

FOR SALE



AN EXECUTIVE 5,000 SQ.FT HOME

(Potential for Future Development into Single Family Lots)

AREA:

Rosemary Heights

ADDRESS:

3910 155 St.,
Surrey, BC

SIZE:

1 Acre

PRICE:

\$2,950,000

HOMELIFE ADVANTAGE REALTY (CENTRAL VALLEY) LTD.

Joe Varing - Personal Real Estate Corporation Ltd.

604.565.3478 | info@varinggroup.com

360-3033 Immel Street, Abbotsford, BC V2S 6S2

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HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

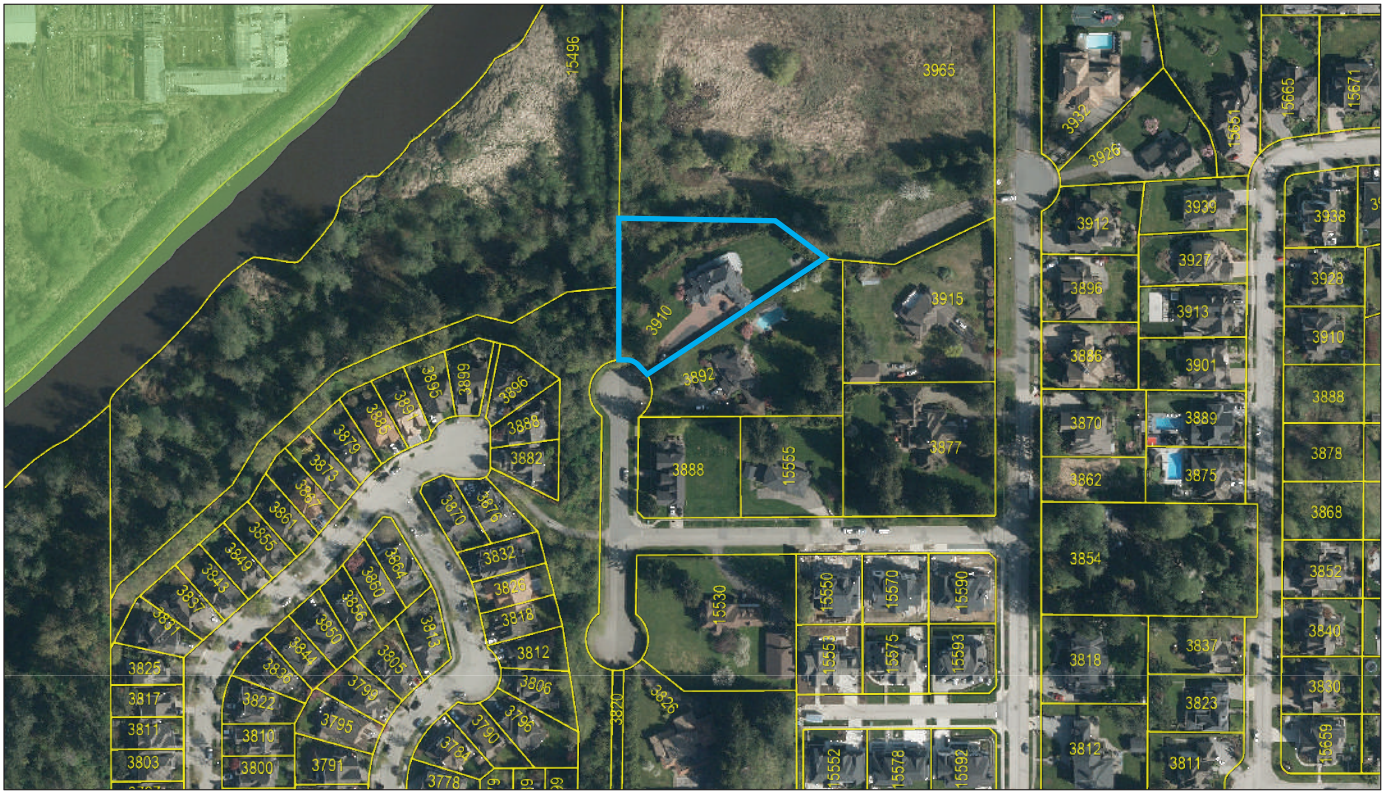
PROPERTY DESCRIPTION

CIVIC ADDRESS: 3910 155 St., Surrey, BC
NCP: Central Rosemary Heights
SIZE: 1 Acre
PRICE: \$2,950,000

