## 14834 88A AVENUE SURREY

Bear Creek Green Timbers, V3R 7T3

Depth/Size (ft):		Bedrooms:	4	Approx. Year Bui	lt: 1981	
Frontage (ft):	44.60	Bathrooms:	3	Age:	43	
Lot Area: (sq.ft.)	7,230.00	Full Baths:	2	Zoning:	RES	
Flood Plain:	No	Half Baths:	1	Gross Taxes:		43.00
Rear Yard Exp:	North			For Tax Year:	2023	
View:	No			P.I.D.:	002-	478-781
Style of Home:	3 Level Split		Parking:	Total: 6 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Wood		Parking Access: Front			
Foundation:			Parking:	DetachedGrge/Ca	rport,RV Parking	Avail.
Rain Screen:			Locker:			
Renovations:	Partly		Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	Community		Title to Land:	Freehold NonStrata		
Fuel/Heating:	Forced Air		Property Disc:	Yes		
Outdoor Area:	Fenced Yard,Sundeck(s	3)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Mixed,Tile,Carpet		Fixtures Rmvd:	Yes		
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:		TOWNSHIP 2 NEW WESTMINSTI	ER DISTRICT PLAN 60429			
Site Influences:	Cul-de-Sac					
Features:	Clothes Washer/Dryer,[	Dishwasher, Drapes/Window Cove		ned,Stove		
Bylaw Restric: Listing Broker(s):	Keller Williams Ocean Realty					
	Keller Williams Ocean F	Realty	rings,Retrigerator,Storage Sr			
Floor	Keller Williams Ocean F	Realty Dimensions	rings,Retrigerator,Storage Sn	Туре	Dimen	sions
Floor Main	Туре			<b>Type</b> Bedroom	<b>Dimen</b> 10'1 x <sup>-</sup>	
	<b>Type</b> Living Room	Dimensions	Floor			12'5
Main	Туре	Dimensions 19'6 x 15'2	Floor Above	Bedroom Bedroom	10'1 x <sup>-</sup>	12'5 11'4
Main Main Main	<b>Type</b> Living Room Dining Room Kitchen	<b>Dimensions</b> 19'6 x 15'2 10'9 x 9'4 10'11 x 8'1	Floor Above Above	Bedroom	10'1 x <sup>-</sup> 14'9 x <sup>-</sup>	12'5 11'4
Main Main Main Main	<b>Type</b> Living Room Dining Room Kitchen Family Room	<b>Dimensions</b> 19'6 x 15'2 10'9 x 9'4 10'11 x 8'1 22'4 x 12'7	Floor Above Above	Bedroom Bedroom	10'1 x <sup>-</sup> 14'9 x <sup>-</sup>	12'5 11'4
Main Main Main Main Main	<b>Type</b> Living Room Dining Room Kitchen Family Room Laundry	<b>Dimensions</b> 19'6 x 15'2 10'9 x 9'4 10'11 x 8'1 22'4 x 12'7 7'2 x 6'10	Floor Above Above	Bedroom Bedroom	10'1 x <sup>-</sup> 14'9 x <sup>-</sup>	12'5 11'4
Main Main Main Main	<b>Type</b> Living Room Dining Room Kitchen Family Room	<b>Dimensions</b> 19'6 x 15'2 10'9 x 9'4 10'11 x 8'1 22'4 x 12'7	Floor Above Above	Bedroom Bedroom	10'1 x <sup>-</sup> 14'9 x <sup>-</sup>	12'5 11'4
Main Main Main Main Main Above	<b>Type</b> Living Room Dining Room Kitchen Family Room Laundry Bedroom Primary Bedroom	Dimensions 19'6 x 15'2 10'9 x 9'4 10'11 x 8'1 22'4 x 12'7 7'2 x 6'10 9'4 x 12'5 13'2 x 11'4	Floor Above Above Abv Main 2	Bedroom Bedroom Laundry	10'1 x <sup>-</sup> 14'9 x <sup>-</sup> 7'2 x 6'	12'5 11'4 1
Main Main Main Main Main Above Finished Floor (Main):	<b>Type</b> Living Room Dining Room Kitchen Family Room Laundry Bedroom Primary Bedroom 1,917 sqft	Dimensions 19'6 x 15'2 10'9 x 9'4 10'11 x 8'1 22'4 x 12'7 7'2 x 6'10 9'4 x 12'5 13'2 x 11'4 # Of Rooms:	Floor Above Above Abv Main 2	Bedroom Bedroom Laundry Bathroom Floor	10'1 x 14'9 x 7'2 x 6' # of Pieces	12'5 11'4 1 <b>Ensuite?</b>
Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above):	<b>Type</b> Living Room Dining Room Kitchen Family Room Laundry Bedroom Primary Bedroom 1,917 sqft 0 sqft	Dimensions 19'6 x 15'2 10'9 x 9'4 10'11 x 8'1 22'4 x 12'7 7'2 x 6'10 9'4 x 12'5 13'2 x 11'4 # Of Rooms: # Of Kitchens:	Floor Above Above Abv Main 2	Bedroom Bedroom Laundry Bathroom Floor Above	10'1 x 14'9 x 7'2 x 6' <b># of Pieces</b> 4	12'5 11'4 1 <b>Ensuite?</b> Yes
Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below):	Type Living Room Dining Room Kitchen Family Room Laundry Bedroom Primary Bedroom 1,917 sqft 0 sqft 0 sqft	Dimensions 19'6 x 15'2 10'9 x 9'4 10'11 x 8'1 22'4 x 12'7 7'2 x 6'10 9'4 x 12'5 13'2 x 11'4 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Above Above Abv Main 2	Bedroom Bedroom Laundry Bathroom Floor Above Above	10'1 x 14'9 x 7'2 x 6' <b># of Pieces</b> 4 4	12'5 11'4 1 <b>Ensuite?</b> Yes No
Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Type Living Room Dining Room Kitchen Family Room Laundry Bedroom Primary Bedroom 1,917 sqft 0 sqft 0 sqft 0 sqft	Dimensions 19'6 x 15'2 10'9 x 9'4 10'11 x 8'1 22'4 x 12'7 7'2 x 6'10 9'4 x 12'5 13'2 x 11'4 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Above Above Abv Main 2	Bedroom Bedroom Laundry Bathroom Floor Above Above Main	10'1 x 14'9 x 7'2 x 6' <b># of Pieces</b> 4	12'5 11'4 1 <b>Ensuite?</b> Yes No No
Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Type Living Room Dining Room Kitchen Family Room Laundry Bedroom Primary Bedroom 1,917 sqft 0 sqft 0 sqft 0 sqft 0 sqft 1,917 sqft	Dimensions 19'6 x 15'2 10'9 x 9'4 10'11 x 8'1 22'4 x 12'7 7'2 x 6'10 9'4 x 12'5 13'2 x 11'4 # Of Rooms: # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Above Above Abv Main 2	Bedroom Bedroom Laundry Bathroom Floor Above Above	10'1 x 14'9 x 7'2 x 6' <b># of Pieces</b> 4 4	12'5 11'4 1 <b>Ensuite?</b> Yes No
Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Type Living Room Dining Room Kitchen Family Room Laundry Bedroom Primary Bedroom 1,917 sqft 0 sqft 0 sqft 0 sqft	Dimensions 19'6 x 15'2 10'9 x 9'4 10'11 x 8'1 22'4 x 12'7 7'2 x 6'10 9'4 x 12'5 13'2 x 11'4 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Above Above Abv Main 2	Bedroom Bedroom Laundry Bathroom Floor Above Above Main	10'1 x 14'9 x 7'2 x 6' <b># of Pieces</b> 4 4	12'5 11'4 1 <b>Ensuite?</b> Yes No No

Welcome to this quiet and peaceful neighborhood in the heart of Surrey. The first time homebuyers or investors will appreciate what this home has to offer. 4 generous bedrooms, flat lot with no trees and private yard, front garden, potential RV parking, updated bathrooms, windows done 2011, deck 2022, roof 2018, furnace 2011. The Maple Green park is steps away, so is Jubilee Montessori house and Green Timbers Elementary School. The Enver Creek Secondary is 5 minutes drive away. The close proximity to the new Skytrain station might add value in the future. The antena in the back yard is for hobby purposes and will be taken down.

COTCIC. Produced and printed by Cotala Cross-Media Inc. The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.