



Presented by:
Pietro Nardone PREC*

Sutton Group-West Coast Realty
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pietro@homesinbc.com



Active
R2381803
Board: F
House/Single Family

11607 88 AVENUE

N. Delta
Annieville
V4C 3C2

Residential Detached

\$1,298,000 (LP)

(SP)

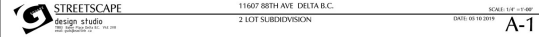


Sold Date:	Frontage (feet):	91.00	Original Price: \$1,298,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1930
Depth / Size: 127	Bathrooms:	2	Age: 89
Lot Area (sq.ft.): 11,557.00	Full Baths:	2	Zoning: RM1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,248.73
Rear Yard Exp: North			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-136-806
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**



Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 549, PLAN NWP53518, SECTION 36, TOWNSHIP 4, LAND DISTRICT 36**

Amenities:

Site Influences: **Central Location, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'7 x 12'4			x			x
Main	Family Room	13'8 x 8'8			x			x
Main	Living Room	14'10 x 13'2			x			x
Main	Master Bedroom	13'3 x 10'6			x			x
Main	Bedroom	11' x 7'5			x			x
Bsmt	Bedroom	12'7 x 9'6			x			x
Bsmt	Bedroom	12'8 x 8'4			x			x
Bsmt	Recreation	12'9 x 10'10			x			x
Main	Laundry	12' x 7'			x			x
Main	Storage	13'3 x 8'8			x			x

Finished Floor (Main): 1,005	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	
Finished Floor (Below): 0	# of Levels: 2	2	Bsmt	3	No	
Finished Floor (Basement): 1,005	Suite: None	3				
Finished Floor (Total): 2,010 sq. ft.	Crawl/Bsmt. Height:	4				
	Beds in Basement: 2	5				
	Basement: Full	6				
Unfinished Floor: 0	Beds not in Basement: 2	7				
Grand Total: 2,010 sq. ft.		8				

Listing Broker(s): **Sutton Group-West Coast Realty**

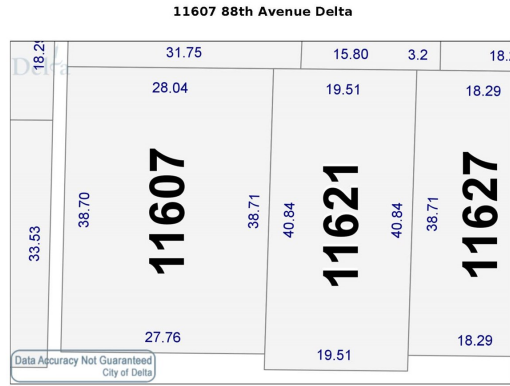
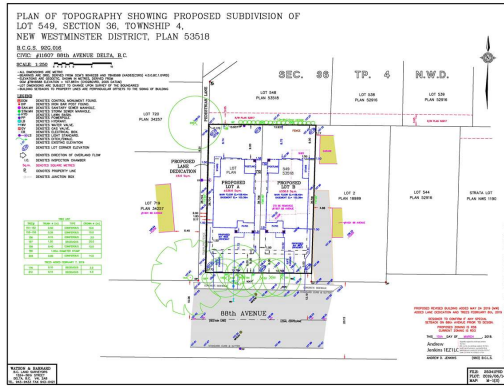
INCREDIBLE Opportunity in a GREAT LOCATION! Easy ACCESS To Alex Fraser Bridge. Walk to SCOTT ROAD for Shops, Restaurants and Transportation. This Property is in the process of being SUBDIVIDED into 2 LOTS of Approximately 45 x 127' each and you can BUILD about 4,500 home on every LOT. Preliminary BUILDING PLANS are Available upon Request. Call today for FULL DETAILS.



