



3 Bed



2 Bath



1 Kitchen



4 Parking



2,024 sq.ft.



8,098 sq.ft.



2018 REBGV Top 1% Medallion Team\*  
2018 大温前Top 1%金牌地产团队\*

## 778.308.5077

Multiple Realty Ltd.  
万宝地产 Since 1982  
110-9780 Cambie Road, Richmond BC V6X 1K4



Terry Lin

Personal Real Estate Corporation

林晨

Cynthia Sun

Personal Real Estate Corporation

孙若熙

Nina Chou

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周钰玲

Jeremy Hsu

Personal Real Estate Corporation

徐權輝

Michelle Wang

Personal Real Estate Corporation

王米

Ernest Chi

Personal Real Estate Corporation

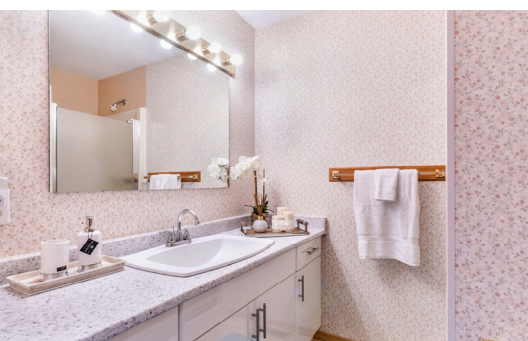
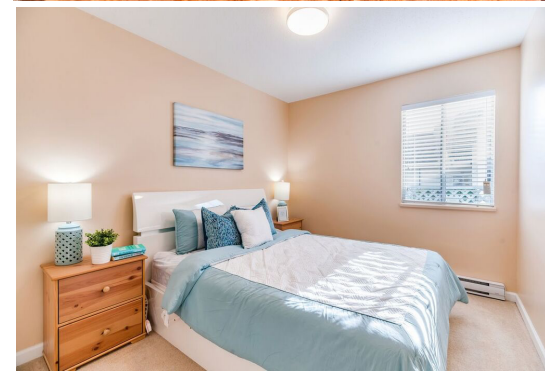
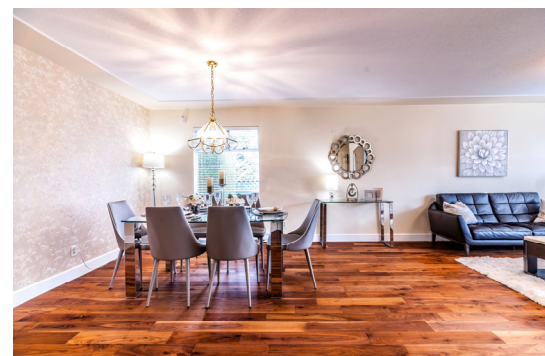
池雨天

Garry Nip

Personal Real Estate Corporation

聶海寧

## INTERIOR VIEW



Jeremy Hsu PREC\* | 徐權輝個人地產公司 | M.B.A.  
604.617.2230 | [jeremy@cawingo.com](mailto:jeremy@cawingo.com)



2018 Top 1% Medallion Club Team Leader | 2017 Top10% Medallion Club Team Leader  
2015~2016 Medallion Club Member | 2018 Multiple Realty Team Award & Master Award  
2015 Multiple Realty Platinum Award | 2016/2017 Multiple Realty Diamond Award

\*Personal Real Estate Corporation | This Communication is not intended to cause or induce breach of an existing Agency Agreement



