



Presented by:

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WestCoast Realty™
You've found a home

Active
R2816607

Board: F
House/Single Family

15180 CANARY DRIVE

North Surrey
Bolivar Heights
V3R 4V8

Residential Detached

\$1,299,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,299,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1960
Frontage(feet): 118.00	Bathrooms: 2	Age: 63
Frontage(metres): 35.97	Full Baths: 1	Zoning: SFR
Depth / Size: 0	Half Baths: 1	Gross Taxes: \$4,799.51
Lot Area (sq.ft.): 9,660.00	Rear Yard Exp: West	For Tax Year: 2023
Lot Area (acres): 0.22	P.I.D.: 010-141-430	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Side**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :Tenant Alarm system, electric fireplace, curtains & rods**
Floor Finish: **Laminate, Tile**

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 31, BLOCK 15, PLAN NWP18466, SECTION 17, RANGE 1W, NEW WESTMINSTER LAND DISTRICT, BLK 5N**

Amenities:

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

Finished Floor (Main):	1,472	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'10 x 15'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'7 x 8'2			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14' x 10'			x	Main 2
Finished Floor (Basement):	0	Main	Foyer	6'4 x 5'10			x	
Finished Floor (Total):	1,472sq. ft.	Main	Primary Bedroom	12'10 x 11'1			x	
Unfinished Floor:	0	Main	Bedroom	11'2 x 9'			x	
Grand Total:	1,472sq. ft.	Main	Bedroom	11' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Flex Room	22'9 x 9'8			x	
		Main	Laundry	10' x 4'10			x	
							x	
							x	
							x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**

Well maintained 3 bedroom, 1.5 bath rancher in Birdland. HUGE 9660 sqft Corner Lot! The home was extensively updated in 2012. Chef's kitchen with granite counter tops, two separate sink areas & ample cabinets for storage. Layout is open with no wasted space & features laminate & tile floors throughout. Bathrooms, roof & all windows and interior/exterior paint updated in 2012. New hot water tank, (2019) Furnace (2018) & appliances (2020). Spacious flex room can be an office or rec/games room. Large fenced yard with apple & cherry trees are perfect for entertaining & for kids & pets to play. Storage shed for all your gardening needs. Unbeatable location close to schools, transit, shopping (Guildford) & easy access to Highway 1. Wonderful family home, investment property & building lot!