



Presented by:
Peter X N Chen PREC*

Top Vision Realty Inc.
Phone: 604-679-3788
http://www.peterealty.com
xuenong@gmail.com



Active
R2977409
Board: F
House/Single Family

7080 131A STREET

Surrey
West Newton
V3W 0G9

Residential Detached

\$1,750,000 (LP)

(SP) **M**



Sold Date: Meas. Type: **Feet**
Frontage(feet): **60.36**
Frontage(metres): **18.40**
Depth / Size:
Lot Area (sq.ft.): **8,111.00**
Lot Area (acres): **0.19**
Flood Plain:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:
Bedrooms: **7**
Bathrooms: **5**
Full Baths: **4**
Half Baths: **1**
Rear Yard Exp:
P.I.D.: **017-900-727**

Original Price: **\$1,750,000**
Approx. Year Built: **1992**
Age: **33**
Zoning: **R3**
Gross Taxes: **\$6,906.29**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **LOT 2, PLAN LMP6056, PART NW1/4, SECTION 17, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Shopping Nearby**
Features:

Finished Floor (Main):	1,678	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,947	Above	Family Room	13' x 17'2	Main	Bedroom	11'8 x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Living Room	13'10 x 17'	Main	Kitchen	12'0 x 8'5	Above 5
Finished Floor (Below):	0	Above	Dining Room	13' x 10'	Main	Living Room	14'4 x 10'	Above 2
Finished Floor (Basement):	0	Above	Kitchen	12'6 x 10'	Main	Den	14'4 x 10'	Above 4
Finished Floor (Total):	3,625sq. ft.	Above	Primary Bedroom	14'4 x 13'			x	Main 3
Unfinished Floor:	0	Above	Bedroom	11'6 x 9'			x	Main 3
Grand Total:	3,625sq. ft.	Above	Bedroom	11' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 10'			x	
Suite:		Main	Nook	12'6 x 9'6			x	
Basement:None		Main	Bedroom	13'10 x 10'			x	
		Main	Bedroom	10'6 x 10'4			x	
		Main	Kitchen	12'4 x 9'11			x	
		Main	Living Room	14'4 x 9'11			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **3** # of Rooms: **17**

Manuf Type:
MHR#:
ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

Listing Broker(s): **Top Vision Realty Inc.**

Top Vision Realty Inc.

Great Location in the desirable West Newton, more than 8100 sqft, about 60 x 136ft rectangle lot with back lane. 4 bdrms, 2 and a 1/2 bathrooms above, and 3 bdrms, 2 bathroom in main. Quiet neighbourhood with easy access to shops, restaurants, schools and shopping. Call for more detail info.