

13493 95 Avenue, Surrey

\$2,680,000



Attention Developers and investors! Multiple family of the land use by OCP. The backyard creek will be removed by next-door developer who is rezoning (Project number is 20-0244) to built three high rise. This 5 bedroom and 2 bath room house is completely live-able. close to SFU, UBC, Sky Train, shopping etc. Check with the City Hall for the development plan. Don't miss this great investment opportunity.

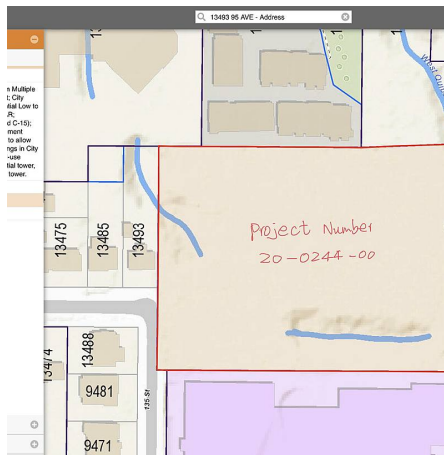
KEY INFORMATION

- MLS® R2671874
- Residential Detached
- Queen Mary Park
- 5 Bedrooms
- 2 Bathrooms
- 2,016 SF
- 14,220 SF Lot

FEATURES

- Year Built: 9999
- Listed By: Royal Pacific Lions Gate Realty Ltd.

Property Details				
Parcel: 1224-9012-3	5547			
Owner Type: Private	5547			
PSID: 011-12-73	5547			
Description: LOT 7 SECTION 32 TOWNSHIP 2	5547			
PLAN: 0111324 (REV)	5547			
Plan Type: Subdivision	5547			
Plan Year: 1978	5547			
Size: 1,323 sq. meters (14,236 sq. feet)	5547			
Approximate. See legal plan for actual	5547			
Type: Standard Lot	5547			
Assessment Details				
Year	Gross Land	Gross Improvements	Gross Assessment	
2022	\$1,100,000	\$33,800	\$1,133,800	
Services Details				
Service	Start Date			
GARBAGE - RESIDUAL	01 Jun 2005			
HEATED WATER - RESIDENTIAL	16 Jul 2005			
HEATED WATER - RESIDENTIAL BASE	16 Jul 2005			
Secondary Plan Details				
Land Use	Plan Area Name	Plan Type	% of Lot	
Medical District	City Centre	City Centre Plan	100	
OCP Details				
Land Use	% of Lot			
Multiple Residential	100			
Zoning Details				
Zone	Description	% of Lot	Bylaws	Land Use Contract
R1	Single Family Residential Zone	50		



Services	
City	13493 95 Avenue
Address	13493 95 Avenue
Postal Code	V4A 1K9
Property Details	
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Development Project	
Status	Approved in Progress
Description	General Development Permit: Development Permit to allow for the general development of a building on the property. The project includes the removal of a creek and the construction of a new building. The project is subject to the approval of the City of Surrey and the relevant regulatory authorities.
Planning Report to Council Date	01/11/2020
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