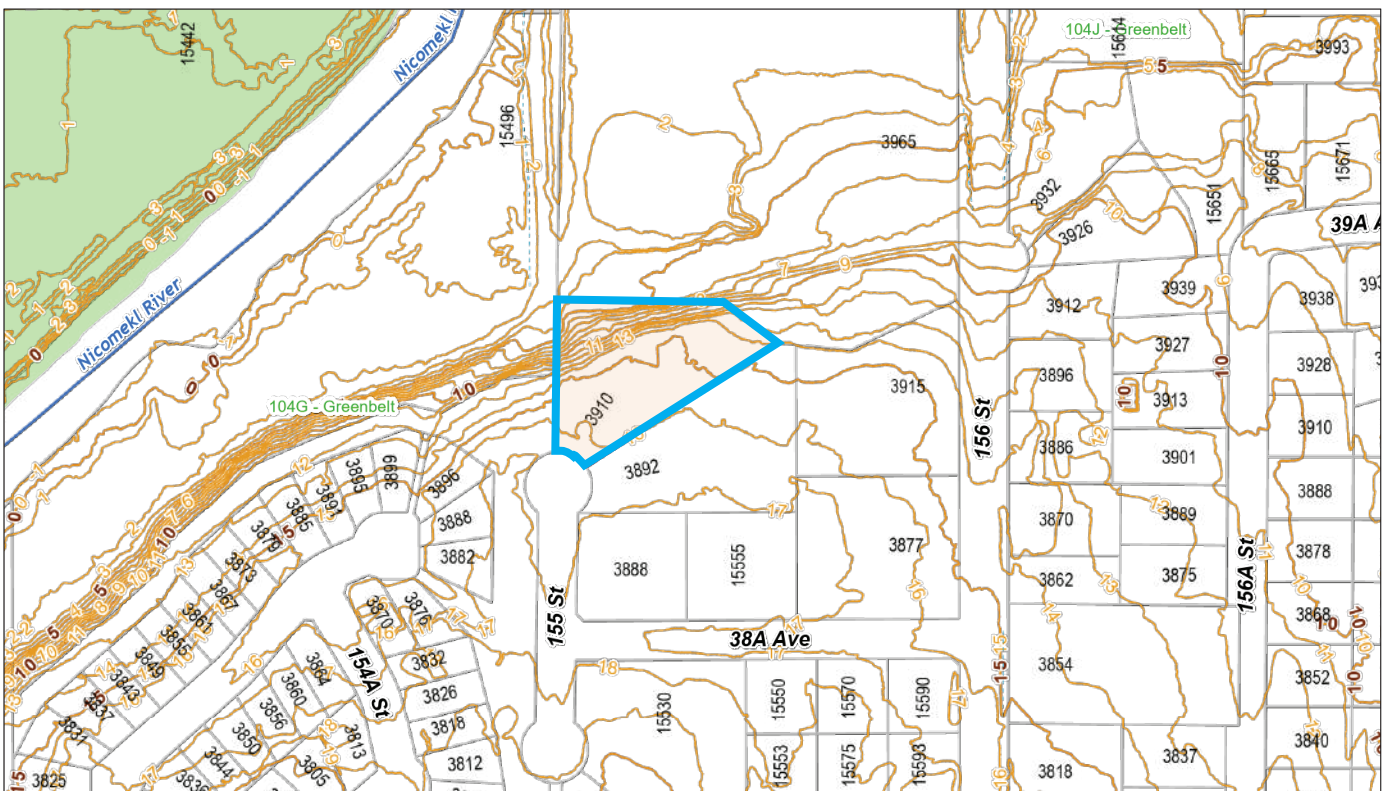
OPPORTUNITY:

