## 14695 89 AVENUE SURREY

Bear Creek Green Timbers, V3R 8A9

				Bear Creek Green Timbers, V3R 8A9			
Depth/Size (ft):	131	Bedrooms:	5	Approx. Year Built:	1983	3	
rontage (ft):	55.00	Bathrooms:	3	Age:	41		
ot Area: (sq.ft.)	7,226.00	Full Baths:	3	Zoning:	RES	;	
lood Plain:		Half Baths:	0	Gross Taxes:	\$6,0	93.81	
Rear Yard Exp:	North			For Tax Year:	2024	1	
view:				P.I.D.:	002-	594-021	
Style of Home:	Basement Entry		Parking:	Total: 4 - Covered: 2			
Construction:	Other		Covered Parking:	2			
xterior:	Wood		Parking Access:	Front			
oundation:			Parking:	Garage; Double			
ain Screen:			Locker:				
Renovations:			Units in Dev:				
of Fireplaces:	3 - Fuel: Natural Gas,	Wood	Distance to:				
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrata	Freehold NonStrata		
uel/Heating:	Baseboard,Forced Air		Property Disc:	Yes			
Outdoor Area:	Fenced Yard, Patio(s) &		PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Hardwood,Laminate,V	'inyl/Linoleum,Carpet	Fixtures Rmvd:	No			
egal: Amenities: Site Influences: Features: Bylaw Restric:	LT 470 LD 36 SEC SW Central Location,Golf ClthWsh/Dryr/Frdg/St	Course Nearby,Paved Road,Private	Yard,Shopping Nearby				
-							
isting Broker(s):	Royal LePage - Wolste	encroft					
	Royal LePage - Wolste	encroft Dimensions	Floor	Туре	Dimen	sions	
loor			Floor Main	<b>Type</b> Bedroom	<b>Dime</b> n 15' x 1		
loor lain	Туре	Dimensions				2'	
loor lain lain	Type Living Room	<b>Dimensions</b> 17'10 x 13'4'	Main	Bedroom	15' x 1	2' < 23'8'	
loor lain lain	Type Living Room Dining Room	<b>Dimensions</b> 17'10 x 13'4' 11'7' x 10'6'	Main Bsmt	Bedroom Recreation Room	15' x 1 15'10 x	2' < 23'8' 10'10	
loor Iain Iain Iain Iain	Type Living Room Dining Room Kitchen	<b>Dimensions</b> 17'10 x 13'4' 11'7' x 10'6' 8'1" x 7'3"	Main Bsmt Bsmt	Bedroom Recreation Room Bedroom	15' x 1 15'10 x 9'6" x	2' < 23'8' 10'10 10'7'	
floor Aain Aain Aain Aain	<b>Type</b> Living Room Dining Room Kitchen Eating Area	<b>Dimensions</b> 17'10 x 13'4' 11'7' x 10'6' 8'1" x 7'3" 8'5" x 7'9"	Main Bsmt Bsmt Bsmt	Bedroom Recreation Room Bedroom Bedroom	15' x 1 15'10 x 9'6" x 11'1 x	2' < 23'8' 10'10 10'7' 0'11	
loor lain lain lain lain lain	Type Living Room Dining Room Kitchen Eating Area Family Room	<b>Dimensions</b> 17'10 x 13'4' 11'7' x 10'6' 8'1" x 7'3" 8'5" x 7'9" 14'5' x 13'6'	Main Bsmt Bsmt Bsmt Bsmt	Bedroom Recreation Room Bedroom Bedroom Kitchen	15' x 1 15'10 x 9'6" x 1 11'1 x 15' x 1	2' < 23'8' 10'10 10'7' 0'11	
loor lain lain lain lain lain lain	Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom	Dimensions 17'10 x 13'4' 11'7' x 10'6' 8'1" x 7'3" 8'5" x 7'9" 14'5' x 13'6' 12'11 x 12'8'	Main Bsmt Bsmt Bsmt Bsmt	Bedroom Recreation Room Bedroom Kitchen Laundry	15' x 1 15'10 x 9'6" x 1 11'1 x 15' x 1	2' < 23'8' 10'10 10'7' 0'11	
loor lain lain lain lain lain lain	Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom	Dimensions 17'10 x 13'4' 11'7' x 10'6' 8'1" x 7'3" 8'5" x 7'9" 14'5' x 13'6' 12'11 x 12'8' 11'8' x 8'11'	Main Bsmt Bsmt Bsmt Bsmt	Bedroom Recreation Room Bedroom Kitchen Laundry	15' x 1 15'10 ; 9'6" x 1 11'1 x 15' x 1 5'4" x (	2' < 23'8' 10'10 10'7' 0'11 5'6"	
