R2933868 House/Single Family

## **13194 98A AVENUE SURREY**

Cedar Hills, V3T 1C6

Residential I	Detached
\$1,399	,900 (LP)

	Cedar Hills, V3T 1C6					
Depth/Size (ft):		Bedrooms:	4	Approx. Year Bui	lt: 1980	)
Frontage (ft):	60.00	Bathrooms:	2	Age:	44	-
.ot Area: (sq.ft.)	8,454.00	Full Baths:	2	Zoning:	R3	
Flood Plain:	-,	Half Baths:	0	Gross Taxes:		44.00
Rear Yard Exp:			-	For Tax Year:	2024	
/iew:				P.I.D.:		329-027
						020 02.
Style of Home:	Basement Entry		Parking:	Total: 7 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
xterior:	Vinyl		Parking Access:	Front		
oundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
of Fireplaces:	2 - Fuel: Wood		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural Ga	S	Property Disc:	Yes		
Outdoor Area:	Sundeck(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Mixed		Fixtures Rmvd:	No		
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Garden,Storage	55083, SECTION 33, RANGE 2, N	IEW WESTMINSTER LAND D	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St	55083, SECTION 33, RANGE 2, N oping Nearby ve/DW,Drapes/Window Coverings		DISTRICT		
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: seatures: Bylaw Restric:	LOT 294, PLAN NWP Garden,Storage Central Location,Shop	55083, SECTION 33, RANGE 2, N oping Nearby ve/DW,Drapes/Window Coverings		DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltc Type	55083, SECTION 33, RANGE 2, N oping Nearby ve/DW,Drapes/Window Coverings d. <b>Dimensions</b>	Floor	Туре	Dimen	
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s):	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltc <b>Type</b> Living Room	55083, SECTION 33, RANGE 2, N oping Nearby ve/DW,Drapes/Window Coverings I. <b>Dimensions</b> 17'6 x 11'6	Floor Main	<b>Type</b> Bedroom	12' x 9'	
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s):	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltc <b>Type</b> Living Room Family Room	55083, SECTION 33, RANGE 2, N oping Nearby ve/DW,Drapes/Window Coverings I. <b>Dimensions</b> 17'6 x 11'6 18' x 14'6	Floor Main Bsmt	<b>Type</b> Bedroom Living Room	12' x 9' 15'6 x <sup>-</sup>	11'6
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltc <b>Type</b> Living Room	55083, SECTION 33, RANGE 2, N oping Nearby ve/DW,Drapes/Window Coverings I. <b>Dimensions</b> 17'6 x 11'6	Floor Main	<b>Type</b> Bedroom	12' x 9' 15'6 x 12' x 1	, 11'6 1'6
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltc <b>Type</b> Living Room Family Room Dining Room Kitchen	55083, SECTION 33, RANGE 2, N oping Nearby ve/DW,Drapes/Window Coverings d. <b>Dimensions</b> 17'6 x 11'6 18' x 14'6 11'6 x 9'7 9'6 x 9'6	Floor Main Bsmt	<b>Type</b> Bedroom Living Room	12' x 9' 15'6 x <sup>-</sup>	, 11'6 1'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltc <b>Type</b> Living Room Family Room Dining Room Kitchen Eating Area	55083, SECTION 33, RANGE 2, N opping Nearby ve/DW,Drapes/Window Coverings d. <b>Dimensions</b> 17'6 x 11'6 18' x 14'6 11'6 x 9'7 9'6 x 9'6 9'6 x 7'5	Floor Main Bsmt Bsmt	<b>Type</b> Bedroom Living Room Kitchen	12' x 9' 15'6 x 12' x 1	, 11'6 1'6
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Aain Aain Aain Aain	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltc <b>Type</b> Living Room Family Room Dining Room Kitchen	55083, SECTION 33, RANGE 2, N opping Nearby ve/DW,Drapes/Window Coverings d. <b>Dimensions</b> 17'6 x 11'6 18' x 14'6 11'6 x 9'7 9'6 x 9'6 9'6 x 7'5 15' x 11'8	Floor Main Bsmt Bsmt	<b>Type</b> Bedroom Living Room Kitchen	12' x 9' 15'6 x 12' x 1	, 11'6 1'6
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Agmt. Company: Complex / Subdiv: Gervices Connected: .egal: Amenities: Gite Influences: Geatures: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltc <b>Type</b> Living Room Family Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom	55083, SECTION 33, RANGE 2, N opping Nearby ve/DW,Drapes/Window Coverings d. <b>Dimensions</b> 17'6 x 11'6 18' x 14'6 11'6 x 9'7 9'6 x 9'6 9'6 x 7'5 15' x 11'8	Floor Main Bsmt Bsmt	<b>Type</b> Bedroom Living Room Kitchen	12' x 9' 15'6 x 12' x 1 15' x 1	, 11'6 1'6