- A great liveable home on an acre of land with development potential into single family lots. The City of Surrey supports the subdivision of the subject property into appx 4-5 Single Family lots. See draft subdivision plan on page 11. Please confirm with the City or your independent engineer.
- The property is designated as “Suburban 1 Acre Residential” in the Rosemary Heights Central Land Use Plan.
- The property features a 5,000 sqft, 2-storey well-maintained house. The house is currently occupied by the owners but there’s potential rental income of up to \$5,000 per month.
- Convenient access to Highway 99 and nearby amenities.
- Proximity to Rosemary Heights Elementary School and Morgan Elementary School.

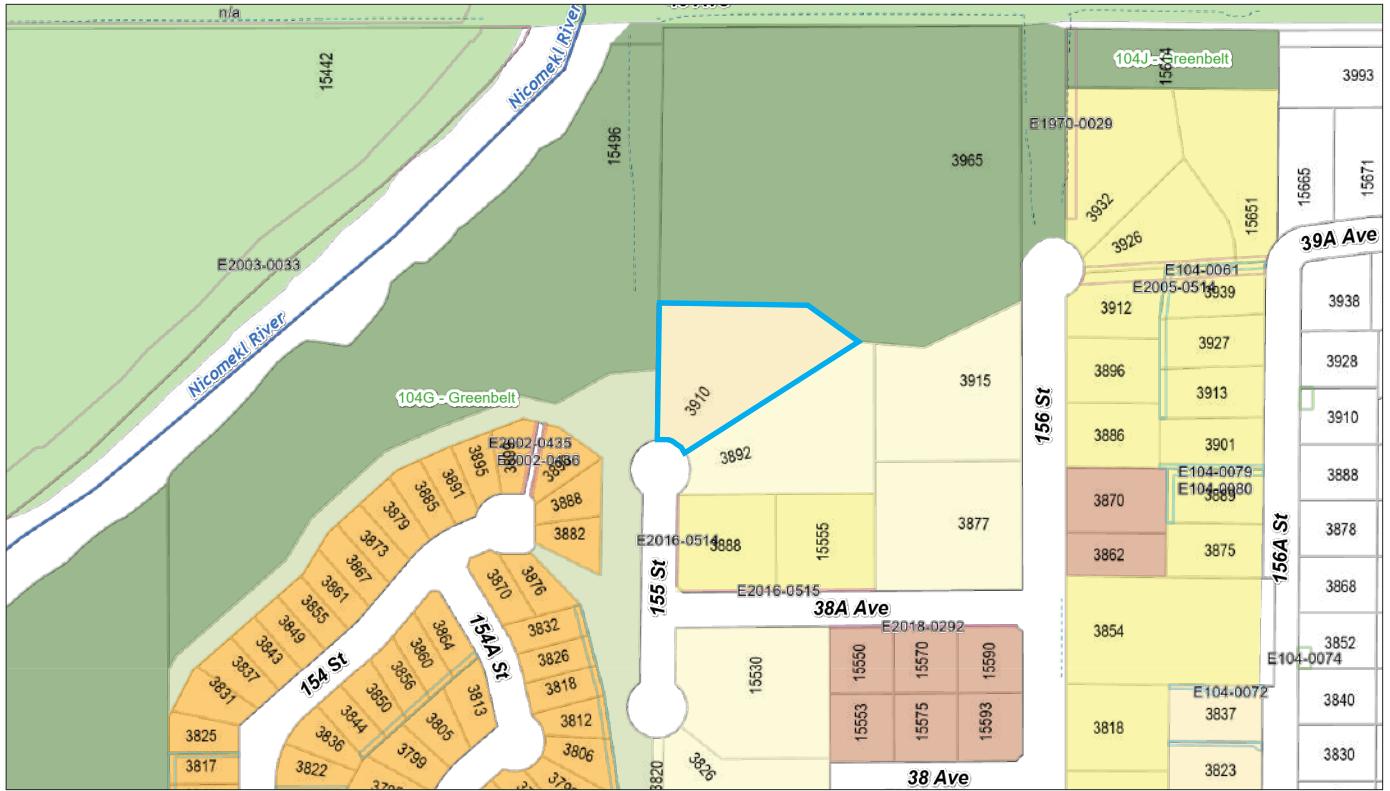
AERIAL VIEW



TOPOGRAPHY



LEGAL VIEW



DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



ROSEMARY HEIGHTS CENTRAL LAND USE PLAN - FULL VIEW



- | | | |
|-------------------------------------|--|---------------------------|
| Suburban 1 Acre Residential | Compact Single Family/Cluster | Institutional Residential |
| Suburban 1/2 Acre Residential | Single Family Small Lot | Buffer/Park / Open Space |
| Suburban 1/4 Acre Residential | Townhouses | Elementary School |
| Single Family Residential | Garden Apartments (3-Storeys) | Pond |
| Compact Single Family Residential | Neighbourhood Commercial | Golf Course |
| Clustering at Single Family Density | Institutional (Religious, College, Library, Fire Hall, etc.) | |

