: nected:	Electricity,Natural Gas,Sa LOT 2, BLK 147, NWD PI	-	ewer,Water				
Complex / Sub Services Conr Legal: Amenities: Site Influences Features:	odiv: nected: s:	-	-AN 23003 Setting,Private Yard,Ti	reed	ave,Security System,S	torage Shed		
Complex / Sub Services Conr Legal: Amenities: Site Influences Features: Bylaw Restric	odiv: nected: s: :	LOT 2, BLK 147, NWD PL	AN 23003 Setting,Private Yard,Ti DW,Drapes/Window C	reed	ave,Security System,S	torage Shed		
Complex / Sub Gervices Conr Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker	odiv: nected: s: : r(s): Type	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions	AN 23003 Setting,Private Yard,Ti DW,Drapes/Window C Ilty (Langley) Corp. Floor	reed Coverings,Microwa Type	Dimensions	Floor	Туре	Dimensions
Complex / Sub Gervices Conr Legal: Amenities: Site Influences Features: Bylaw Restric Listing Broker Coor Lioor	pdiv: nected: s: : r(s): Type Living Room	LOT 2, BLK 147, NWD PL Central Location,Private 3 ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4	AN 23003 Setting,Private Yard,Ti DW,Drapes/Window C ulty (Langley) Corp. Floor Above	reed Coverings,Microwa Type Bedroom	Dimensions 12'2 x 9'	Floor Main	Laundry	8'4 x 4'7
Complex / Sub Gervices Conr Legal: Site Influences Geatures: Bylaw Restric Listing Broker Loor Loor Loor	bodiv: nected: s: : : (s): Type Living Room Dining Room	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4	LAN 23003 Setting,Private Yard,Ti DW,Drapes/Window C ulty (Langley) Corp. Floor Above Main	reed Coverings,Microwa Type Bedroom Foyer	Dimensions 12'2 x 9' 8'3 x 6'7	Floor		
complex / Sub ervices Conr egal: menities: ite Influences eatures: eylaw Restric isting Broker loor bove bove bove	bodiv: nected: s: : (s): Type Living Room Dining Room Kitchen	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4 14'1 x 8'7	LAN 23003 Setting,Private Yard,Ti DW,Drapes/Window C ulty (Langley) Corp. Floor Above Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3	Floor Main	Laundry	8'4 x 4'7
Complex / Sub Gervices Conr Legal: Amenities: Site Influences Geatures: Bylaw Restric Listing Broker Listing Broker Listing Broker Listing Broker Listing Broker Listing Broker Listing Broker	bodiv: nected: s: r(s): Type Living Room Dining Room Kitchen Eating Area	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3	LAN 23003 Setting,Private Yard,Ti DW,Drapes/Window C ulty (Langley) Corp. Floor Above Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room	Dimensions 12'2 x 9' 8'3 x 6'7	Floor Main	Laundry	8'4 x 4'7
Complex / Sub Gervices Conr Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker Listing Broker Libove Libove Libove Libove Libove	bdiv: nected: s: r(s): Type Living Room Dining Room Kitchen Eating Area Flex Room	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3 25'1 x 7'5	LAN 23003 Setting,Private Yard,Ti DW,Drapes/Window C ulty (Langley) Corp. Floor Above Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room Primary	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3	Floor Main	Laundry	8'4 x 4'7
Complex / Sub Services Conr Legal: Amenities: Site Influences: Features: Bylaw Restric Listing Broker Cloor Above Above Above Above Above	bdiv: hected: s: r(s): Type Living Room Dining Room Kitchen Eating Area Flex Room Primary Bed	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3 25'1 x 7'5 room 12'11 x 12'4	LAN 23003 Setting,Private Yard,Ti DW,Drapes/Window C alty (Langley) Corp. Floor Above Main Main Main Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room Primary Bedroom	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3 11'10 x 10'3 13' x 11'10	Floor Main	Laundry	8'4 x 4'7