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Main Main Main Main Main Main Main	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Lto <b>Type</b> Living Room Family Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom 1,500 sqft	55083, SECTION 33, RANGE 2, N oping Nearby ve/DW,Drapes/Window Coverings I. <b>Dimensions</b> 17'6 x 11'6 18' x 14'6 11'6 x 9'7 9'6 x 9'6 9'6 x 7'5 15' x 11'8 11'4 x 10'	Floor Main Bsmt Bsmt Bsmt	<b>Type</b> Bedroom Living Room Kitchen Bedroom	12' x 9' 15'6 x 12' x 1 15' x 1	, 11'6 1'8
Agmt. 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 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltc <b>Type</b> Living Room Family Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom	55083, SECTION 33, RANGE 2, N oping Nearby ve/DW,Drapes/Window Coverings 1. <b>Dimensions</b> 17'6 x 11'6 18' x 14'6 11'6 x 9'7 9'6 x 9'7 9'6 x 9'6 9'6 x 7'5 15' x 11'8 11'4 x 10' <b># Of Rooms:</b>	Floor Main Bsmt Bsmt Bsmt	Type Bedroom Living Room Kitchen Bedroom Bedroom	12' x 9' 15'6 x 1 12' x 1' 15' x 1' <b># of Pieces</b>	11'6 1'6 1'8 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Lto <b>Type</b> Living Room Family Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom 1,500 sqft 0 sqft 0 sqft	55083, SECTION 33, RANGE 2, N pping Nearby ve/DW,Drapes/Window Coverings A. <b>Dimensions</b> 17'6 x 11'6 18' x 14'6 11'6 x 9'7 9'6 x 9'6 9'6 x 7'5 15' x 11'8 11'4 x 10' <b># Of Rooms:</b> <b># Of Kitchens:</b>	Floor Main Bsmt Bsmt Bsmt 11 2	Type Bedroom Living Room Kitchen Bedroom Bedroom	12' x 9' 15'6 x 12' x 1 15' x 1 15' x 1 <b># of Pieces</b> 4	11'6 1'6 1'8 <b>Ensuite?</b> No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Lto <b>Type</b> Living Room Family Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom 1,500 sqft 0 sqft 0 sqft 1,018 sqft	55083, SECTION 33, RANGE 2, N pping Nearby ve/DW,Drapes/Window Coverings 4. <b>Dimensions</b> 17'6 × 11'6 18' x 14'6 11'6 x 9'7 9'6 x 9'6 9'6 x 7'5 15' x 11'8 11'4 x 10' <b># Of Rooms:</b> <b># Of Kitchens:</b> <b># Of Levels:</b>	Floor Main Bsmt Bsmt Bsmt 11 2	Type Bedroom Living Room Kitchen Bedroom Bedroom	12' x 9' 15'6 x 12' x 1 15' x 1 15' x 1 <b># of Pieces</b> 4	11'6 1'6 1'8 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Ltc <b>Type</b> Living Room Family Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom 1,500 sqft 0 sqft 0 sqft 1,018 sqft 2,518 sqft	55083, SECTION 33, RANGE 2, N pping Nearby ve/DW,Drapes/Window Coverings d. <b>Dimensions</b> 17'6 × 11'6 18' × 14'6 11'6 × 9'7 9'6 × 9'6 9'6 × 7'5 15' × 11'8 11'4 × 10' <b># Of Rooms:</b> <b># Of Kitchens:</b> <b># Of Levels:</b> <b>Suite:</b>	Floor Main Bsmt Bsmt Bsmt	Type Bedroom Living Room Kitchen Bedroom Bedroom	12' x 9' 15'6 x 12' x 1 15' x 1 15' x 1 <b># of Pieces</b> 4	11'6 1'6 1'8 <b>Ensuite?</b> 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 Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	LOT 294, PLAN NWP Garden,Storage Central Location,Shop ClthWsh/Dryr/Frdg/St Team 3000 Realty Lto <b>Type</b> Living Room Family Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom 1,500 sqft 0 sqft 0 sqft 1,018 sqft	55083, SECTION 33, RANGE 2, N pping Nearby ve/DW,Drapes/Window Coverings 4. <b>Dimensions</b> 17'6 × 11'6 18' × 14'6 11'6 × 9'7 9'6 × 9'6 9'6 × 7'5 15' × 11'8 11'4 × 10' <b># Of Rooms:</b> <b># Of Kitchens:</b> <b># Of Levels:</b> Suite: Crawl/Bsmt Height:	Floor Main Bsmt Bsmt Bsmt 11 2	Type Bedroom Living Room Kitchen Bedroom Bedroom	12' x 9' 15'6 x 12' x 1 15' x 1 15' x 1 <b># of Pieces</b> 4	11'6 1'6 1'8 <b>Ensuite?</b> No

Welcome to centrally located Cedar Hills! Situated on 8,400+sqft rectangular corner lot, with a potential for future MULTI-FAMILY development including a 4-Plex (check w/city), this home offers 3 bedrooms and 1 bathroom upstairs plus a basement suite with a separate entrance is ideal for hosting guests or generating extra income. The basement has 1 bedroom, 1 bathroom, and a second kitchen. Large driveway easily fits 4 cars, additional 3 cars can park on the side plus a spacious double garage. Excellent location, within 5 min drive to Surrey Memorial Hospital, Surrey City Centre, SFU Campus, T&T supermarket, and more. H.P. Matthew Elementary & Queen Elizabeth Secondary Schools, parks, shopping & transit. Perfect for investors or families looking for this large lot with a mortgage helper.

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