



11760 92A Avenue, Delta

\$879,900

2 1 four-piece
Main Floor

2 1 three-piece
Basement

1 single
Covered Carport



Call Jodi for more information
604-833-JODI (5634)

Top 1% Fraser Valley Real Estate Board*

* 0.7-1.7% 2008-2016 not intended to solicit homes already listed for sale.



2 MINUTE DRIVE
Gibson Elementary
11451 90 Ave., Delta

6 MINUTE WALK
Delview Secondary
9111 116 St., Delta

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RE/MAX
Aldercreek









LOCAL SCHOOLS

Elementary K - 7 Gibson Elementary 11451 90 Ave (604) 594-7588
K-7 Devon Gardens Elementary 8884 Russell Drive
High School 8-12 Delview Secondary 9111 116 St (604) 594-5491




MAIN COMPONENTS

Main flr ceiling height 8'
Basement height 8'
Suite / separate entry / legal No, but zoning allows one.
Wiring Copper
Plumbing Copper*
Gas shut off At meter
 Water shut off In closet of bdrm in bsmt.
Windows D-Glazed vinyl
Attic Location light/ladder
Bdrm up. No light/ladder.
Crawl space-light/ladder
No crawl.
 Alarm-owned or leased
No Alarm.
 Age of home 47
Roof age 18
Roof type Asphalt shingle
 Age furnace Originl
Furnace serviced Yearly '16
Age hot water tank 6
Latent defect No
 Fireplace # 2 N Gas.
Living room up & down.
Fireplace serviced 2016
Accessories/roughed in None.
BI/RI vacuum No
BI/RI security No

 Appliances GE Cafe
SS in kitchen. 5-burner g/g
oven. Fridge has water/ice.
Lot size 65x103x110x101
Total lot sq ft 7,955
Zoning RM-1 (Duplex)
Easements No
Room for a pool or shop? Yes
Septic/sewer Sewer
Septic cleaned N/A
Well/city water City
Well was tested N/A
Vehicle access to backyard? Y, off neighbour's driveway.
sheds 1 tin light No
Workshop No 220 N/A



OTHER

View No
water / greenbelt / protected
Mail delivery Door
 Garbage Day Wed
Other Hot tub. 2 Ceiling fans.
Task lighting, Hunter Douglas
blinds. KITCHEN TV Included!!!
G line for bbq. Marble FP. 9'
island w/elec. Garburator.

ROOM DIMENSIONS

UPSTAIRS
21'9 x 13'2 Living Room
18'3 x 10'11 Kitchen/Eating Area
10'3 x 12'8 Bedroom
10'4 x 11'4 Bedroom
4 pc Bathroom

BASEMENT
15'3 x 12'9 Rec Room
12'8 x 10'10 Bedroom
10'2 x 10'8 Bedroom
21' x 10'10 Laundry room
3 pc Bathroom

SQUARE FOOTAGE

Total 2,040
Main loor 1,020
Above _____
Basement 1,020
Other _____
Bathrooms 3 pc down
4 pc up, slate tub surround.

PARKING

GARAGE:
Door Height Carport
Size 1-car
Driveway 2-car tandem
Parking 3 total
Extra parking _____
RV _____
Other Room for 2 on street

Gross Taxes 2,915.00 Tax Assessment 776,400.00
Avg. Electric/Mo. \$71.00 E.P.P Avg. Gas/Mo. \$101.00 E.P.P.
Home Insurance Provider BCAA Cost per Year \$108/mo

FINANCIAL

Cash to Close *\$ 71,590.00 **Mortgage PMT \$ 3,912.66
Down Payment \$ 52,990.00 **Net Taxes \$ 195.00/mo
Property Purchase Tax \$ 15,600.00 Total/Month **\$ 4,107.66
Closing Costs \$ 3,000.00 i% 2.64 and term 5yr,25 amort \$ 159,077.00
Combined Income to Qualify:

PERSONAL

Why are the owners selling? Move closer to grandchildren
Years Resided? 16
Original Purchase Price? \$224,000
Neighbors: Ret couple one side, new home const other.
Fam with Univ students 2 houses over, kids of all ages
all over the neighbourhood.

Completely remodeled North Delta basement home on a QUIET street of manicured homes, High end kitchen cabinetry, 9 foot island with power, kitchen TV stays, granite counters and stainless steel appliances with gas stove. Large west exposed deck with gas line for BBQ right off the kitchen, great for entertaining. Large private flat yard fully fenced with HOT TUB and mature greenery, 71 foot frontage and 7955 sq ft lot-no easements. New windows with Hunter Douglas blinds and cozy marble gas fireplace. Basement is bright with separate entrance and full bath. Close to great schools. Easy access to Alex Fraser and Patullo bridge.



BUS

he 316 (Surrey Centre <-> Scottsdale) and 391 (Scottsdale <-> Scott Road Station) buses stop nearby on 116th Street. 116th & 92nd is less than 15 minutes from Scott Rd Skytrain Station on the 391 bus.



*The information provided while deemed to be correct, is not guaranteed. Please check all information prior to subject removal.