ROSEMARY HEIGHTS CENTRAL LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

0 50 100 200 Meters



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



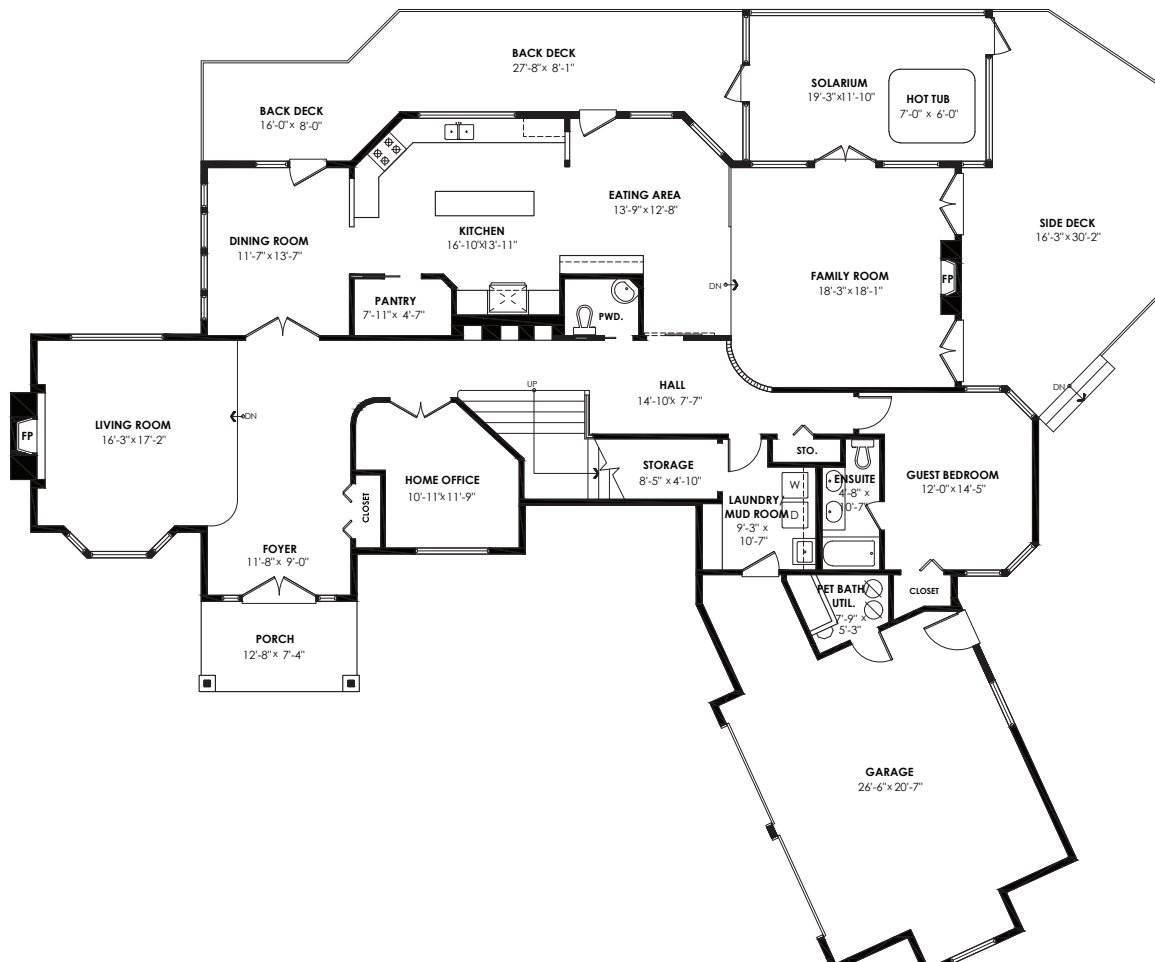
PROPERTY PHOTOS



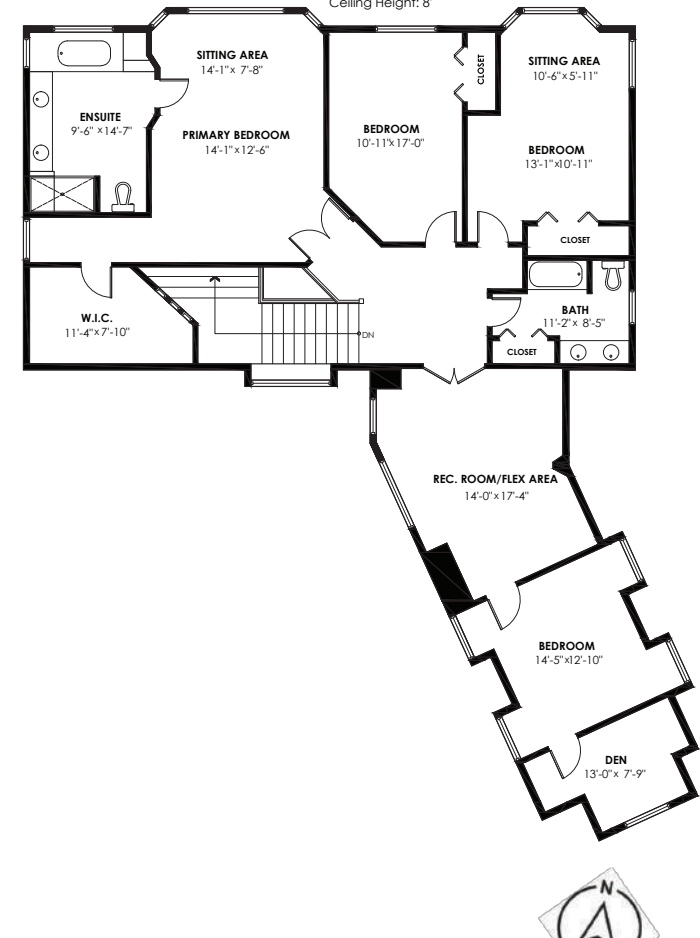
3910 155 Street, Surrey

Main Floor: 2,454 sq. ft. Hot Tub: 41 sq. ft.
 Upper Floor: 1,980 sq. ft. Solarium: 210 sq. ft.
Total Livable: 4,434 sq. ft. Porch: 93 sq. ft.
 Garage: 651 sq. ft. Deck: 795 sq. ft.
Total Extras: 1,139 sq. ft.
Grand Total: 5,085 sq. ft.

