## **15727 98A AVENUE SURREY**

Guildford, V4N 2V7

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	198	5
rontage (ft):	30.34	Bathrooms:	3	Age:	39	
.ot Area: (sq.ft.)	7,970.00	Full Baths:	2	Zoning:	RES	6
lood Plain:		Half Baths:	1	Gross Taxes:	\$5,1	75.80
Rear Yard Exp:	North			For Tax Year:	2024	4
/iew:				P.I.D.:	000-	-876-780
ityle of Home:	2 Storey		Parking:	Total: 6 - Covered: 2		
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick, Vinyl, Wood		Parking Access:	Front		
oundation:			Parking:	Add. Parking Avail.,G	arage; Double	е
lain Screen:	Partial		Locker:			
Renovations:	Partly		Units in Dev:			
of Fireplaces:	2 - Fuel: Natural Ga	s,Wood	Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrata		
uel/Heating:	Baseboard,Forced A	Air,Natural Gas	Property Disc:	Yes		
Outdoor Area:	Patio(s)		PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Laminate, Tile, Wall/W	Wall/Mixed	Fixtures Rmvd:	No		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	LOT 206, PLAN NW	ity,Natural Gas,Sanitary Sewer,Stori IP66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar	NEW WESTMINSTER LAND D			
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/	/P66907, SECTION 34, RANGE 1, I	NEW WESTMINSTER LAND D			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/ eXp Realty of Cana	/P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc.	NEW WESTMINSTER LAND E d,Recreation Nearby,Shopping	g Nearby	Dimer	nsions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/ eXp Realty of Cana Type	P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW	NEW WESTMINSTER LAND E d,Recreation Nearby,Shopping	g Nearby Type		nsions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/ eXp Realty of Cana Type Foyer	P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc.	NEW WESTMINSTER LAND E d,Recreation Nearby,Shopping	g Nearby	<b>Dimer</b> 6'2 x 5 9'2 x 1	5'11
Igmt. Company: Complex / Subdiv: Gervices Connected: egal: umenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): Loor Iain	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/s eXp Realty of Cana Type Foyer Living Room	/P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc. <b>Dimensions</b> 8'7 x 6'7 12'10 x 17'0	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main	g Nearby <b>Type</b> Laundry Bedroom	6'2 x 5 9'2 x 1	5'11 0'10
Igmt. Company: Complex / Subdiv: Services Connected: egal: segal: segal: site Influences: setures: sylaw Restric: sisting Broker(s): loor lain lain	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/ eXp Realty of Cana Type Foyer	/P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc. <b>Dimensions</b> 8'7 x 6'7 12'10 x 17'0 14'5 x 11'8	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Main	g Nearby <b>Type</b> Laundry Bedroom Flex Room	6'2 x 5 9'2 x 1 11'10 x	5'11 0'10 x 14'7
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Main Main Main	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/s eXp Realty of Cana Type Foyer Living Room Dining Room Kitchen	/P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc. <b>Dimensions</b> 8'7 x 6'7 12'10 x 17'0	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Main Above	g Nearby <b>Type</b> Laundry Bedroom	6'2 x 5 9'2 x 1 11'10 x 14'6 x	5'11 0'10 x 14'7 12'10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/s eXp Realty of Cana Type Foyer Living Room Dining Room Kitchen Eating Area	/P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc. Dimensions 8'7 x 6'7 12'10 x 17'0 14'5 x 11'8 8'8 x 12'10 8'10 x 14'3	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Above Above Above Above	g Nearby <b>Type</b> Laundry Bedroom Flex Room Primary Bedroom Walk-In Closet	6'2 x 5 9'2 x 1 11'10 x 14'6 x 5'11 x	5'11 0'10 x 14'7 12'10 3'9
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/s eXp Realty of Cana Type Foyer Living Room Dining Room Kitchen	P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc. Dimensions 8'7 x 6'7 12'10 x 17'0 14'5 x 11'8 8'8 x 12'10	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Main Above Above	g Nearby <b>Type</b> Laundry Bedroom Flex Room Primary Bedroom	6'2 x 5 9'2 x 1 11'10 x 14'6 x	5'11 0'10 x 14'7 12'10 3'9 2'10
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/s eXp Realty of Cana Exp Realty of Cana Foyer Living Room Dining Room Kitchen Eating Area Family Room	/P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc. <b>Dimensions</b> 8'7 x 6'7 12'10 x 17'0 14'5 x 11'8 8'8 x 12'10 8'10 x 14'3 12'10 x 12'10	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Main Above Above Above Above Above	g Nearby <b>Type</b> Laundry Bedroom Flex Room Primary Bedroom Walk-In Closet Bedroom	6'2 x 5 9'2 x 1 11'10 x 14'6 x 5'11 x 9'2 x 1	5'11 0'10 x 14'7 12'10 3'9 2'10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/s eXp Realty of Cana Exp Realty of Cana Foyer Living Room Dining Room Kitchen Eating Area Family Room	/P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc. <b>Dimensions</b> 8'7 x 6'7 12'10 x 17'0 14'5 x 11'8 8'8 x 12'10 8'10 x 14'3 12'10 x 12'10	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Main Above Above Above Above Above	g Nearby <b>Type</b> Laundry Bedroom Flex Room Primary Bedroom Walk-In Closet Bedroom Bedroom	6'2 x 5 9'2 x 1 11'10 x 14'6 x 5'11 x 9'2 x 1	5'11 0'10 x 14'7 12'10 3'9 2'10
