

Sold
R2105423
 Board: F , Detached
 House/Single Family

9293 CINNAMON DRIVE

Surrey
 Queen Mary Park Surrey
 V3V 1V3

\$699,000 (LP)
\$685,000 (SP)



Days on Market: **3** List Date: **9/2/2016** Expiry Date: **12/30/2016**
 Previous Price: **\$0** Original Price: **\$699,000** Sold Date: **9/5/2016**
 Meas. Type: **Feet** Frontage (feet): **60.00** Approx. Year Built: **1972**
 Depth / Size: **120** Frontage (metres): **18.29** Age: **44**
 Lot Area (sq.ft.): **7,200.00** Bedrooms: **3** Zoning: **RF**
 Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$2,794.45**
 Approval Req.?: Full Baths: **2** For Tax Year: **2016**
 Rear Yard Exp: **West** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **004-873-513**
 View: **No :** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single**
 Dist. to Public Transit: **1** Dist. to School Bus: **2**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Committee/Trustee**
 Property Disc.: **No : OWNER HAS NEVER LIVED IN PROPERTY**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Registered:
 Floor Finish: **Mixed**

Legal: **PL 40114 LT 213 LD 36 SEC 32 TWP 2** Municipal Charges
 Amenities: **None** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 16'3			x			x
Main	Eating Area	13'10 x 10'4			x			x
Main	Kitchen	10'8 x 9'5			x			x
Main	Master Bedroom	12' x 10'8			x			x
Main	Bedroom	10'9 x 9'8			x			x
Main	Bedroom	10'9 x 9'1			x			x
Below	Recreation Ro...	26' x 14'			x			x
Below	Laundry	9' x 6'			x			x
Below	Storage	10' x 7'			x			x
Below	Foyer	10' x 7'4			x			x

Finished Floor (Main): 784	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	5	No	Barn:
Finished Floor (Below): 784	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 1,568 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Grand Total: 1,568 sq. ft.	Basement: Unfinished	6				
		7				
		8				

List Broker 1: **Royal LePage Regency Realty - Office: 604-943-7411** List Broker 2: **Royal LePage Regency Realty - Office: 604-943-7411**
 List Sales Rep 1: **Joanne Prest - Phone: 604-828-2975** **joanne@prestrealstate.ca** Appointments: **Phone L.R. First**
 List Sales Rep 2: **Larry Prest - Phone: 604-671-5889** 3: Call: **Joanne**
 Sell Broker 1: **Sutton Group-West Coast Realty (Surrey/132) - Office: 604-572-3005** Phone: **604-828-2975**
 Sell Sales Rep 1: **Baljinder Parmar** 2: 3:
 Owner: **Jean Wallace Calder**
 Commission: **S-3.22% 1ST 100K/1.15% BAL**
 Occupancy: **Owner**

Realtor **All measurements are approximate and should be verified if important.**
 Remarks:

Investors or Builders - rectangular 7200 square foot lot with west facing backyard easy to build on, value in the land. Showings by appointment only.