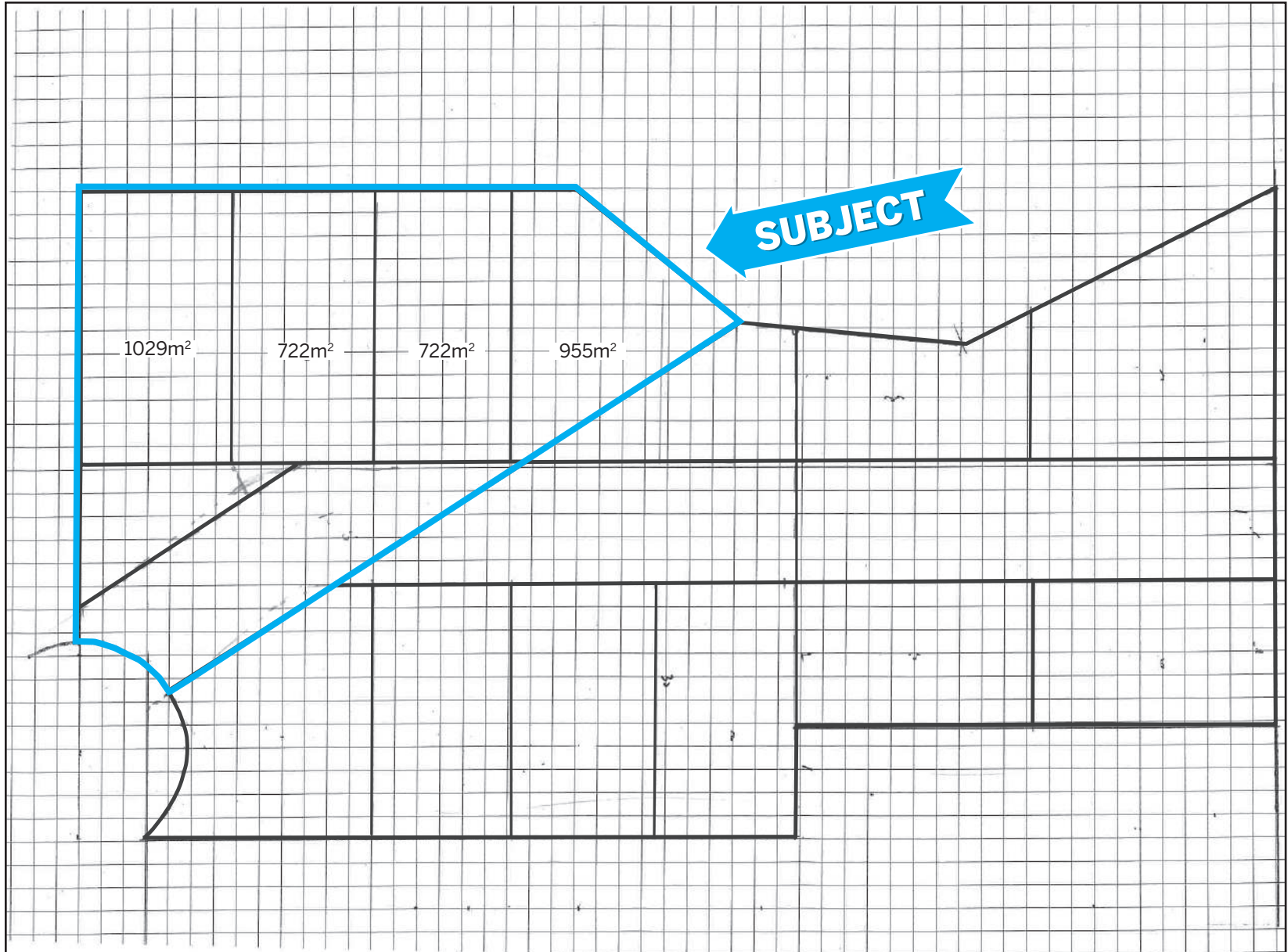
Main Floor Plan
Floor Area: 2454 sq.ft.
Ceiling Height: 8'

