



Presented by:  
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**Sold**  
**R2767917**  
Board: F  
House/Single Family

**12491 113B AVENUE**  
North Surrey  
Bridgeview  
V3V 3M6

Residential Detached  
**\$1,299,888** (LP)  
**\$1,260,000** (SP)



List Date: **4/12/2023** If new, GST/HST inc?:  
Days On Market: **43** Bedrooms: **3** Original Price: **\$1,299,888**  
Sold Date: **5/25/2023** Bathrooms: **4** Approx. Year Built: **9999**  
Meas. Type: **Feet** Full Baths: **3** Age: **999**  
Frontage(feet): **66.00** Half Baths: **1** Zoning: **RES**  
Frontage(metres): **20.12** Rear Yard Exp: Gross Taxes: **\$3,603.76**  
Depth / Size: **121.21** P.I.D.: **012-610-925** For Tax Year: **2022**  
Lot Area (sq.ft.): **8,000.00** Flood Plain: **No** Tax Inc. Utilities?: **No**  
Lot Area (acres): **0.18** Tour: **Virtual Tour URL**  
View: **:**  
Complex/Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Asphalt**  
Total Parking: Covered Parking: Parking Access:  
Parking: **Open, RV Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Legal: **LOT 20, BLOCK 5N, SUB BLOCK D, PLAN NWP2328, SECTION 8, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	888	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	888	Main	Living Room	12' x 11'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 12'			x	Abv Main 2 4
Finished Floor (Below):	0	Main	Kitchen	15' x 12'			x	Main 4
Finished Floor (Basement):	0	Main	Family Room	12' x 10'			x	
		Main	Laundry	6' x 4'			x	
Finished Floor (Total):	1,776sq. ft.	Main	Primary Bedroom	16' x 12'			x	Above 4
Unfinished Floor:	0	Above	Primary Bedroom	19' x 14'			x	Main 2
Grand Total:	1,776sq. ft.	Above	Primary Bedroom	19' x 12'			x	
		Above	Flex Room	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement:None, Partly Finished							x	
Crawl/Bsmt. Height:	# of Levels: 2	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-Alliance R.E.S.** **Sutton Group-Alliance R.E.S.**

**Completely Redone House with 3 bedrooms & 3.5 washrooms on 8000 sqft rectangular flat lot. All bedrooms come with ensuites. Front and back alley for your convenience. Lot of Parkin for your RV, Boat, Truck and cars. Completely Redone, Better than new with new kitchens solid cabinets, quartz counters throughout, Stnlss Appl. All new plumbing & fixtures, complete wiring, new bathrooms, all new flooring throughout home. windows, interior doors, baseboards, complete paint throughout, fenced, gates home, list is endless. This home has been meticulously done and not a thing to do but move in. Steps to both levels of schools, parks, walking trails, Transit and very easy to commute New Westminster, Burnaby and Vancouver. BE QUICK!**