



Presented by:
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N. Delta, Annville **MLS# F2921957** Residential Detached **Active**
11252 87A AV, V4C 3A6



List Price: \$585,000 Previous Price: Original Price: **\$585,000**

Complex/Subdiv:

Frontage: 40.00 ft	Bedrooms: 5	PID: 026-583-810
Depth/Size: 121.5	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 4,842	Full Baths: 3	Approx Yr Blt: 2007
Rear Yard Exp: S	Half Baths: 2	Age at List Date: 2
Meas Type: Feet	If New GST Incl: 	Taxes: \$2,761 (2009)
Flood Plain: 	Zoning: SFD	

View:
 Serv. Connected: **Electricity, Natural Gas**

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Garage; Double	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Tile, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL BCP22061 LT 19 DL 440 LD 36 GROUP 2.**
 Amenities: **In Suite Laundry**
 Site Influences: **Central Location, Cul-de-Sac, Private Yard, Shopping Nearby**
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'	Above	Bedroom	13' X 10'6"			X
Main F.	Kitchen	14'3 X 10'	Above	Bedroom	12' X 10'6"			X
Main F.	Dining	8' X 8'	Above	Storage	5' X 5'			X
Main F.	Family Room	15' X 11'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Living Room	9' X 8'			X			X
Main F.	Kitchen	6' X 6'			X			X
Above	Master Bedroom	15'3 X 14'			X			X
Above	Walk-In Closet	7'3 X 5'			X			
Above	Bedroom	11' X 11'			X			

Floor Area (SqFt):		Bathrooms:
Main Floor Area SqFt: 1,100	Total # Rooms: 13	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,115	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 2,215	Basement Area: None	5 2 Piece; Ensuite: Y; Level: Above
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 2,215		8

Listing Broker(s): **RE/MAX Central**

North Delta's Finest 2 storey home in a beautiful and quiet residential area! Close to all levels of schools, shopping and transit! 5 bedroom home with 3 full baths and 2 half baths. Good sized living room and dining room, gourmet kitchen with granite counters, island and black and stainless steel appliances. Separate family room with natural gas fireplace off kitchen. Beautifully decorated with high quality laminated floors, 2" faux wood blinds, custom drapery, keyless entry to garage and designer paint throughout. One bedroom unauthorized suite. Fully fenced backyard, double garage. Remainder of 10 year warranty! GORGEOUS!