STREETSCAPE
11607 88TH AVE DELTA B.C.
2 LOT SUBDIVISION
SCALE: 1/8" = 1'-0"
DATE: 05.10.2019
A-1

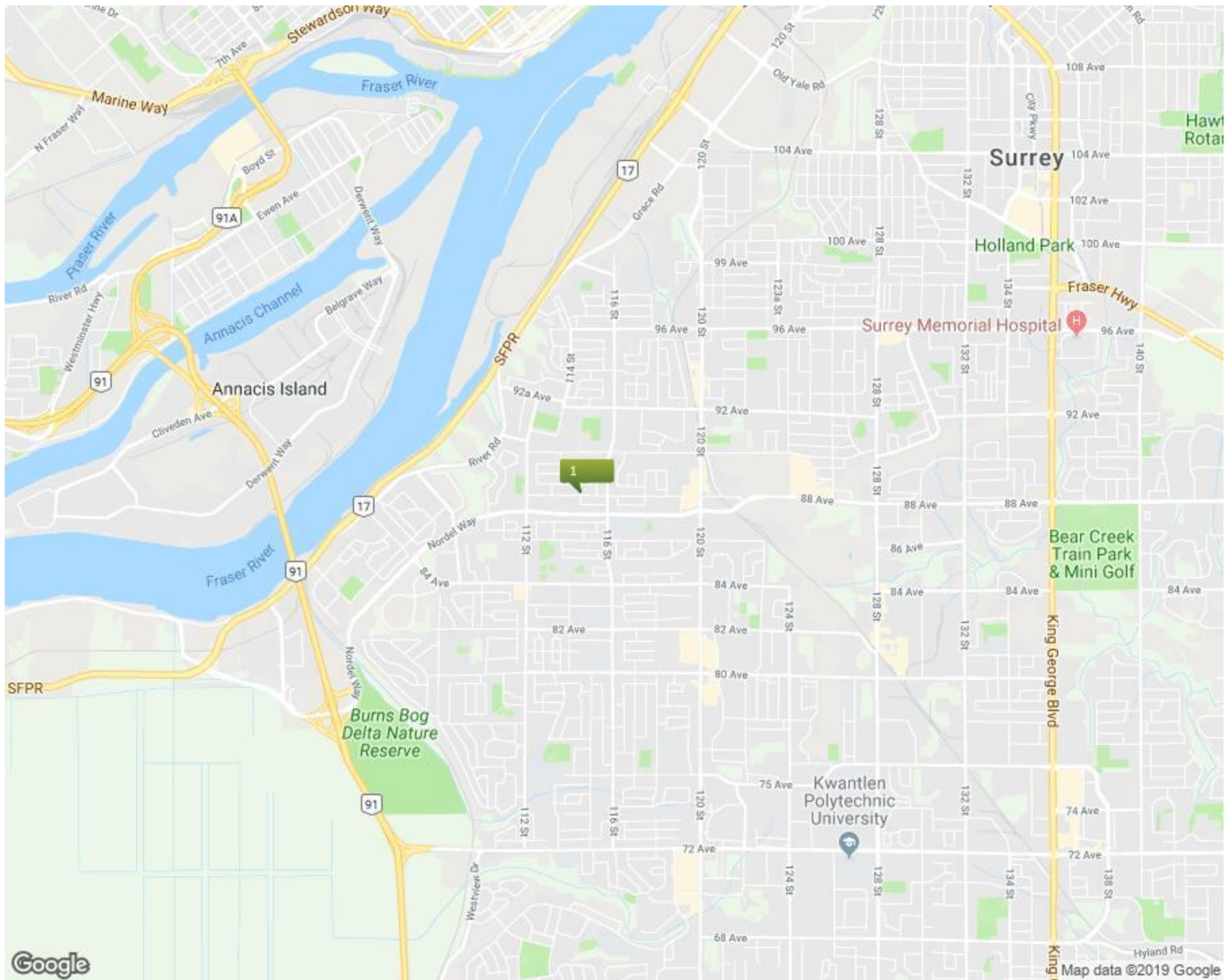


OVERALL SITE & LANDSCAPE PLAN
11607 88TH AVE DELTA B.C.
2 LOT SUBDIVISION
SCALE: 1/8" = 1'-0"
DATE: 05.10.2019
A-0



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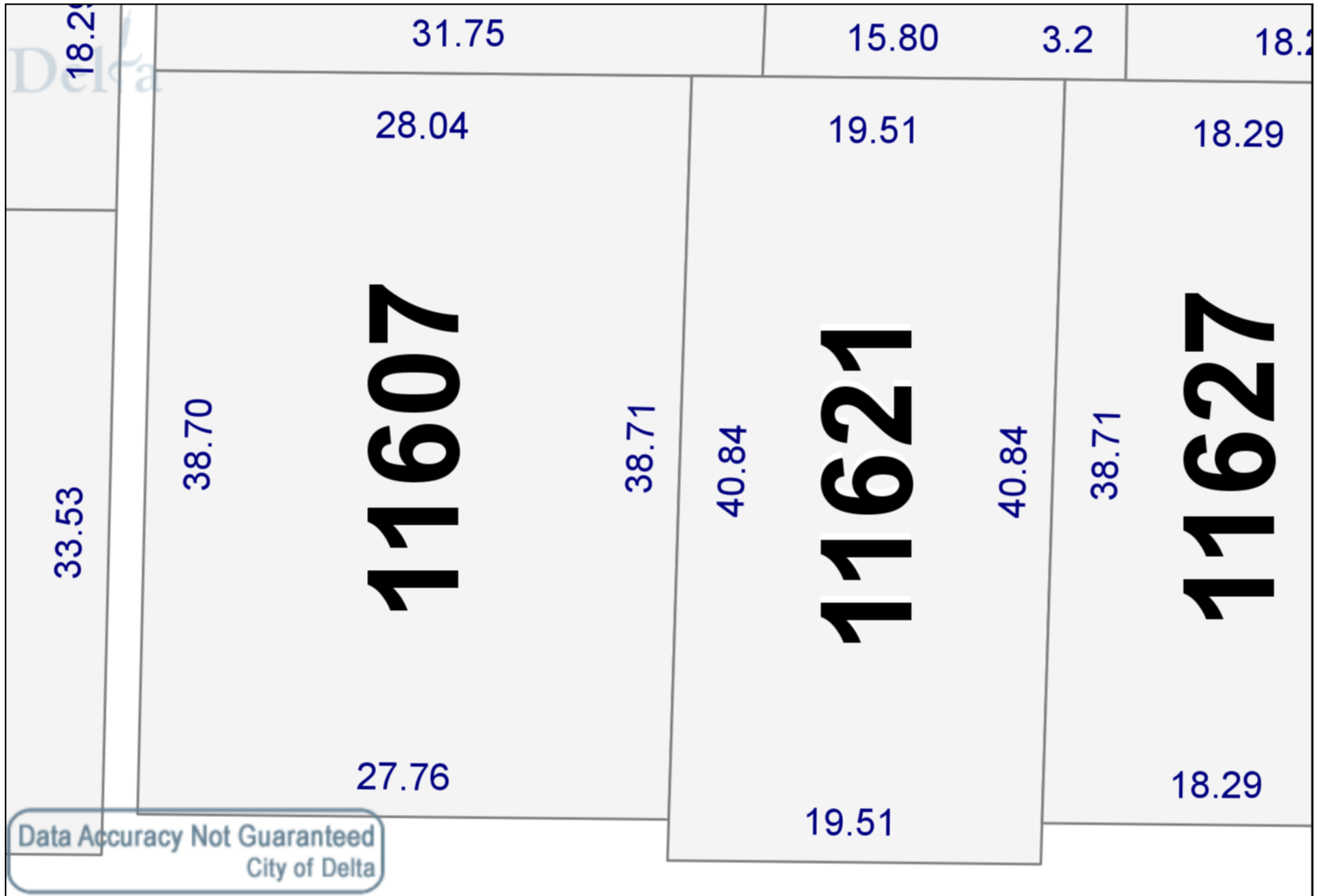




