

Presented by:
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North Surrey, Guildford
15755 101A AV, V4N 4S3

MLS# F1306838

Residential Detached
Active



List Price: \$699,000

Complex/Subdiv:

Frontage: 66.00 ft	Bedrooms: 7	PID: 012-445-932
Depth/Size: 122	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 8052.00	Full Baths: 5	Approx Yr Blt: 1995
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 18
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,502 (2012)
Flood Plain: No	Zoning: RF	
View: N		
Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: Basement Entry	Total Parking: 9	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Carport & Garage, Garage; Triple	
Exterior: Stucco		
Rainscreen:	R/I Plumbing: Yes	Dist to Public Trans: 2
Type of Roof: Tile - Concrete		Dist to School Bus: 2
Renovations: Partly	Reno Year: 2008	Possession:
Flooring: Hardwood, Mixed, Tile		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Radiant, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s), Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 1978 LT 14 BLK 1 LD 36 SEC 27 RNG 1W BLK 5N.

Amenities:

Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Intercom, Jetted Bathtub, Pantry, Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6" X 12'6"	Bsmt	Living Room	13' X 10'2"			X
Main F.	Dining	12' X 10'	Bsmt	Bedroom	10' X 11'			X
Main F.	Kitchen	12'8" X 10'	Bsmt	Bedroom	13'6" X 10'2"			X
Main F.	Family Room	15' X 13'7"	Bsmt	Bedroom	12'3" X 12'7"			X
Main F.	Nook	12' X 10'			X			X
Main F.	Master Bedroom	18' X 12'4"			X			X
Main F.	Master Bedroom	14' X 12'6"			X			X
Main F.	Bedroom	14'2" X 10'2"			X			X
Main F.	Bedroom	11' X 10'2"			X			X
Bsmt	Kitchen	10'2" X 12'			X			X

Floor Area (SqFt):

Main Floor Area SqFt: 1,308
 Finished Floor Up SqFt: 2,050
 Finished Floor Down: 0
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 3,358

Total # Rooms: 14
 # Kitchens: 2
 Finished Levels: 2
 Crawl/Bsmt Height:
 Basement Area: Crawl, Fully Finished

Bathrooms

1 4 Piece; Ensuite: Y; Level: Main F.
 2 4 Piece; Ensuite: Y; Level: Main F.
 3 4 Piece; Ensuite: N; Level: Main F.
 4 4 Piece; Ensuite: N; Level: Bsmt
 5 4 Piece; Ensuite: N; Level: Bsmt
 6
 7
 8

Unfinished Floor: 0
 Grand Total Floor Area: 3,358

Listing Broker(s): Team 3000 Realty Ltd.

Prime location in Guildford area, very quiet street, good neighbours. Convenient to schools, buses. Walking distance to Guilford Mall and T&T Market. Excellent quality built with triple garage and very well maintained house. 4 bedrooms up and 3 bedrooms down with two kitchens. 66x122, over 8000 sqft. south facing large lot, the house is over 3000 sqft., only 18 years old. Rarely found nice large house located in the beautiful Guildford area.