Complex / Sub Gervices Conr Legal: Amenities: Site Influences: Features: Bylaw Restric Listing Broker Listing Broker Libove Libove Libove Libove Libove Libove	bdiv: nected: s: r(s): Type Living Room Dining Room Kitchen Eating Area Flex Room	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3 25'1 x 7'5	LAN 23003 Setting,Private Yard,Ti DW,Drapes/Window C ulty (Langley) Corp. Floor Above Main Main Main Main Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room Primary Bedroom Bedroom	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3 11'10 x 10'3 13' x 11'10 10'2 x 9'	Floor Main	Laundry	8'4 x 4'7
complex / Sub ervices Conr egal: amenities: dite Influences eatures: dylaw Restric isting Broker loor bove bove bove bove bove bove bove	bdiv: hected: s: r(s): Type Living Room Dining Room Kitchen Eating Area Flex Room Primary Bed	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3 25'1 x 7'5 room 12'11 x 12'4	LAN 23003 Setting,Private Yard,Ti DW,Drapes/Window C alty (Langley) Corp. Floor Above Main Main Main Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room Primary Bedroom	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3 11'10 x 10'3 13' x 11'10	Floor Main	Laundry	8'4 x 4'7
Complex / Sub Gervices Conr Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker Loor Loor Loove Loove Loove Loove Loove Loove Loove Loove	bodiv: hected: s: r(s): Type Living Room Dining Room Kitchen Eating Area Flex Room Primary Bed Bedroom	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3 25'1 x 7'5 room 12'11 x 12'4	LAN 23003 Setting,Private Yard,Ti DW,Drapes/Window C ulty (Langley) Corp. Floor Above Main Main Main Main Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room Primary Bedroom Bedroom	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3 11'10 x 10'3 13' x 11'10 10'2 x 9' 8'2 x 6'9	Floor Main	Laundry Flex Room	8'4 x 4'7
complex / Sub ervices Conr egal: menities: .ite Influences eatures: cylaw Restric: .isting Broker loor bove bove bove bove bove bove bove bove	poliv: hected: s: r(s): Type Living Room Dining Room Kitchen Eating Area Flex Room Primary Bed Bedroom	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3 25'1 x 7'5 room 12'11 x 12'4 10'7 x 9'	AN 23003 Setting,Private Yard,Ti DW,Drapes/Window C ulty (Langley) Corp. Floor Above Main Main Main Main Main Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room Primary Bedroom Bedroom Kitchen	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3 11'10 x 10'3 13' x 11'10 10'2 x 9' 8'2 x 6'9	Floor Main Main	Laundry Flex Room	8'4 x 4'7 18'10 x 12'4
Complex / Sub Gervices Conr Legal: Amenities: Site Influences Features: Bylaw Restrict Listing Broker Loor Loor Loove Lo	podiv: nected: s: : (s): Type Living Room Dining Room Kitchen Eating Area Flex Room Primary Bed Bedroom	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3 25'1 x 7'5 room 12'11 x 12'4 10'7 x 9'	AN 23003 Setting,Private Yard,Ti DW,Drapes/Window C ulty (Langley) Corp. Floor Above Main Main Main Main Main Main Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room Dining Room Primary Bedroom Bedroom Kitchen	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3 11'10 x 10'3 13' x 11'10 10'2 x 9' 8'2 x 6'9	Floor Main Main Bathroom Floor	Laundry Flex Room	8'4 x 4'7 18'10 x 12'4 Ensuite?