Google

Map data ©2019 Google

11607 88th Avenue Delta



PLAN OF TOPOGRAPHY SHOWING PROPOSED SUBDIVISION OF LOT 549, SECTION 36, TOWNSHIP 4, NEW WESTMINSTER DISTRICT, PLAN 53518

B.C.G.S. 92G.016

CIVIC: #11607 88th AVENUE DELTA, B.C.

SCALE: 1:250

-ALL DIMENSIONS ARE METRIC
-BEARINGS ARE GRID, DERIVED FROM OCM'S 90H6228 AND 78H8588 (NAD83(CSRS) 4.0.0.BC.1.GVRD)
-ELEVATIONS ARE GEODETIC, SHOWN IN METRES, DERIVED FROM
OCM #78H8588 ELEVATION = 107.887m (CVD28GVRD, 2005 DATUM)
-LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF THE BOUNDARIES
-BUILDING SETBACKS TO PROPERTY LINES ARE PERPENDICULAR OFFSETS TO THE SIDING OF BUILDING

LEGEND

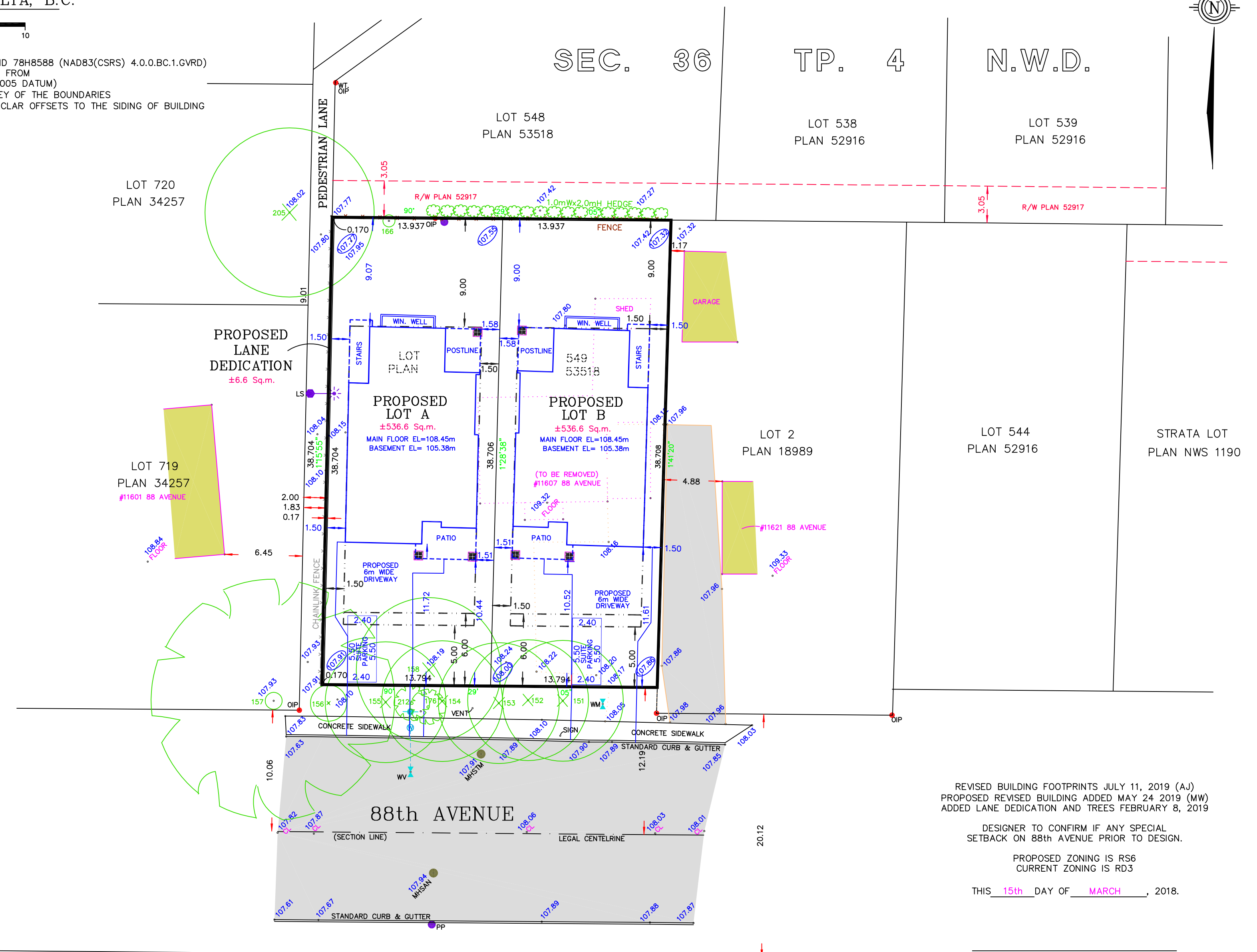
- DENOTES CONTROL MONUMENT FOUND.
- DENOTES IRON BAR POST FOUND.
- DENOTES SANITARY SEWER MANHOLE.
- DENOTES STORM SEWER MANHOLE.
- DENOTES LAWN BASIN.
- DENOTES POWERPOLE.
- DENOTES HYDRANT.
- DENOTES WATER VALVE.
- DENOTES GAS VALVE.
- DENOTES ELECTRICAL BOX.
- DENOTES LIGHT STANDARD.
- DENOTES DITCH/SWALE.
- DENOTES EXISTING ELEVATION
- DENOTES LOT CORNER ELEVATION
- DENOTES DIRECTION OF OVERLAND FLOW
- DENOTES INSPECTION CHAMBER
- DENOTES SQUARE METRES
- DENOTES PROPERTY LINE
- DENOTES JUNCTION BOX

