R2891011 House/Single Family

9497 118 STREET DELTA

Annieville, V4C 6J3

Residential Detached \$1,198,000 (LP)

Depth/Size (ft): 100 60.00 Frontage (ft): 6,000.00 Lot Area: (sq.ft.) Flood Plain: No Rear Yard Exp:

Bedrooms: 4 3 Bathrooms: **Full Baths:** 1 Half Baths: 2 Approx. Year Built: 1968 Age: 56 Zoning: RD3 **Gross Taxes:** \$4,272.65 For Tax Year: 2024

Style of Home:

2 Storey Frame - Wood

Covered Parking:

006-747-531

Construction: Exterior:

Vinyl

Total: 3 - Covered: 1

P.I.D.:

Foundation:

Parking Access:

Carport; Single

Rain Screen:

Parking: Locker:

Parking:

Renovations: # of Fireplaces: Partly 1 - Fuel: Natural Gas Units in Dev: Distance to:

Water Supply:

City/Municipal

Title to Land: **Property Disc:** Freehold NonStrata Nο

Fuel/Heating: **Outdoor Area:** Forced Air, Natural Gas, Radiant Balcny(s) Patio(s) Dck(s), Fenced Yard

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

Type of Roof: Asphalt Floor Finish: Mixed

View:

Mgmt. Company: Complex / Subdiv: Services Connected:

Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal:

LOT 245 SECTION 36 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 32544

Amenities:

Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed

Bylaw Restric:

Listing Broker(s): **RE/MAX Performance Realty**

Floor	Type	Dimensions	Floor	Туре	Dimensions
Main	Foyer	8'1 x 6'8	Above	Bedroom	11'4 x 9'9
Main	Living Room	21'2 x 13'2	Above	Primary Bedroom	12'1 x 11'8
Main	Dining Room	11'1 x 8'2	Above	Walk-In Closet	6'9 x 3'7
Main	Kitchen	10'5 x 9'10	Above	Bedroom	10'8 x 9'5
Main	Eating Area	11'0 x 7'8	Above	Bedroom	10'2 x 7'10
Main	Family Room	10'5 x 9'10			
Main	Laundry	3'7 x 4'3			

Finished Floor (Main): 821 sqft Finished Floor (Above): 758 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 1,579 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 1,579 sqft # Of Rooms: 12 # Of Kitchens: 1 2 # Of Levels: Suite: None Crawl/Bsmt Height: Basement:

Beds In Bsmt:

Of Pets:

Above 2 Above Crawl 0/4

Main

Bathroom Floor

of Pieces

2

Ensuite?

Nο

Yes

No

Meticulously maintained, 4 BED 3 BATH (1Full+2Half Bath) home in centrally located Annieville. Sit outside and take in the beauty of nature with gorgeous, well-designed, mature gardens everywhere you look. Many thoughtful updates to the home throughout the years include renovated kitchen (shaker style cabinets, granite countertops, stainless steel appliances & in floor heat), laminate flooring stairs/ upstairs (2024), hot water tank (2023), furnace (2020), roof (2015), siding/soffits/fascia boards/gutters have been replaced, gas fireplace, and more! Bring your fussiest buyer! Convenient & central location close to transit, shopping, recreation, schools and easy access to major routes such as HWY 17/NORDEL Way.