



Presented by:  
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**Active**  
**R2741489**  
 Board: F  
 House with Acreage

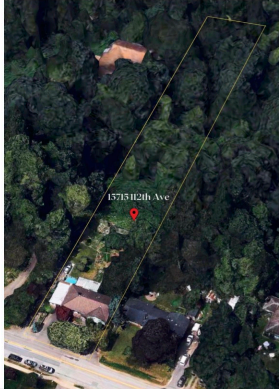
**15715 112 AVENUE**

North Surrey  
 Fraser Heights  
 V4N 1R8

Residential Detached

**\$1,599,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,599,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1973</b>
Frontage(feet): <b>100.00</b>	Bathrooms: <b>3</b>	Age: <b>49</b>
Frontage(metres): <b>30.48</b>	Full Baths: <b>3</b>	Zoning: <b>RA</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,477.33</b>
Lot Area (sq.ft.): <b>54,886.00</b>	Rear Yard Exp:	For Tax Year: <b>2022</b>
Lot Area (acres): <b>1.26</b>	P.I.D.: <b>000-581-381</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Mountains</b>		
Complex/Subdiv: <b>Fraser Heights</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly**  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Other**

Reno. Year: **2018**  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **9** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **3 blocks** Dist. to School Bus: **1km**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **ARCEL B, LOT 7, PLAN NWP13224, SECTION 10, RANGE 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,009	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	23'2 x 14'1	Main	Bedroom	16'11 x 11'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	10'9 x 12'6	Main	Patio	30' x 12'9	Above 4
Finished Floor (Below):	0	Above	Kitchen	17'10 x 12'9	Main	Laundry	11'3 x 18'10	Above 3
Finished Floor (Basement):	1,647	Above	Bedroom	15'7 x 27'4			x	Below 3
		Above	Bedroom	9'9 x 10'10			x	
Finished Floor (Total):	3,656sq. ft.	Above	Bedroom	9'10 x 10'10			x	
Unfinished Floor:	0	Above	Master Bedroom	13'11 x 12'0			x	
Grand Total:	3,656sq. ft.	Above	Walk-In Closet	6'5 x 4'			x	
		Main	Living Room	19'3 x 14'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	11'5 x 11'1			x	
		Main	Kitchen	12'9 x 11'6			x	
Suite: <b>Unauthorized Suite</b>		Main	Bedroom	9'10 x 10'11			x	
Basement: <b>Fully Finished</b>		Main	Bedroom	9'6 x 10'11			x	

Crawl/Bsmt. Height: # of Levels: **2**  
 # of Kitchens: **2** # of Rooms: **16**

Manuf Type: Registered in MHR?:  
 MHR#: CSA/BCE: PAD Rental:  
 ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Oakwyn Realty Ltd.**

**Stilhavn Real Estate Services**

**Incredibly rare, 1.26 acre (almost 55,000 sqft) lot with beautiful mountain views from within a private & lush forested property in sought-after Fraser Heights. It's hard to imagine that this quiet, serene, expansive property overlooking untouched nature is a quick 2-minute drive to Hwy 1, Fraser Heights Recreation Center, Fraser Heights Village Centre & several highly rated schools. Bring your renovation ideas to this 3656 sqft home ideal for large families or build your breathtaking dream home. Imagine enjoying your vast garden all year-round while your kids play in this safe & close-knit community surrounded by picturesque trails & parks. More photos to come soon.**