



Presented by:  
**Inder Bains**

Gilco Real Estate Services  
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**Active**  
**R3096670**  
Board: F  
House/Single Family

**13160 99 AVENUE**  
North Surrey  
Cedar Hills  
V3T 1E9

Residential Detached  
**\$1,324,853** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,324,853**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1976**  
Frontage(feet): **60.00** Bathrooms: **6** Age: **50**  
Frontage(metres): **18.29** Full Baths: **5** Zoning: **SFD**  
Depth / Size: **125** Half Baths: **1** Gross Taxes: **\$7,492.04**  
Lot Area (sq.ft.): **7,478.00** Rear Yard Exp: For Tax Year: **2025**  
Lot Area (acres): **0.17** P.I.D.: **007-342-519** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas**  
Sewer Type: **Community** Water Supply: **City/Municipal**

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

Total Parking: **6** Covered Parking: Parking Access: **Front**  
Parking: **Add. Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Mixed**

Legal: **PL 36718 LT 229 LD 36 SEC 33 RNG 2**

Amenities:  
Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,830	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'8 x 12'10	Bsmt	Living Room	12'2 x 13'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 8'10			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14'9 x 9'0			x	Main 4
Finished Floor (Basement):	0	Main	Family Room	12'0 x 11'8			x	Main 2
Finished Floor (Total):	2,830sq. ft.	Main	Primary Bedroom	12'1 x 10'0			x	Bsmt 4
Unfinished Floor:	0	Main	Bedroom	9'8 x 9'6			x	Bsmt 4
Grand Total:	2,830sq. ft.	Main	Bedroom	12'0 x 8'0			x	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	18'0 x 12'5			x	
		Bsmt	Kitchen	10'0 x 8'0			x	
		Bsmt	Bedroom	10'9 x 11'2			x	
		Bsmt	Bedroom	12'6 x 8'7			x	
		Bsmt	Living Room	12'0 x 9'0			x	
		Bsmt	Bedroom	9'0 x 8'9			x	

Suite: **Unauthorized Suite**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **14**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

Listing Broker(s): **Gilco Real Estate Services**

**Welcome to this well-maintained home built in 1975 featuring 3 bedrooms and 2.5 bathrooms on the main floor with spacious living and family areas, perfect for comfortable family living. The home also offers great mortgage helper potential with three basement suites including a 2-bedroom suite, a 1-bedroom suite, and a bachelor suite providing strong rental income. Conveniently located close to schools, parks, shopping, and transit. A great opportunity for families looking for space along with additional income potential.**