



Presented by:
Ajia Glover

Royal LePage - Wolstencroft
Cell: 604-315-8586
www.ajiatherealtor.com
ajia@ajiatherealtor.com



For Approval
R3121378

Board: F
House/Single Family

7978 141A STREET
Surrey
Bear Creek Green Timbers
V3W 6L6

Residential Detached
\$1,349,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,349,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1976
Frontage(feet): 39.00	Bathrooms: 2	Age: 50
Frontage(metres): 11.89	Full Baths: 1	Zoning: R3
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,643.91
Lot Area (sq.ft.): 14,138.00	Rear Yard Exp: Northeast	For Tax Year: 2025
Lot Area (acres): 0.32	P.I.D.: 008-668-841	Tax Inc. Utilities?: No
Flood Plain:	View: Yes: Greenbelt	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: Split Entry	Total Parking: 3	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single, Open, RV Parking Avail.		
Exterior: Mixed, Stone, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Renovations:	Reno. Year:	Title to Land: Freehold NonStrata	
# of Fireplaces: 1	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Wood	Rain Screen:	Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:	Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Sundeck(s)	R.I. Plumbing:	Floor Finish: Mixed, Wall/Wall/Mixed, Carpet	
Type of Roof: Asphalt			

Legal: **LOT 60 SECTION 21 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 20154**

Amenities: **In Suite Laundry, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Finished Floor (Main):	1,245	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Below	Foyer	6'5 x 4'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'3 x 14'3			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	9'4 x 12'1			x	
Finished Floor (Basement):	710	Main	Kitchen	7'11 x 12'10			x	
Finished Floor (Total):	1,955sq. ft.	Main	Eating Area	6'7 x 9'3			x	
Unfinished Floor:	164	Main	Bedroom	10' x 10'9			x	Bsmt 1
Grand Total:	2,119sq. ft.	Main	Bedroom	9'9' x 11'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	13'5 x 11'8			x	
Suite: None		Bsmt	Bedroom	11' x 12'10			x	
Basement: Partly Finished		Bsmt	Family Room	15'2 x 12'10			x	
		Bsmt	Flex Room	14'6 x 11'5			x	
		Bsmt	Utility	10'7 x 6'2			x	
		Bsmt	Laundry	7'11 x 11'5			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Royal LePage - Wolstencroft**

Nestled on a quiet cul-de-sac in highly sought-after Bear Creek/Green Timbers, this rare 14,000+ sq.ft. property backs onto greenspace connecting to John Tompson Park & Bear Creek. Offered for the first time in years, this mostly original home presents an incredible opportunity to renovate, invest, or build a custom legacy home tailored to your family's needs. The expansive lot & unbeatable setting provide endless potential for those looking to create long-term value in one of Surrey's most desirable neighbourhoods. Imagine your children exploring trails, catching tadpoles in the creek, and growing up surrounded by nature instead of screens. Located in the Bear Creek Elementary & Frank Hurt Secondary catchments, close to parks, schools, & everyday amenities. "Less screens, more streams."