



Presented by:
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North Surrey, Fraser Heights Residential Detached
11328 154A ST, V3R 2V7 MLS# F2922469 Sold



List Price:	\$748,000	Previous Price:		Sold Price:	\$720,000
Days on Market:	16	Original Price:	\$748,000	Sold Date:	15-Oct-09
Complex/Subdiv: Fraser Heights					
Frontage:	58.00 ft	Bedrooms:	5	PID:	025-831-704
Depth/Size:		Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	5,479	Full Baths:	3	Approx Yr Blt:	2005
Rear Yard Exp:		Half Baths:	1	Age at List Date:	4
Meas Type:	Feet	If New GST Incl:		Taxes:	\$3,419 (2009)
Flood Plain:	No	Zoning:	SFD		
View:	N				
Serv. Connected:	Electricity, Natural Gas				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double	
Exterior:	Mixed			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Tile - Concrete		Possession:	
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata
Flooring:			Seller's Interest:	Registered Owner
Water Supply:	City/Municipal		Mortgage Info:	\$0
Heat/Fuel:	Electric, Forced Air, Natural Gas			
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural		Out Buildings:	
Outdoor Area:	Patio(s)			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:	N			

Legal: PL BCP8865 LT 39 BLK 5N LD 36 SEC 9 RNG 1W
 Amenities: None
 Site Influences: Cul-de-Sac, Private Setting, Private Yard, Treed
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	17' X 13'	Bsmt	Bedroom	14' X 10'10"			X
Main F.	Kitchen	14'6 X 11'3	Bsmt	Den	13' X 9'2			X
Main F.	Dining	14' X 10'10			X			X
Main F.	Den	10' X 9'10			X			X
Above	Master Bedroom	16'4 X 14'9			X			X
Above	Bedroom	12'9 X 10'8			X			X
Above	Bedroom	16'3 X 11'11			X			X
Above	Other	13'5 X 11'			X			X
Bsmt	Living Room	20'9 X 16'9			X			
Bsmt	Bedroom	12'9 X 10'10			X			

<u>Floor Area (SqFt):</u>				<u>Bathrooms</u>	
Main Floor Area SqFt:	1,027	Total # Rooms:	12	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,069	# Kitchens:	1	2	5 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Finished Levels:	3	3	5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	1,034	Crawl/Bsmt Height:		4	4 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt:	3,130	Basement Area:	Full, Fully Finished	5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	3,130			8	

Listing Broker(s): Sutton-Premier Realty

Immaculate 2 story & finished bsmt in family oriented neighborhood in Fraser Heights. Built by famous Morning Star Homes, this beauty has open plan w/great rm, w/ high ceiling, gourmet kitchen w/breakfast island, good size den on the entrance. Upstairs you'll find master bdrm w/5 piece ensuite, 2 more bdrms, and huge space for den or 2nd living room. Well finished bsmt has 2 good sized bdrms & den w/separate entry. Located in greenbelt area, you'll enjoy quiet, yet good city life. Close to shopping, rec. centre, school, and great location for hwy commuters.