R2839741 House/Single Family

8325 150 STREET SURREY

Bear Creek Green Timbers, V3S 3J6

Residential Detached \$2,148,800 (LP)

Depth/Size (ft): Frontage (ft):

108.00

Bedrooms: Bathrooms: **Full Baths:**

4 3 2

1

Approx. Year Built: Age:

Lot Area: (sq.ft.) Flood Plain:

16,440.00

Half Baths:

Gross Taxes: For Tax Year: P.I.D.:

Zoning:

RS1 \$5,650.38 2023

014-264-765

Dimensions

9' x 6'

1956

68

Rear Yard Exp:

Style of Home:

Parking:

Total: 8 - Covered: 4

Construction: Exterior:

Frame - Wood Mixed, Vinyl

Covered Parking: Parking Access:

2 Storey

Side Parking:

Carport & Garage, Garage; Double, RV Parking Avail.

Foundation: Rain Screen:

Renovations:

Partly

Asphalt

Units in Dev: Distance to:

Locker:

of Fireplaces: Water Supply:

5 - Fuel: Natural Gas, Wood City/Municipal

Title to Land:

Freehold NonStrata

Yes

No

Floor

Bsmt

Fuel/Heating: **Outdoor Area:** Forced Air, Hot Water, Natural Gas, Wood Balcny(s) Patio(s) Dck(s)

Property Disc: PAD Rental:

Fixtures Leased: Fixtures Rmvd:

Type of Roof: Floor Finish:

Hardwood, Mixed, Tile

View:

Mgmt. Company: Complex / Subdiv:

Services Connected:

Electricity, Natural Gas, Sanitary Sewer, Water

Legal:

LOT 68, PLAN NWP81342, PART SE1/4, SECTION 27, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Site Influences:

Features: **Bylaw Restric:**

Listing Broker(s): Oakwyn Realty Ltd.

Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Living Room	28' x 22'	Main	Laundry	12' x 10'
Main	Dining Room	19' x 14'	Main	Solarium	21' x 12'
Main	Kitchen	16' x 14'	Bsmt	Living Room	29' x 9'5'
Main	Foyer	16' x 8'	Bsmt	Primary Bedroom	30' x 20'
Main	Primary Bedroom	14' x 10'5'	Bsmt	Walk-In Closet	7' x 7'
Main	Bedroom	10' x 10'	Bsmt	Bedroom	16' x 16'
Main	Eating Area	10'5' x 7'	Bsmt	Recreation Room	15' x 11'

Finished Floor (Main): 1,930 sqft Finished Floor (Above): 0 saft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 1,930 sqft Finished Floor (Total): 3,860 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 3,860 sqft

Of Rooms: 15 # Of Kitchens: 1 2 # Of Levels: Suite:

Crawl/Bsmt Height:

Basement: Full **Beds In Bsmt:** 2/4

Of Pets:

Bathroom Floor # of Pieces Ensuite? Main 4 Yes 3 **Bsmt** Yes **Bsmt** 2 No

Type

Storage

Build your dream home now or hold for future redevelopment potential 2 lots. Current house has been mechanically well maintained with a bit cosmetic upgrades. Large work shop and ample of parking for car collectors and room for R.V. Very quiet family neighbourhood. 4 bedroom 3 bath, kitchen with stainless steel appliances and large living room. Solarium on main floor, manicured landscaped garden and a large sun deck in the back to host summer B-B-Q parties. The property sits on a 16440 Sqft lot central located. Walking distance to Enver Creek Secondary, Maple Green Elementary Schoo, parks, restaurants, golf course and shopping. Call the listing agent to schedule a private viewing!