Complex / Sub Gervices Conr Jegal: Amenities: Getures: Getures: Bylaw Restric: Listing Broker Loor Loor Loove Loov	bdiv: hected: s: r(s): Type Living Room Dining Room Kitchen Eating Area Flex Room Primary Bed Bedroom r (Main): r (Above): r (Below):	LOT 2, BLK 147, NWD Pl Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3 25'1 x 7'5 room 12'11 x 12'4 10'7 x 9' 1,363 sqft 1,440 sqft	AN 23003 Setting,Private Yard,Ti DW,Drapes/Window C Ity (Langley) Corp. Floor Above Main Main Main Main Main Main Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room Primary Bedroom Bedroom Kitchen 10 : 2 2	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3 11'10 x 10'3 13' x 11'10 10'2 x 9' 8'2 x 6'9	Floor Main Main Bathroom Floor Above	Laundry Flex Room	8'4 x 4'7 18'10 x 12'4 Ensuite? No
Complex / Sub Gervices Conr Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker Loor Loor Loove L	poliv: hected: s: r(s): Type Living Room Dining Room Kitchen Eating Area Flex Room Primary Bed Bedroom r (Main): r (Above): r (Below): r (Bsmt):	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea Dimensions 20'5 x 12'4 12'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3 25'1 x 7'5 room 12'11 x 12'4 10'7 x 9' 1,363 sqft 1,440 sqft 0 sqft	LAN 23003 Setting,Private Yard,Ti DW,Drapes/Window C ulty (Langley) Corp. Floor Above Main Main Main Main Main Main Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room Primary Bedroom Bedroom Kitchen 10 : 2 2 2	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3 11'10 x 10'3 13' x 11'10 10'2 x 9' 8'2 x 6'9	Floor Main Main Bathroom Floor Above	Laundry Flex Room	8'4 x 4'7 18'10 x 12'4 Ensuite? No
Mgmt. Compa Complex / Sub Services Conr Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker Floor Above Above Above Above Above Above Above Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor	poliv: hected: s: r(s): Type Living Room Dining Room Kitchen Eating Area Flex Room Primary Bed Bedroom r (Main): r (Above): r (Below): r (Bsmt): r (Total):	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea 20'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3 25'1 x 7'5 room 12'11 x 12'4 10'7 x 9' 1,363 sqft 1,440 sqft 0 sqft 2,803 sqft	AN 23003 Setting,Private Yard,Ti DW,Drapes/Window C Ity (Langley) Corp. Floor Above Main Main Main Main Main Main Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room Primary Bedroom Bedroom Kitchen 10 : 2 2 2 4 2 4	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3 11'10 x 10'3 13' x 11'10 10'2 x 9' 8'2 x 6'9 6 egal Suite	Floor Main Main Bathroom Floor Above	Laundry Flex Room	8'4 x 4'7 18'10 x 12'4 Ensuite? No
Complex / Sub Services Conr Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker 	podiv: hected: s: r(s): Type Living Room Dining Room Dining Room Kitchen Eating Area Flex Room Primary Bed Bedroom r (Main): r (Above): r (Below): r (Total): por:	LOT 2, BLK 147, NWD PL Central Location,Private S ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Rea 20'5 x 12'4 12'5 x 12'4 14'1 x 8'7 8'7 x 7'3 25'1 x 7'5 room 12'11 x 12'4 10'7 x 9' 1,363 sqft 1,440 sqft 0 sqft	AN 23003 Setting,Private Yard,Ti DW,Drapes/Window C Ity (Langley) Corp. Floor Above Main Main Main Main Main Main Main Main	reed Coverings,Microwa Type Bedroom Foyer Living Room Dining Room Primary Bedroom Bedroom Kitchen 10 : 2 2 4 (eight: Final States of Sta	Dimensions 12'2 x 9' 8'3 x 6'7 11'10 x 11'3 11'10 x 10'3 13' x 11'10 10'2 x 9' 8'2 x 6'9	Floor Main Main Bathroom Floor Above	Laundry Flex Room	8'4 x 4'7 18'10 x 12'4 Ensuite? No

SHOW STOPPER PROPERTY AWAITS YOU! Starting here with a rare massive 13,295 sqft lot with amazing view of River, Mountain and City, creating an impressive backdrop for the private 1000 sqft+ deck ideal for entertaining, relaxing & enjoying sunsets with friends & family. The gorgeous yard features mature trees, shrubs & awesome layout. Continues on into this large family friendly 2800 sq ft+ home that boast a bright 3 bedrooms up / 2 bedroom suite with no stairs down (ideal for extended family or mortgage helper) some updates required. It inc added flex space up & down to suit your personal needs, Media Room, Gym, Art Studio or Home Office you choose! Great area and driving access & future build site.

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