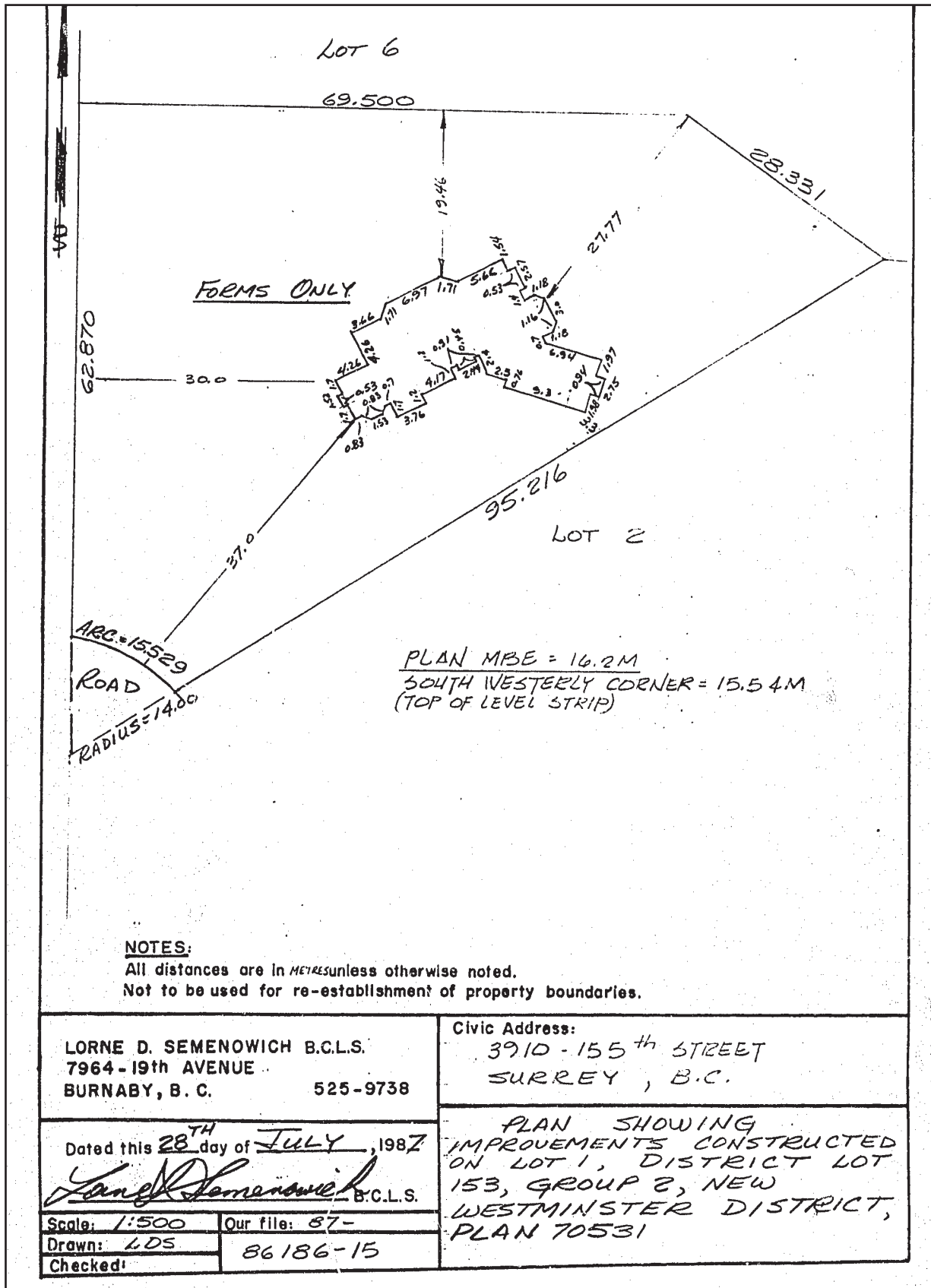


Upper Floor Plan
Floor Area: 1980 sq.ft.
Ceiling Height: 8'



DRAFT SUBDIVISION PLAN





What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

