



Presented by:

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Active
R2267636
 Board: F
 House/Single Family

7814 167A STREET
 Surrey
 Fleetwood Tynehead
 V4N 0L9

Residential Detached
\$949,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Depth / Size:
 Lot Area (sq.ft.): **7,144.00**
 Flood Plain:
 Rear Yard Exp: **East**
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **73.40**
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**

Original Price: **\$993,000**
 Approx. Year Built: **1986**
 Age: **32**
 Zoning: **RF**
 Gross Taxes: **\$3,392.81**
 For Tax Year: **2017**
 Tax Inc. Utilities?: **No**
 P.I.D.: **003-247-350**
 Tour:

View: **Yes: Valley/Golf course/Mt. Baker**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane, Rear**
 Parking: **Add. Parking Avail., Carport; Single, Garage; Double**

Dist. to Public Transit: **2** Dist. to School Bus: **6**
 Title to Land: **Freehold NonStrata**

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

Legal: **PL NWP71122, LT 6, LD 36, SEC 24, TWP 2**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 9'3			x			x
Main	Living Room	11'9 x 10'9			x			x
Main	Dining Room	12' x 11'			x			x
Main	Master Bedroom	15'6 x 12'			x			x
Main	Bedroom	10' x 9'6			x			x
Main	Bedroom	10'3 x 9'6			x			x
Main	Family Room	14' x 13'6			x			x
Below	Storage	30' x 20'			x			x
		x			x			
		x			x			

Finished Floor (Main): 1,630	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 1,630 sq. ft.	Crawl/Bsmt. Height: 6'	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Unfinished Floor: 0	Basement: Crawl	6				
Grand Total: 1,630 sq. ft.		7				
		8				

Listing Broker(s): **Royal LePage - Wolstencroft**

Unique, one level living opportunity in Fleetwood. Seller is still sorting through belongings but is willing to let you check out the Amazing views to the south of the Valley, Golf Course and Mt Baker! Large, spacious Rancher with 3 good sized bedrooms, 2 full bathrooms, Double Garage and two driveways! Large South facing windows in both the Family Rm and the Living Rm take in the views and bring so much light into this home. Below is an AMAZING Crawl space...approx 6' high, all lit and provides for more storage than you can imagine! Outside is a well developed lot that provides private sitting spaces, a pond AND a Hot Tub. This can be your Forever Home. Quick Possession is possible so put this on your list!