TREE LIST

TREE#	TRUNK Ø (m)	TYPE	CROWN Ø (m)
151-152	0.50	CONIFEROUS	10.0
153-155	0.35	CONIFEROUS	10.0
156	0.15	CONIFEROUS	3.0
157	1.20	DECIDUOUS	20.0
158	0.40	CONIFEROUS	12.0
166	1.00m DIAMETER STUMP		
205	0.90	CONIFEROUS	14.0

TREES ADDED FEBRUARY 7, 2019

176	0.10	DECIDUOUS	3.0
212	0.15	DECIDUOUS	4.0



REVISED BUILDING FOOTPRINTS JULY 11, 2019 (AJ)
PROPOSED REVISED BUILDING ADDED MAY 24 2019 (MW)
ADDED LANE DEDICATION AND TREES FEBRUARY 8, 2019

DESIGNER TO CONFIRM IF ANY SPECIAL
SETBACK ON 88th AVENUE PRIOR TO DESIGN.

PROPOSED ZONING IS RS6
CURRENT ZONING IS RD3

THIS 15th DAY OF MARCH, 2018.

ANDREW D. JENKINS (983) B.C.L.S.

WATSON & BARNARD
B.C. LAND SURVEYORS
1524-56th STREET
DELTA, B.C. V4L 2A8
TEL. 943-9433 FAX 943-0421

FILE: 25341PSD
PLOT: 2019/07/11
MAP: M-1(S)

