

LISTING features

RE/MAX

Treeland Realty

101 - 6337 - 198th Street
Langley, B.C. V2Y 2E3



Tax	\$2,492
Yr Built	1957
Style	Rancher
Bedrooms	2
Bathrooms	1
Size ft ²	927
Lot ft ²	12,720



17695 97 Avenue, Surrey

PORT KELLS RANCHER ON .3 ACRE LOT- LOCATION!! LOADS OF POTENTIAL IN AREA CURRENTLY DESIGNATED LIGHT INDUSTRIAL. WELL-MAINTAINED & MANY UPDATES/UPGRADES. NEW ROOF, GUTTERS 2013, & HOT WTR TANK 2012. UPDATED KITCHEN, OAK CABINETS & NEWER COUNTERS. VINYL WINDOWS, HARDWOOD FLOORS. 3RD BEDRM CAN BE REPLACED. CARPORT FRAMED TO SHOP- EASY CONVERSION TO GARAGE. WORK AT HOME!! BONUS- OVER 700 SQFT OF WORKSHOPS & STORAGE SHEDS - (16'X16', 14'X10', 14'X10', 10'X6') W/INSULATION & POWER TO TWO LARGEST, & REAR-LANE ACCESS TO HUGE FENCED YARD. QUICK FREEWAY & BRIDGE ACCESS. CUTE, FUNCTIONAL HOME IS A GREAT INVESTMENT.



Tammy  **evans** PREC



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North Surrey, Port Kells
17695 97 AV, V4N 4B2

MLS# F1406991

Residential Detached
Active



List Price:

Complex/Subdiv:

Frontage: 82.00 ft	Bedrooms: 2	PID: 010-168-915
Depth/Size: 154	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 12720.00	Full Baths: 1	Age at List Date: 57
Rear Yard Exp: N	Half Baths: 0	Approx Yr Blt: 1957
Meas Type: Feet	If New GST/HST Incl: SFD	Taxes: \$2,492 (2013)
Flood Plain: No	Zoning: SFD	

View:

Serv. Connected: **Natural Gas, Storm Sewer, Septic**

Style of Home: Rancher/Bungalow	Total Parking: Covered Parking:
Construction: Frame - Wood	Parking Access: Front, Lane
Foundation: Concrete Perimeter	Parking Facilities: Det.Grge/Carport
Exterior: Stucco	
Rainscreen:	R/I Plumbing:
Type of Roof: Asphalt	Dist to Public Trans:
Renovations: Partly	Possession:
Flooring: Hardwood, Tile	Title to Land: Freehold NonStrata
Water Supply: City/Municipal	Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas	Mortgage Info: \$0
No. of Fireplaces: 0	Property Disclosure: Y
Fireplace Fuel:	Out Buildings: /Workshop Sz: 16 x 16
Outdoor Area: Fenced Yard, Patio(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: Y - some shelving and benches in shops	

Legal: **LOT 8, DIST LOT 390A, LD 36, PLAN 16250**

Amenities: **In Suite Laundry**

Site Influences: **Cul-de-Sac**

Features Incl: **Storage Shed, Windows - Thermo, Drapes/Window Coverings, Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11'6" X 9'7"			X			X
Main F.	Living Room	13'4" X 13'3"			X			X
Main F.	Bedroom	10'5" X 10'			X			X
Main F.	Master Bedroom	10'7" X 10'6"			X			X
Main F.	Mud Room	10'10" X 6'6"			X			X
Main F.	Eating Area	7' X 5'			X			X
Main F.	Laundry	19' X 6'6"			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt: 807	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt: 0	# Kitchens: 1	2	
Finished Floor Down: 0	Finished Levels: 1	3	
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4	
Total Finished Floor SqFt: 807	Basement Area: Crawl, None	5	
		6	
Unfinished Floor: 120	Suite: None	7	
Grand Total Floor Area: 927		8	

Listing Broker 1: **RE/MAX Treeland Realty**

Listing Broker 2/3:

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