loor lain lain lain lain lain lain lain inished Floor (Main): inished Floor (Above):	Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom	Dimensions 17'10 x 13'4' 11'7' x 10'6' 8'1" x 7'3" 8'5" x 7'9" 14'5' x 13'6' 12'11 x 12'8' 11'8' x 8'11' # Of Rooms:	Main Bsmt Bsmt Bsmt Bsmt	Bedroom Recreation Room Bedroom Kitchen Laundry Bathroom Floor #	15' x 1 15'10 ; 9'6" x 1 11'1 x 15' x 1 5'4" x (	2' < 23'8' 10'10 10'7' 0'11 6'6" Ensuite?	
loor lain lain lain lain lain lain lain inished Floor (Main): inished Floor (Above): inished Floor (Below):	Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,597 sqft 0 sqft	Dimensions 17'10 x 13'4' 11'7' x 10'6' 8'1" x 7'3" 8'5" x 7'9" 14'5' x 13'6' 12'11 x 12'8' 11'8' x 8'11' # Of Rooms: # Of Kitchens:	Main Bsmt Bsmt Bsmt Bsmt 13 2	Bedroom Recreation Room Bedroom Bedroom Kitchen Laundry Bathroom Floor # Main 4	15' x 1 15'10 ; 9'6" x 1 11'1 x 15' x 1 5'4" x (	2' < 23'8' 10'10 10'7' 0'11 5'6" <b>Ensuite?</b> No	
loor lain lain lain lain lain lain lain inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Bsmt):	Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,597 sqft 0 sqft 0 sqft	Dimensions 17'10 x 13'4' 11'7' x 10'6' 8'1" x 7'3" 8'5" x 7'9" 14'5' x 13'6' 12'11 x 12'8' 11'8' x 8'11' # Of Rooms: # Of Kitchens: # Of Levels:	Main Bsmt Bsmt Bsmt Bsmt 13 2 2	Bedroom Recreation Room Bedroom Bedroom Kitchen Laundry Bathroom Floor # Main 4	15' x 1 15'10 ; 9'6" x 1 11'1 x 15' x 1 5'4" x (	2' < 23'8' 10'10 10'7' 0'11 5'6" <b>Ensuite?</b> No	
Listing Broker(s): Floor Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total): Jnfinished Floor: Grand Total:	Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,597 sqft 0 sqft 0 sqft 1,153 sqft	Dimensions 17'10 x 13'4' 11'7' x 10'6' 8'1" x 7'3" 8'5" x 7'9" 14'5' x 13'6' 12'11 x 12'8' 11'8' x 8'11' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Main Bsmt Bsmt Bsmt Bsmt 13 2 2	Bedroom Recreation Room Bedroom Bedroom Kitchen Laundry Bathroom Floor # Main 4	15' x 1 15'10 ; 9'6" x 1 11'1 x 15' x 1 5'4" x (	2' < 23'8' 10'10 10'7' 0'11 5'6" <b>Ensuite?</b> No	

Welcome home to Bear Creek Green Timbers. Bring some fresh ideas to this well loved house that boasts a 2 bedroom basement suite for a mortgage helper with 2 water heaters (one for each floor). The roof was redone in 2013. There are 2 wood burning fireplaces upstairs to curl up to during the winter and a gas fireplace downstairs to help keep the suite warm. The backyard is very private and has a nice size deck adjacent to the family room and kitchen, with a bonus above ground pool that has a newer pump. Shopping, elementary schools, parks, transit and a golf course are all close by. This is a rare find in a great neighborhood so book your showing scon.

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