SURVEYING/JOB5/25341/DRAWINGS/25341PSD.dwg M250 SURVEYING/JOB5/DATA/25341.dwg 005-136-806 MW

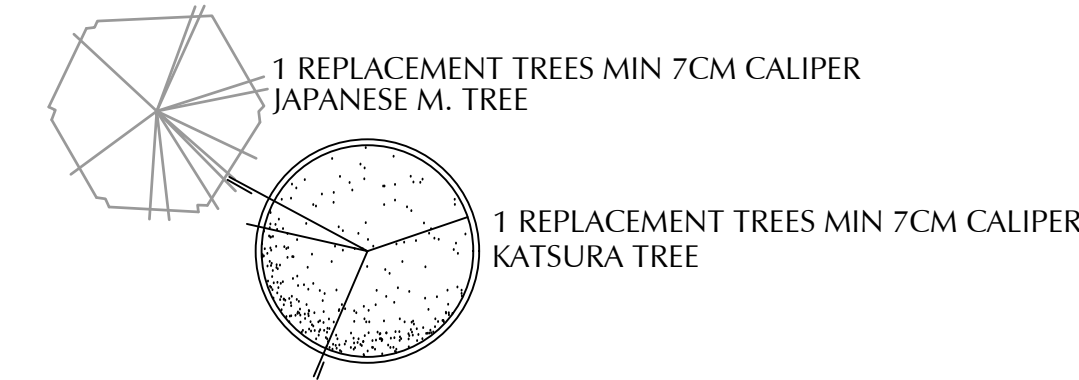
CIVIC ADDRESS	PROPOSED LOT A 11607 88th AVENUE DELTA, B.C.	
LEGAL DESCRIPTION	LOT 549, SECTION 36, TOWNSHIP 4, NEW WESTMINSTER DISTRICT, PLAN 53518	
ZONING	RS6: SINGLE DETACHED RESIDENTIAL	
SETBACKS	REQUIRED	PROPOSED
PRINCIPLE BLDG.		
FRONT SETBACK	6.5m /	10.44m
REAR SETBACK STOREY	9.0m	9.00m
SIDE SETBACK LEFT	1.5m	1.51m
SIDE SETBACK	1.5m	1.50m
SITE AREA	534.7 Sq.m (5755.8 sq.ft)	
LOT COVERAGE	ALLOWED	PROVIDED
@ 40% =		@ 37.0% =
	213.89 sq.m (2302.32 sq.ft)	198.39 sq.m (2135.5 sq.ft)
ALLOWABLE F.A.R.	ALLOWED	PROVIDED
=	269.95 sq.m (2905.7 sq.ft)	264.77 sq.m (2850 sq.ft)
FLOOR AREA	MAIN FLOOR AREA	= 1374 SQ.FT
	GARAGE AREA (NOT INCLUDED)	= 439 SQ.FT
	UPPER FLOOR	= 1476 SQ.FT
	BASEMENT AREA (NOT INCLUDED)	= 1374.0 SQ.FT
BUILDING HEIGHT	ALLOWED (PITCHED ROOF)	PROVIDED
	9.5m	9.05m

LOT-A

MAIN DWELLING

BASEMENT FLOOR	EL. 105.38m
MAIN FLOOR	EL. 108.45m
UPPER FLOOR	EL. 111.81m
TRUSS BEARING	EL. 114.87m
ROOF RIDGE	EL. 117.30m
FRONT AVG. DATUM	EL. 107.95m
REAR AVG. DATUM	EL. 107.66m

- LOT-A**
- FRONT YARD LANDSCAPE**
- Min. 17 Shrubs
 - Min. 5 Gallon pots
 - Min. 20 Annuals in 15 sq.ft planting bed



