



Presented by:

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Active
R2419930Board: F
1/2 Duplex**1835 KING GEORGE BOULEVARD**

South Surrey White Rock

King George Corridor

V4A 4Z9

Residential Attached

\$799,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **8,097.00**
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: **\$799,000**
Approx. Year Built: **1977**
Age: **42**
Zoning: **RM**
Gross Taxes: **\$2,763.91**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**
P.I.D.: **001-586-441**
Tour:

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), Fenced Yard**
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**

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

Dist. to School Bus:
Total Units in Strata:

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

Maint Fee Inc:

Legal: **PL NWS950 LT 1 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	12'1 x 16'6	Bsmt	Flex Room	9'7 x 8'4			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	Family Room	12'3 x 12'			x			x
Bsmt	Recreation	11'6 x 19'			x			x
Bsmt	Laundry	6'11 x 7'3			x			x
Bsmt	Bedroom	11' x 10'3			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): 990	Restricted Age:			2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 2,169 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions, Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full, Partly Finished			6				
Grand Total: 2,169 sq. ft.				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, skylight and covered deck for all your outdoor entertainment. Partly finished basement is ready for your creative ideas. Easy access to all amenities, schools, shopping, parks, beach and USA border. Also able to purchase adjoining 1/2 duplex 1837 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.