



Dining/Living Room combo with cozy wood fireplace



Eating area opens up to a large entertaining deck

11255 88th Avenue, North Delta
\$879,900

|
 |
 |
 Carport

Main Floor Suite Basement



Main Living room with original wood floors



Bright Main kitchen with oversized windows



Located on a quiet street with newer homes nearby



Basement is set up as a licensed daycare



Large 8736 sq ft North exposed Duplex lot



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.



6 MINUTE WALK
 Devon Gardens Elementary
 8884 Russell Drive

2 MINUTE DRIVE
 Delview Secondary School
 9111 116 Street

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RE/MAX
 Aldercenter









LOCAL SCHOOLS

Elementary K-7 Devon Gardens Elementary - 8884 Russell Drive 604-581-6185
Middle _____
High School 8-12 Delview Secondary - 9111 116 Street 604-594-5491



MAIN COMPONENTS

Main flr ceiling height 8'
Basement height 7'7"
Suite / separate entry / legal
Yes, used as a Lic Daycare
Wiring Copper
Plumbing Copper
Gas shut off @ mater
 Water shut off
By cabinets @ side door
Windows Storm, DG & Single
Attic Location light/ladder
Kitchen Pantry, no no.
Crawl space-light/ladder
No
 Alarm-owned or leased
No alarm.
 Age of home 47
Roof age 9 or 10
Roof type Torch on.
 Age furnace Original
Furnace serviced 2015
Age hot water tank 5
Latent defect See Report
 Fireplace # 1 N Gas
not working, 1 wood.
Fireplace serviced No
Accessories/roughed in _____
BI/RI vacuum No
BI/RI security No

 Appliances White
Kitchen Maytag & Beaumark
W'pool Duet W/D F/L Stacke
Lot size 61' x 140'
Total lot sq ft 8,736
Zoning RM-1 (Duplex)
Easements None
Room for a pool or shop?
2 Workshops - Yes
Septic/sewer N/A
Septic cleaned N/A
Well/city water Municipal
Well was tested N/A
Vehicle access to backyard?
Yes, if deck stairs are moved.
sheds _____ light _____
Workshop 1 220 Yes
16'6 x 19



OTHER

View No
water / greenbelt / protected
Mail delivery To Door
 Garbage Day Wed
Other _____

ROOM DIMENSIONS

Main: LVGRM 16' X 13'6
Main: DINRM 10' X 8'8
Main: KITCH 14'4 X 9'
Main: MBDRM 12'10 X 9'3
Main BDRM 10'6 X 9'6
Below: KITCH 8'6 X 13'6
Below: DINRM 13'6 X 11'6
Below: FAMRM 14'3 X 12'

SQUARE FOOTAGE

Total 2,240
Main floor 1,120
Above _____
Basement 1,120
Other _____
Bathrooms _____
Main: 3 Bedrooms
Basement: 2 Bedrooms

PARKING

 GARAGE:
Door Height N/A
Size _____
Driveway Yes
Parking Carport - 1
Extra parking 3 off-street
RV No
Other _____

Gross Taxes 2,771 Tax Assessment \$782,600.00
Avg. Electric/Mo. \$49.00 Avg. Gas/Mo. \$50.00 - \$70.00
Home Insurance Provider Westland Ins Cost per Year \$2,040 (d-care)
Cash to Close *\$ 81,588.00 **Mortgage PMT \$ 3,886.71
Down Payment \$ 62,990.00 **Net Taxes \$ 183.00/month
Property Purchase Tax \$ 15,598.00 Total/Month **\$ 3,886.71
Closing Costs \$ 3,000.00 i% 2.69 and term 5yr,25yr Amort. \$ 156,923.00

FINANCIAL

PERSONAL

Why are the owners selling?
Empty nesters
Years Resided? 17
Original Purchase Price?
\$211,000
Neighbors: Lots of young
families. Only 1 fully
tenanted property on the
street, as far as we know.

North Delta Beauty on a quiet street of well cared for homes. The basement is being used to run a licensed daycare which meets all the requirements for licensing. It is legal to put a small sign on the lot to advertise businesses allowed in the current zoning. Separate entrance down with full bath and big bright windows. Upstairs offers real original wood floors, 3 bedrooms, cozy fireplace and functional kitchen with large patio access, great for bbq's . Large flat 8736 sq ft lot (61 x 140) with no easements. Single carport plus an attached shop 16'6 x 19 with 220 power. Within walking distance to coffee shops, groceries, bus stop a block away and easy access to Alex Fraser and Patullo bridge.



BUS

312 Bus at 112th Street
and 88th Avenue to
Scottsdale <-> Scott
Road Station.



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