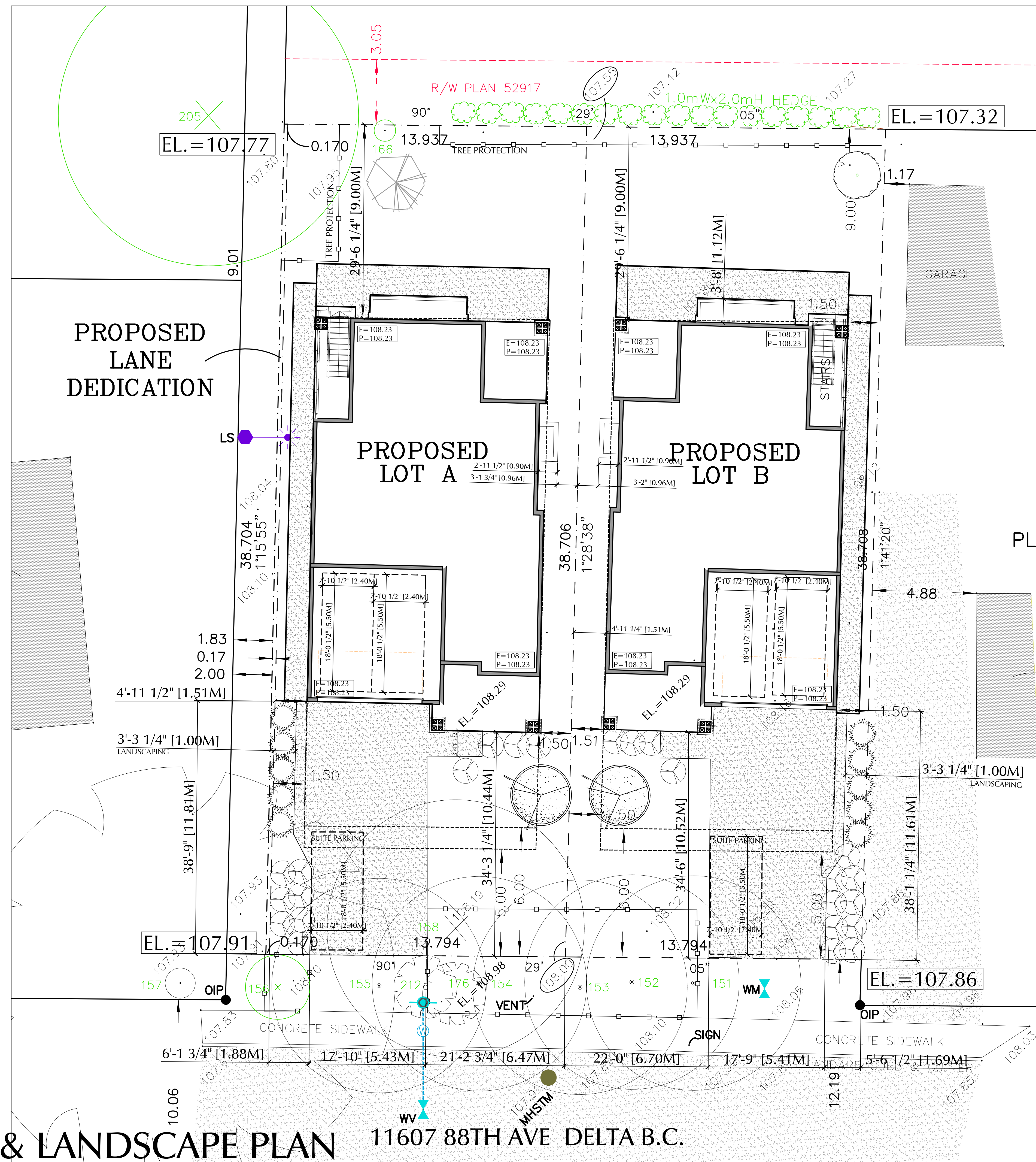
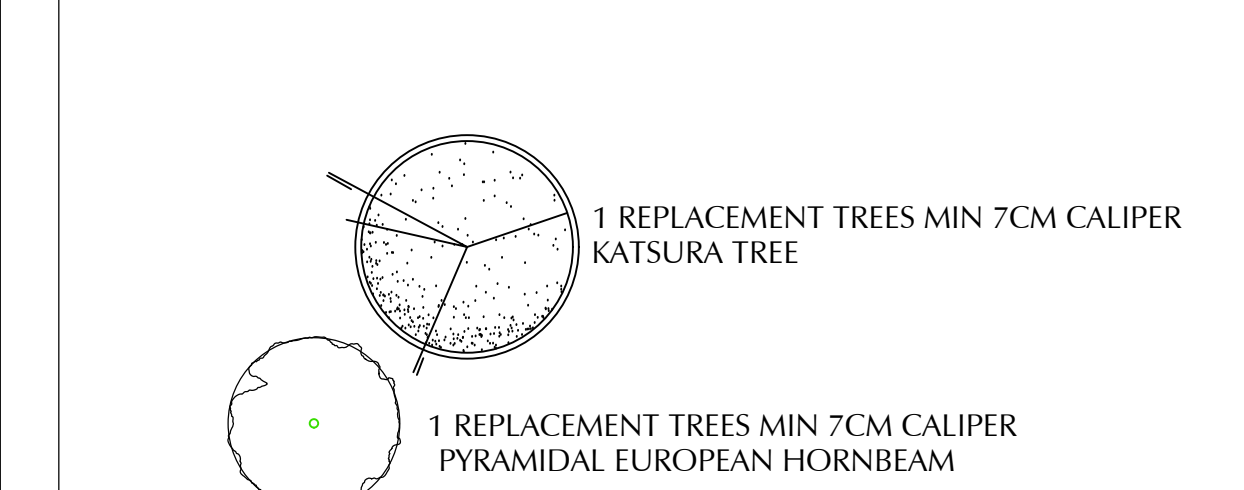
CIVIC ADDRESS	PROPOSED LOT B 11607 88th AVENUE DELTA, B.C.	
LEGAL DESCRIPTION	LOT 549, SECTION 36, TOWNSHIP 4, NEW WESTMINSTER DISTRICT, PLAN 53518	
ZONING	RS6: SINGLE DETACHED RESIDENTIAL	
SETBACKS	REQUIRED	PROPOSED
PRINCIPLE BLDG.		
FRONT SETBACK	6.5m /	10.52m
REAR SETBACK STOREY	9.0m	9.00m
SIDE SETBACK LEFT	1.5m	1.51m
SIDE SETBACK	1.5m	1.50m
SITE AREA	534.7 Sq.m (5755.8 sq.ft)	
LOT COVERAGE	ALLOWED	PROVIDED
@ 40% =		@ 37.0% =
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	UPPER FLOOR	= 1476 SQ.FT
	BASEMENT AREA (NOT INCLUDED)	= 1374.0 SQ.FT
BUILDING HEIGHT	ALLOWED (PITCHED ROOF)	PROVIDED
	9.5m	9.05m