Scan For 3D Virtual Tour

SCAN BARCODE  
3D VIRTUAL TOUR

8995 157 St  
Surrey



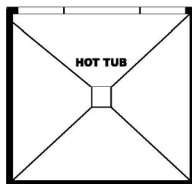
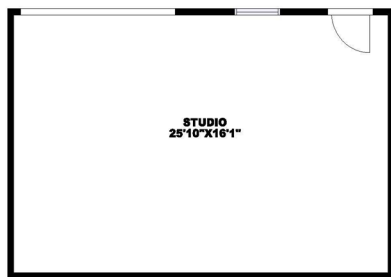
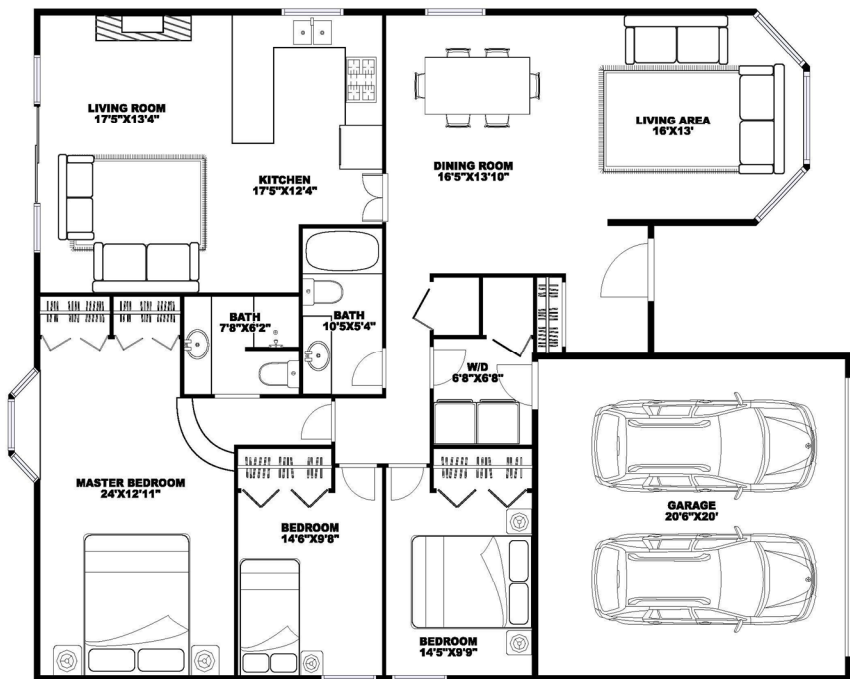
### GROSS INTERNAL AREA

MAIN FLOOR : 1,622 SQ FT  
TOTAL: 1,622 sq ft

### AUXILIARY AREA

GARAGE : 405 SQ FT  
STUDIO: 402 SQ FT

SIZES AND DIMENSIONS ARE APPROXIMATE,  
ACTUAL MAY VARY.  
Measured on: Nov 8, 2019



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<b>Active</b> <b>R2419218</b> Board: F House/Single Family	<b>8995 157 STREET</b> Surrey Fleetwood Tynehead V4N 2Y5	Residential Detached <b>\$899,000</b> (LP) (SP)
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Sold Date:	Frontage (feet):	<b>59.05</b>	Original Price: <b>\$899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1987</b>
Depth / Size: <b>137.17</b>	Bathrooms:	<b>2</b>	Age: <b>32</b>
Lot Area (sq.ft.): <b>8,098.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,624.33</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-723-667</b>
			Tour: <b>Virtual Tour URL</b>

View: :

Complex / Subdiv:

Services Connected: **Community, Electricity, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: <b>Rancher/Bungalow</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front, Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage; Double, RV Parking Avail.</b>		
Exterior: <b>Brick, Mixed, Vinyl</b>	Dist. to Public Transit: <b>3 MIN</b>	Dist. to School Bus: <b>10 SEC</b>	
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Property Disc.: <b>Yes</b>		
Renovations: <b>Completely</b>	PAD Rental:		
# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>No :</b>		
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Laminate, Mixed, Tile</b>		
Fuel/Heating: <b>Baseboard, Forced Air</b>			
Outdoor Area: <b>Fenced Yard</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 20, PLAN NWP73755, SECTION 35, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Pantry, Refrigerator, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>16' x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>16'5 x 13'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>17'5 x 12'4</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>17'5 x 13'4</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>14'11 x 12'11</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>14'5 x 9'9</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>14'6 x 9'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Laundry</b>	<b>6'8 x 5'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Workshop</b>	<b>25'10 x 16'1</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,622</b>	# of Rooms: <b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	<b>1</b>	<b>Main</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	<b>2</b>	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>1,622 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor: <b>402</b>	Basement: <b>None</b>	6				
Grand Total: <b>2,024 sq. ft.</b>		7				
		8				

Listing Broker(s): **Multiple Realty Ltd.**

**Multiple Realty Ltd.**

**Excellent FLEETWOOD Rancher home on a fantastic rectangular corner lot in PRIME neighbourhood and no thru cul-de-sac! Beautifully landscaped & fenced with back lane access for RV and Yacht. Large covered patio, Jacuzzi, storage shed. Spacious with generous-sized rooms, include a Large sunken Master bedroom, 2 other bedrooms, 2 full baths & large family room with eating area. 2019 renovated updates include, cabinets, counter top, faucet sets in all kitchen and bathrooms, family room cabinets/shelves, electric baseboard heating, wood floor, plumbing and pipping, wall painting and furnace compact centre and water boiler. 2018 clothes washer/dryer. Very centrally located with easy access to the neighbourhood amenities, transit and hwy#1. Open House: SAT (NOV 16) & SUN (NOV 17), 2PM-4PM.**