



Presented by:
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Active
R3060443
Board: F
House/Single Family

7253 140A STREET

Surrey
East Newton
V3W 7N4

Residential Detached

\$1,250,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,250,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1979
Frontage(feet): 29.20	Bathrooms: 2	Age: 46
Frontage(metres): 8.90	Full Baths: 2	Zoning: R3
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,899.48
Lot Area (sq.ft.): 6,092.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 005-550-718	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
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: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 88, PLAN NWP57192, SECTION 21, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Shopping Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	1,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'5 x 16'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	9'9 x 12'6			x	Above 4
Finished Floor (Below):	696	Main	Bedroom	11'10 x 9'3			x	Below 4
Finished Floor (Basement):	0	Main	Bedroom	9'4 x 11'8			x	
Finished Floor (Total):	1,800 sq. ft.	Main	Kitchen	13'1 x 13'7			x	
Unfinished Floor:	0	Main	Dining Room	9'3 x 9'6			x	
Grand Total:	1,800 sq. ft.	Below	Foyer	8'4 x 9'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	16'1 x 12'6			x	
		Below	Office	13'3 x 10'8			x	
		Below	Laundry	11'9 x 11'0			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Fully Finished, Separate Entry								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Top Vision Realty Inc.

Welcome to this inviting family home in the desirable Nichol Creek area of Newton, ideally located on a quiet cul-de-sac in established neighbourhood. This bright basement-entry home features 4 comfortable bedrooms and 2 full bathrooms, open concept common areas, kitchen, bathroom and laminate flooring throughout. Enjoy the convenience of being close to elementary, secondary, and post-secondary schools, as well as shopping, a major transit hub, community centre, parks, and a nearby playground. Showing by appointment only: Thursday 1-2pm & Sunday 12:30-1:30pm, with 24 hours notice.