LOT-B

MAIN DWELLING

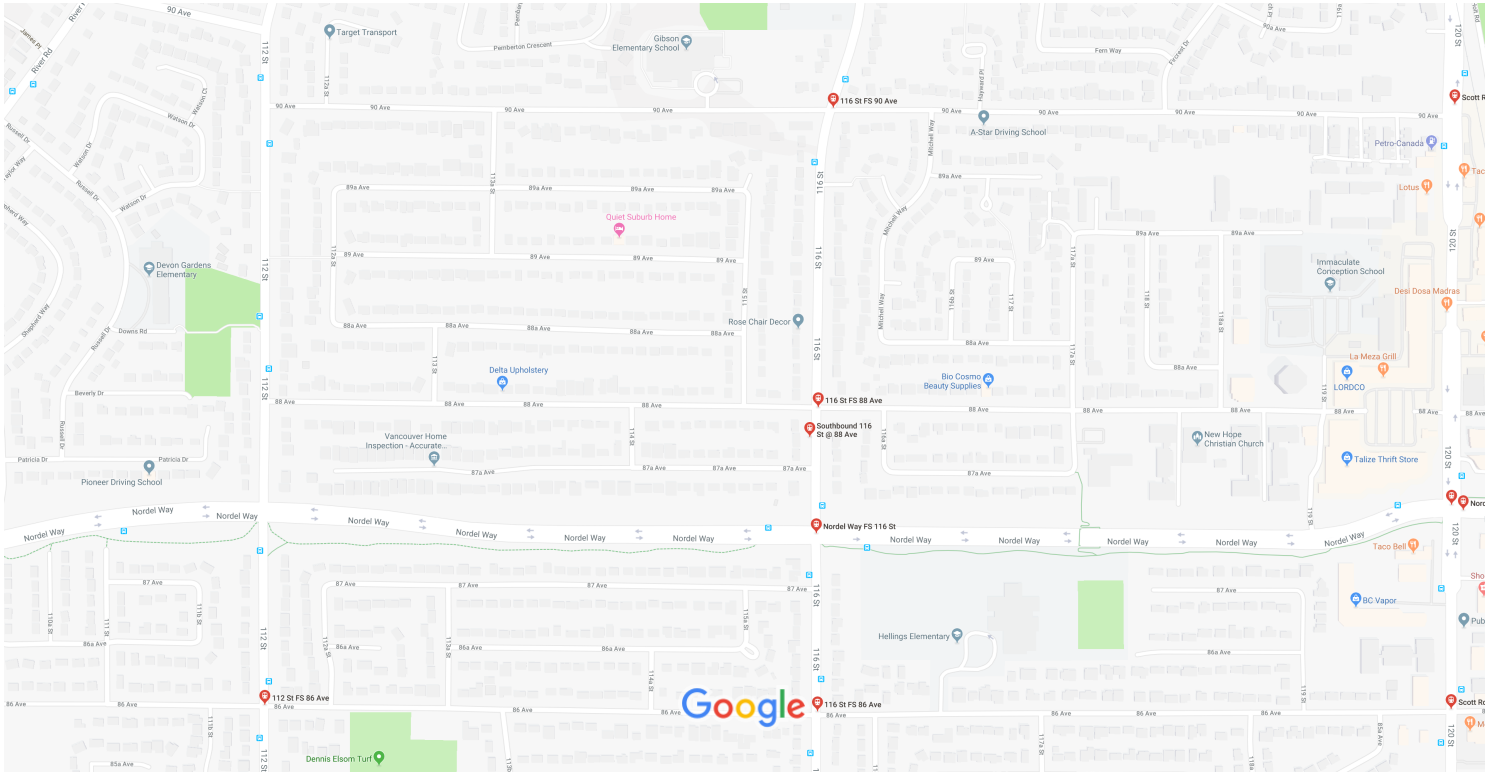
BASEMENT FLOOR	EL. 105.38m
MAIN FLOOR	EL. 108.45m
UPPER FLOOR	EL. 111.81m
TRUSS BEARING	EL. 114.87m
ROOF RIDGE	EL. 117.20m
FRONT AVG. DATUM	EL. 107.93m
REAR AVG. DATUM	EL. 107.44m

- LOT-B**
- FRONT YARD LANDSCAPE**
- Min. 17 Shrubs
 - Min. 5 Gallon pots
 - Min. 20 Annuals in 15 sq.ft planting bed



