



Presented by:
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Active
R3167970
Board: F
House/Single Family

13090 111 AVENUE
North Surrey
Whalley
V3T 2S1

Residential Detached
\$999,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$999,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1948
Frontage(feet): 49.25	Bathrooms: 3	Age: 78
Frontage(metres): 15.01	Full Baths: 3	Zoning: R3
Depth / Size: 168.53	Half Baths: 0	Gross Taxes: \$5,211.49
Lot Area (sq.ft.): 8,836.00	Rear Yard Exp: South	For Tax Year: 2026
Lot Area (acres): 0.20	P.I.D.: 010-303-804	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Other**
Driveway Finish:
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Other**

Legal: **LOT 4, PLAN NWP9974, SECTION 16, RANGE 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,460	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	775	Main	Foyer	10'8 x 7'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'8 x 16'10			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	14'3 x 11'5			x	Above 4
Finished Floor (Basement):	0	Main	Bedroom	8'7 x 10'0			x	Above 4
Finished Floor (Total):	2,235sq. ft.	Main	Bedroom	8'7 x 8'0			x	
Unfinished Floor:	0	Main	Laundry	10'9 x 28'10			x	
Grand Total:	2,235sq. ft.	Main	Living Room	13'0 x 28'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'1 x 13'0			x	
		Above	Walk-In Closet	5'11 x 4'3			x	
		Above	Bedroom	12'4 x 9'6			x	
		Above	Bedroom	10'0 x 11'0			x	
Suite: None				x			x	
Basement: Unfinished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Elite West**

Opportunity starts with the land. Set on an impressive 8,836 sq. ft. lot with approximately 49' of frontage and 168' of depth, this centrally located North Surrey property offers R3 zoning and full municipal services. The deep, south-facing, corner lot provides an exciting canvas for builders, developers and buyers looking ahead to what comes next. Poplar Park is directly across the street, with Theresa Clarke Elementary nearby and convenient access to SkyTrain, shopping and recreation. A compelling opportunity to build, hold or explore future development in a rapidly evolving area. The existing home is being sold with the value focused on the property and its future possibilities. Buyers to verify permitted uses, density, setbacks and development potential with the City of Surrey.