



Presented by:

Anna Poppleton

RE/MAX Treeland Realty

Cell: 604-319-7735

abpoppleton@yahoo.com

Active
R2419933Board: F
1/2 Duplex**1837 KING GEORGE BOULEVARD**

South Surrey White Rock

King George Corridor

V4A 4Z9

Residential Attached

\$769,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **5,835.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:

Frontage (feet):
Frontage (metres):
Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$0.00**

Original Price: **\$769,000**
Approx. Year Built: **1977**
Age: **42**
Zoning: **RM**
Gross Taxes: **\$2,763.91**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**
P.I.D.: **001-586-467**
Tour: **Virtual Tour URL**

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **8** Covered Parking:
Parking: **Open, RV Parking Avail.**

Parking Access: **Rear**

Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**

Locker:
Dist. to School Bus:
Total Units in Strata:

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

Maint Fee Inc:

Legal: **PL NWS950 LT 2 LD 36 SEC 14 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I**Amenities: **In Suite Laundry**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 16'6"	Bsmt	Flex Room	4'2 x 7'8"			x
Main	Dining Room	8'4 x 12'	Bsmt	Storage	9'11 x 10'1"			x
Main	Kitchen	10'6 x 8'6"			x			x
Main	Master Bedroom	11'3 x 10'3"			x			x
Main	Bedroom	11'8 x 6'11"			x			x
Main	Bedroom	9'7 x 10'3"			x			x
Bsmt	Recreation	25' x 12'			x			x
Bsmt	Playroom	13' x 10'			x			x
Bsmt	Laundry	6'11 x 7'3"			x			x
Bsmt	Bedroom	10' x 9'2"			x			x

Finished Floor (Main):	1,179	# of Rooms: 12	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	990	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	2,169 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions, Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Grand Total:	2,169 sq. ft.	Basement: Full, Fully Finished			6				
					7				
					8				

Listing Broker(s): **RE/MAX Treeland Realty****RE/MAX Treeland Realty**

LIVE-IN, RENT-OUT OR DEVELOP, YOU CHOOSE! Fantastic South Surrey 2 level 1/2 Duplex home on LARGE fully fenced lot, is a gardeners delight and boasts a huge driveway for RV and more. This home features living room, 3 bedrooms & kitchen up. Below enjoy a large recreation room, bedroom, laundry and full bathroom. Also included is a skylight, covered deck and stone-paver patio for all of your outdoor entertainment. Easy access to all amenities, schools, shopping, parks, beach and USA border. Also able to purchase adjoining 1/2 duplex 1835 King George Blvd for an Incredible and RARE Investor Opportunity! Great Holding Property for Future Development Potential. Call for your private viewing and further information.