R2943360 House/Single Family

14680 ST ANDREWS DRIVE SURREY

Bolivar Heights, V3R 5V4

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Residential Detached \$1,389,880 (LP)

Depth/Size (ft): 119 Frontage (ft): 60.00 Lot Area: (sq.ft.)

7,110.00

Southwest

Yes

Bedrooms: Bathrooms: **Full Baths:** Half Baths:

Approx. Year Built: 1989 Age: 35 Zoning: R3 **Gross Taxes:** \$4,780.00

For Tax Year: 2024 P.I.D.: 003-529-401

Style of Home:

Flood Plain:

Rear Yard Exp:

2 Storey, Basement Entry

Construction: Exterior:

Frame - Wood Vinyl

Foundation:

Rain Screen:

Renovations:

of Fireplaces: Water Supply:

Fuel/Heating:

Outdoor Area:

Type of Roof: Floor Finish:

Balcny(s) Patio(s) Dck(s), Fenced Yard Asphalt

Partly

Laminate, Wall/Wall/Mixed

2 - Fuel: Natural Gas

Forced Air, Natural Gas

City/Municipal

Parking:

Total: 6 - Covered: 2

Garage; Double

Covered Parking: Parking Access: Front

Parking: Locker:

Units in Dev: Distance to:

Title to Land: Freehold NonStrata

Yes

Property Disc:

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

View: Yes: River and Bridge. Seasonal

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity

LOT 1, PLAN NWP71232, NEW WESTMINSTER LAND DISTRICT Legal:

Amenities: In Suite Laundry

Central Location, Cul-de-Sac, Recreation Nearby Site Influences:

Features: Air Conditioning

Bylaw Restric:

Listing Broker(s): Homelife Benchmark Titus Realty

Floor Dimensions Floor Dimensions Floor Type Dimensions Type Type Main Living Room 18'4 x 13'2 Main Bedroom 12'7 x 9' **Below** Den 9'9 x 6'11 Main Family Room 14'5 x 7'2 Main Patio 15'8 x 17'7 **Below** Kitchen 10' x 8'7 Main Dining Room 12'7 x 10'7 Below Living Room 12'8 x 11' Below Eating Area 10' x 8'5 Main Kitchen 11'1 x 9'6 Below Dining Room 12'8 x 6'2 **Below** Flex Room 7'10 x 5'8 Main Primary Bedroom 14'11 x 12'1 **Below** Foyer 10'1 x 3'10 **Below** Storage 5'11 x 5' Main Walk-In Closet 6'3 x 5'3 Below Bedroom 11'4 x 11'2 Below Mud Room 5'5 x 3'10 Main 11'7 x 9' 9'9 x 7'5 Utility Bedroom **Below** Bedroom Below 11'4 x 3'9

Finished Floor (Main): 1,615 sqft Finished Floor (Above): 0 saft Finished Floor (Below): 1,133 sqft Finished Floor (Bsmt): 0 saft Finished Floor (Total): 2,748 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 2,748 sqft

Of Rooms: 21 # Of Kitchens: 2 # Of Levels: 2 Suite:

Unauthorized Suite

Crawl/Bsmt Height:

Basement: Full, Separate Entry

Beds In Bsmt: 0/5

Of Pets:

Bathroom Floor # of Pieces Ensuite? Main 3 Yes Main 4 No Below 3 No

Nice House in BOLIVAR HEIGHTS. A clean, tidy and well maintained BASEMENT ENTRY HOME with SEPARATE ENTRANCE for basement. It's a 2,748 SQ FT home (1,600 on the main floor) with LIVING ROOM AND FAMILY ROOM ON THE MAIN FLOOR. Open concept plan has kitchen (Stainless Steel Appliances 1 yr) and family room are together, and back door leading to rear yard /patio and deck and sliding glass doors out to front porch. Soaring ceiling in the main living room area. OVERSIZED PRIMARY BEDROOM with walk-in closet and full bathroom. Hi Efficient furnace, oversize HW Tank and B/I Vac only 1 yr old. Central AC, 2 fireplaces. Almost no traffic on this dead end no through road. All schools within 1.66 Km's. Close to Hwy 1 and Hwy 17, Guildford Town Centre, shops and all amenities. 2 minute walk to bus.