



Presented by:
Katayoon Webb PREC*

RE/MAX Crest Realty
 Phone: 604-315-8715

katayoonwebb@remax.net



Active
R2403894
 Board: F
 House/Single Family

15415 112 AVENUE

North Surrey
 Fraser Heights
 V3R 6G9

Residential Detached

\$1,020,000 (LP)
 (SP)



Sold Date: Frontage (feet): **77.00** Original Price: **\$1,020,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1976**
 Depth / Size: **141** Bathrooms: **3** Age: **43**
 Lot Area (sq.ft.): **10,893.00** Full Baths: **2** Zoning: **SGLFAM**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$3,781.19**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **007-822-227**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely, Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2018**
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Other, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT B, PLAN NWP74934, SECTION 9, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'9 x 4'9			x			x
Main	Living Room	20'5 x 14'10			x			x
Main	Dining Room	14'8 x 9'3			x			x
Main	Kitchen	15' x 13'3			x			x
Main	Family Room	23'4 x 14'4			x			x
Main	Laundry	14'4 x 9'7			x			x
Above	Master Bedroom	14'7 x 12'3			x			x
Above	Bedroom	10'6 x 10'3			x			x
Above	Bedroom	10'6 x 10'02			x			x
		x			x			x

Finished Floor (Main):	1,367	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	667	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No	Pool:
Finished Floor (Total):	2,034 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz: 21'8x21,4
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	2,034 sq. ft.	Basement: Crawl		6				
				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

THIS IS THE PERFECT FAMILY HOME ON 10,800sqft lot! You cannot beat the layout of this home; perfect for families of all ages! The OPEN PLAN kitchen, dining, & living room welcomes you home with 1 of 2 fireplaces as a bonus. UPDATED THROUGHOUT! The chef in family will love gourmet kitchen! The family room has a 2nd fireplace is ready for winter movie nights. Sliding glass doors lead to an XL flat backyard with hot tub, gazebo, and plenty of garden space with partial covered deck area. The laundry / mud room has a powder room, desk areas, storage, etc; a must for busy families. The bright Upstairs greets you with a large Master bedroom with XL deck & updated ensuite 4pc bathroom. Two other rooms are upstairs with updated bathroom. OPEN HOUSE: Saturday, Sept 21st: 11-12:30pm