OVERALL SITE & LANDSCAPE PLAN 11607 88TH AVE DELTA B.C.
2 LOT SUBDIVISION





Map data ©2019 Google 50 m

Southbound 116 St @ 88 Ave
Bus Station



112 St FS 86 Ave
Transit Station



116 St FS 90 Ave
Transit Station



116 St FS 88 Ave
Transit Station



Nordel Way FS 116 St
Transit Station



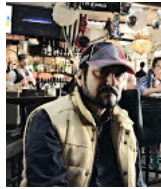
116 St FS 86 Ave
Transit Station



Scott Rd FS 90 Ave
Transit Station



Scott Rd FS Nordel Way
5.0 ★★★★★ (1)
Transit Station



Nordel Way FS Scott Rd
Transit Station



Scott Rd FS 86 Ave
Transit Station



116 St at 9000 Block
Transit Station



116 St FS 92 Ave
Transit Station



Nordel Way FS Brooke Rd

Transit Station



84 Ave FS 112 St

Transit Station



84 Ave FS Scott Rd

Transit Station



Scott Rd FS 84 Ave

Transit Station



84 Ave FS 118A St

Transit Station



84 Ave FS 116 St

Transit Station



116 St FS 84 Ave

Transit Station

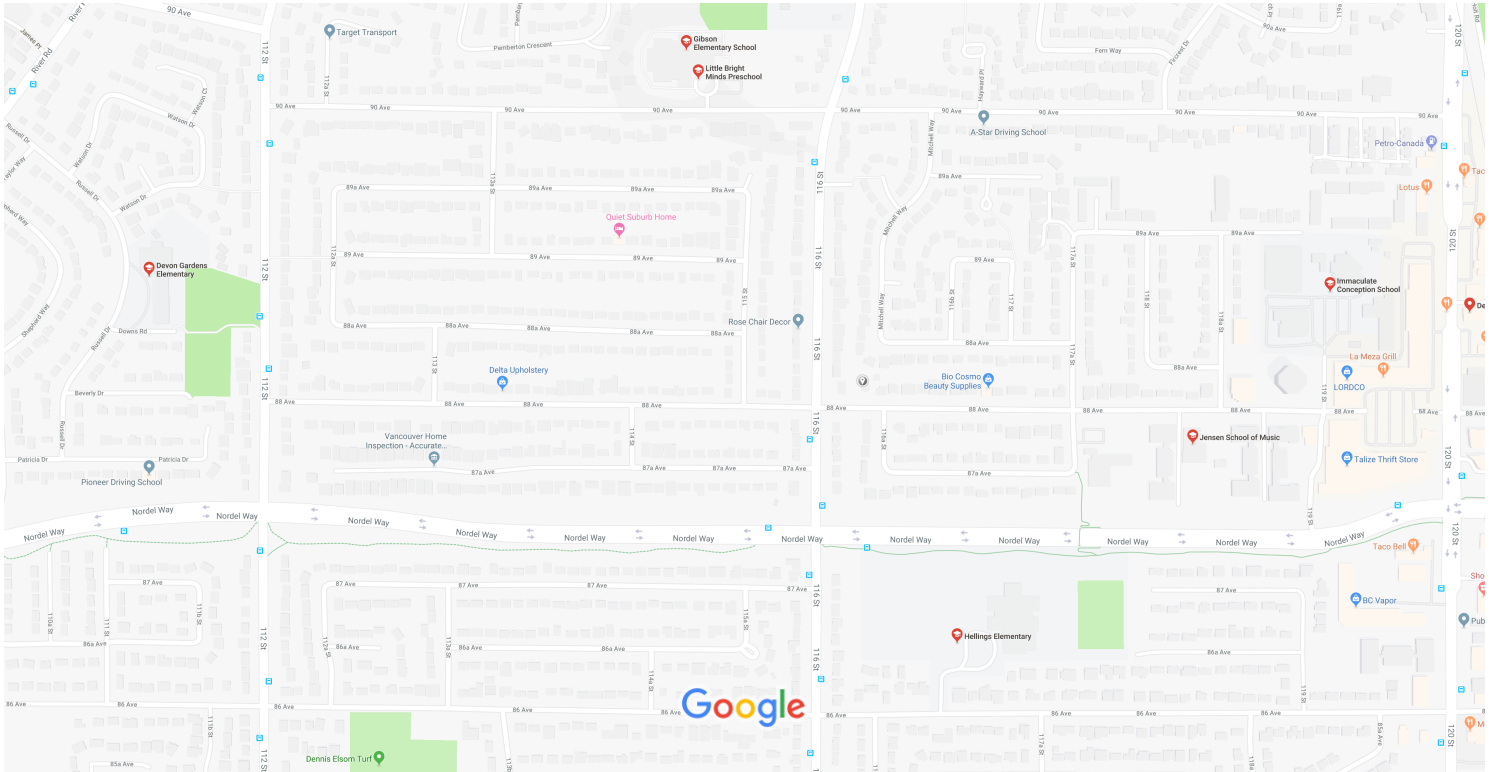


84 Ave FS 117B St

Transit Station



schools



Map data ©2019 Google 50 m

Immaculate Conception School

4.1 ★★★★★ (9)

School · 8840 119 St



Hellings Elementary

4.5 ★★★★★ (15)

Elementary school · 11655 86 Ave



Little Bright Minds Preschool

5.0 ★★★★★ (4)

Preschool · 11451 90 Ave



Delta Dance

5.0 ★★★★★ (7)

Dance school · 8870 120 St



Gibson Elementary School

2.9 ★★☆☆☆ (13)

Elementary school · 11451 90 Ave



Delta Community College

5.0 ★★★★★ (4)

School · 11590 83 Ave



Delview Secondary School

2.4 ★★☆☆☆ (25)

High school · 9111 116 St



Kirkbride Elementary

4.0 ★★★★★ (12)

School · 12150 92 Ave



Devon Gardens Elementary

3.1 ★★★★★ (10)

School · 8884 Russell Dr



TEGH DRIVING SCHOOL LTD.

5.0 ★★★★★ (1)

School · 9200 120 St #205



Annieville Elementary

3.2 ★★★★★ (9)

Elementary school · 9240 112 St



L.A. Matheson Secondary School

3.9 ★★★★★ (21)

High school · 9484 122 St



SurDel Drivers School Ltd.

3.0 ★★★★★ (2)

Driving school · 8232 120 St
Open until 7:00 p.m.



Richardson Elementary

3.4 ★★★★★ (15)

Elementary school · 11339 83 Ave



Jensen School of Music

4.0 ★★★★★ (2)

Guitar Instructor · 11838 88 Ave



Invergarry Adult Education Centre - Surrey Schools

4.4 ★★★★★ (35)

School · 12772 88 Ave



Kennedy Trail Elementary

3.9 ★★★★★ (16)

School · 8305 122A Street



Senator Reid Elementary

3.6 ★★★★★ (13)

School · 9341 126 St



North Delta Parent Participation Pre-School

Preschool · 11601 82 Avenue



Brooke Elementary School

4.1 ★★★★★ (7)

Elementary school · 8718 Delwood Dr

