



Presented by:
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Active
R2280253
 Board: F
 House/Single Family

11122 135A STREET
 North Surrey
 Bolivar Heights
 V3R 3A4

Residential Detached
\$1,698,000 (LP)
 (SP)



Sold Date: Frontage (feet): **63.00** Original Price: **\$1,698,000**
 Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2018**
 Depth / Size: **140** Bathrooms: **7** Age: **0**
 Lot Area (sq.ft.): **8,806.00** Full Baths: **6** Zoning: **SFR**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$2,992.33**
 Rear Yard Exp: Council Apprv?:
 If new, GST/HST inc?:**No** For Tax Year: **2017**
 Tax Inc. Utilities?: **No**
 P.I.D.: **005-116-210**
 Tour: **Virtual Tour URL**

View: **Yes: STUNNING MOUNTAIN & CITY**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access:
 Parking: **Add. Parking Avail., Garage; Double**

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

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

Legal: **PL 13093 LT 32 LD 36 SEC 15 RNG 2.**

Amenities:
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 17'	Above	Family Room	16'10 x 19'6			x
Main	Office	11'6 x 9'6	Above	Kitchen	16'10 x 11'4			x
Main	Foyer	9'10 x 7'6	Above	Nook	8' x 9'			x
Main	Bedroom	11'8 x 14'	Above	Master Bedroom	8'10 x 13'4			x
Main	Bedroom	13'4 x 10'	Above	Bedroom	12'4 x 13'4			x
Main	Bedroom	13'4 x 10'4	Above	Bedroom	13'4 x 11'8			x
Main	Bedroom	13'8 x 10'8	Above	Bedroom	11'6 x 12'6			x
Main	Bedroom	13'8 x 10'10	Above	Wok Kitchen	7'0 x 8'0			x
Main	Recreation	15'4 x 13'6						x
Main	Media Room	23'8 x 12'						x

Finished Floor (Main):	2,205	# of Rooms:	18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,115	# of Kitchens:	2	1	Above	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total):	4,320 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Below	4	No	Door Height:
Grand Total:	4,320 sq. ft.	Beds not in Basement:	9	6	Below	4	No	
		Basement:	Fully Finished	7	Below	2	No	
				8				

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd**

An EXECUTIVE NEW family residence situated on a sunny 8800+ sqft property in BOLIVAR HEIGHTS! 4000+ sqft of living space features the finest detailing on 2 expansive levels, creating a luxurious 9 bedroom home. Upstairs, the great room w/ adjacent eating area leads to an oversized patio with incredible views of the river, New West, sunsets & mountains. The gourmet chef's kitchen boasts a large centre island - perfect for entertaining! The master & 3 additional bedrooms are conveniently located on upper level. Beautifully painted ceiling detail, quality security cameras, extensive sound system, LED lighting. IDEAL FOR INVESTMENT WITH 2 X 2 BEDROOM RENTAL SUITES & A BACHELOR RENTAL. Mins to skytrain, highways, Surrey's City Centre (investment capital of BC). OPEN HOUSE ON SAT FROM 1PM-5PM!