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Aain Main Main Main Main Main Main Main	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/s eXp Realty of Cana Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Storage	/P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc. Dimensions 8'7 x 6'7 12'10 x 17'0 14'5 x 11'8 8'8 x 12'10 8'10 x 14'3 12'10 x 12'10 6'10 x 3'8	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Main Above Above Above Above Above Above Above	g Nearby <b>Type</b> Laundry Bedroom Flex Room Primary Bedroom Walk-In Closet Bedroom Bedroom	6'2 x 5 9'2 x 1 11'10 : 14'6 x 5'11 x 9'2 x 1 10'4 x <b>f of Pieces</b>	5'11 0'10 x 14'7 12'10 3'9 2'10 11'2
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Coor Main Main Main Main Main Main Main Main	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/s eXp Realty of Cana Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Storage	/P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc. Dimensions 8'7 x 6'7 12'10 x 17'0 14'5 x 11'8 8'8 x 12'10 8'10 x 14'3 12'10 x 12'10 6'10 x 3'8 # Of Rooms:	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Above Above Above Above Above Above Above Above Above	g Nearby Type Laundry Bedroom Flex Room Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom	6'2 x 5 9'2 x 1 11'10 : 14'6 x 5'11 x 9'2 x 1 10'4 x <b>f of Pieces</b>	5'11 0'10 x 14'7 12'10 3'9 2'10 11'2 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Coor Main Main Main Main Main Main Main Main	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/s eXp Realty of Cana Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Storage 1,266 sqft 902 sqft	/P66907, SECTION 34, RANGE 1, I         II-de-Sac,Private Setting,Private Yar         Stve/DW         da, Inc., eXp Realty of Canada, Inc.         Dimensions         8'7 x 6'7         12'10 x 17'0         14'5 x 11'8         8'8 x 12'10         8'10 x 14'3         12'10 x 12'10         6'10 x 3'8         # Of Rooms:         # Of Kitchens:	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Above Above Above Above Above Above 14 1	g Nearby Type Laundry Bedroom Flex Room Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom	6'2 x 5 9'2 x 1 11'10 : 14'6 x 5'11 x 9'2 x 1 10'4 x <b># of Pieces</b>	5'11 0'10 x 14'7 12'10 3'9 2'10 11'2 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/3 eXp Realty of Cana Exp Realty of Cana Foyer Living Room Dining Room Kitchen Eating Area Family Room Storage 1,266 sqft 902 sqft 0 sqft	/P66907, SECTION 34, RANGE 1, I         II-de-Sac,Private Setting,Private Yar         Stve/DW         da, Inc., eXp Realty of Canada, Inc.         Dimensions         8'7 x 6'7         12'10 x 17'0         14'5 x 11'8         8'8 x 12'10         8'10 x 14'3         12'10 x 12'10         6'10 x 3'8         # Of Rooms:         # Of Kitchens:         # Of Levels:	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Above Above Above Above Above Above 14 1 2	g Nearby Type Laundry Bedroom Flex Room Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom	6'2 x 5 9'2 x 1 11'10 : 14'6 x 5'11 x 9'2 x 1 10'4 x <b># of Pieces</b>	5'11 0'10 x 14'7 12'10 3'9 2'10 11'2 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/3 eXp Realty of Cana Exp Realty of Cana Foyer Living Room Dining Room Kitchen Eating Area Family Room Storage 1,266 sqft 902 sqft 0 sqft 0 sqft	/P66907, SECTION 34, RANGE 1, I         II-de-Sac,Private Setting,Private Yar         Stve/DW         da, Inc., eXp Realty of Canada, Inc.         Dimensions         8'7 x 6'7         12'10 x 17'0         14'5 x 11'8         8'8 x 12'10         8'10 x 14'3         12'10 x 12'10         6'10 x 3'8         # Of Rooms:         # Of Levels:         Suite:	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Above Above Above Above Above Above 14 1 2	g Nearby Type Laundry Bedroom Flex Room Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom	6'2 x 5 9'2 x 1 11'10 : 14'6 x 5'11 x 9'2 x 1 10'4 x <b># of Pieces</b>	5'11 0'10 x 14'7 12'10 3'9 2'10 11'2 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 206, PLAN NW Central Location,Cu ClthWsh/Dryr/Frdg/ eXp Realty of Cana Exp Realty of Cana Foyer Living Room Dining Room Kitchen Eating Area Family Room Storage 1,266 sqft 902 sqft 0 sqft 0 sqft 2,168 sqft	/P66907, SECTION 34, RANGE 1, I II-de-Sac,Private Setting,Private Yar Stve/DW da, Inc., eXp Realty of Canada, Inc. Dimensions 8'7 x 6'7 12'10 x 17'0 14'5 x 11'8 8'8 x 12'10 8'10 x 14'3 12'10 x 12'10 6'10 x 3'8 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	NEW WESTMINSTER LAND D d,Recreation Nearby,Shopping Floor Main Above Above Above Above Above 14 1 2 None	g Nearby Type Laundry Bedroom Flex Room Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom	6'2 x 5 9'2 x 1 11'10 : 14'6 x 5'11 x 9'2 x 1 10'4 x <b># of Pieces</b>	5'11 0'10 x 14'7 12'10 3'9 2'10 11'2 Ensuite? No No

Welcome to this charming two-level detached single-family home featuring 4 spacious bedrooms, 2 full bathrooms, a convenient powder room, and a 2-car garage with plenty of parking in front. Step into the grand foyer, where striking angled stairs and vaulted ceiling immediately set the tone for this beautiful home. The main level includes a formal living and dining area, perfect for both intimate gatherings and special occasions. The large kitchen, complete with a cozy breakfast nook, flows into a warm and inviting family room. A stylish bar area adds an ideal touch for entertaining guests. The backyard offers limitless potential, ready to be transformed into a personal outdoor haven. Call your agent today to book an appointment—this home is a must-see and won't be on the market for long!



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.