

PROPERTY DESCRIPTION

CIVIC ADDRESS: 14409 115 Ave, Surrey, BC
SIZE: 1.25 Acres
AREA: North Surrey - Bolivar Heights
PROPERTY TAXES: \$14,178.13
BC ASSESSMENT: \$3,720,000
LIST PRICE: **\$2,875,000**

OPPORTUNITY:

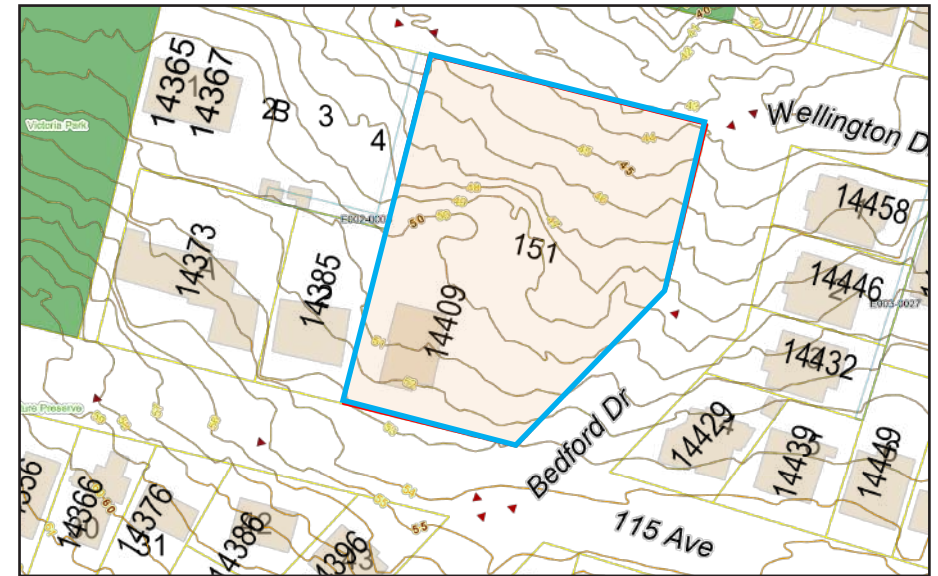
- Court-ordered conduct of sale. Sold "as is, where is." Dales Industries Ltd. has been granted exclusive conduct of sale of the property pursuant to an order of the Supreme Court of British Columbia in the matter involving 1172587 B.C. Ltd., Sukhwinder Dhaliwal, Amandeep Dhaliwal and others. The lands are to be offered for sale by private sale, free and clear of encumbrances of the parties, subject to the terms of the court order. Any sale is subject to court approval unless otherwise agreed to in writing by all parties. Prospective purchasers must rely on their own independent due diligence.
- An infill residential development opportunity in Surrey's Bolivar Heights neighbourhood, with an active development application for rezoning from Acreage Residential to Urban Residential Zone and subdivision from one lot into 10 single-family residential lots (PLA APPROVED). All services at Lot Line.
- Strong long-term upside supported by Surrey's continued population growth, ongoing infill redevelopment and demand for well-located single-family and small-lot housing opportunities.
- Excellent North Surrey location along 115 Ave, with convenient access to Guildford Town Centre, Surrey City Centre, Gateway and Scott Rd SkyTrain Stations, Hwy 17, plus proximity to Bolivar Park, Invergarry Park, James Ardiel Elementary, Kwantlen Park Secondary and Surrey Traditional School.

DD DOCS:

- PLA
- Geo Tech Report
- Grading Plan & City Submission
- Tree Report
- Topog
- SEDP Report

[14409 115 Ave - DD LINK](#)

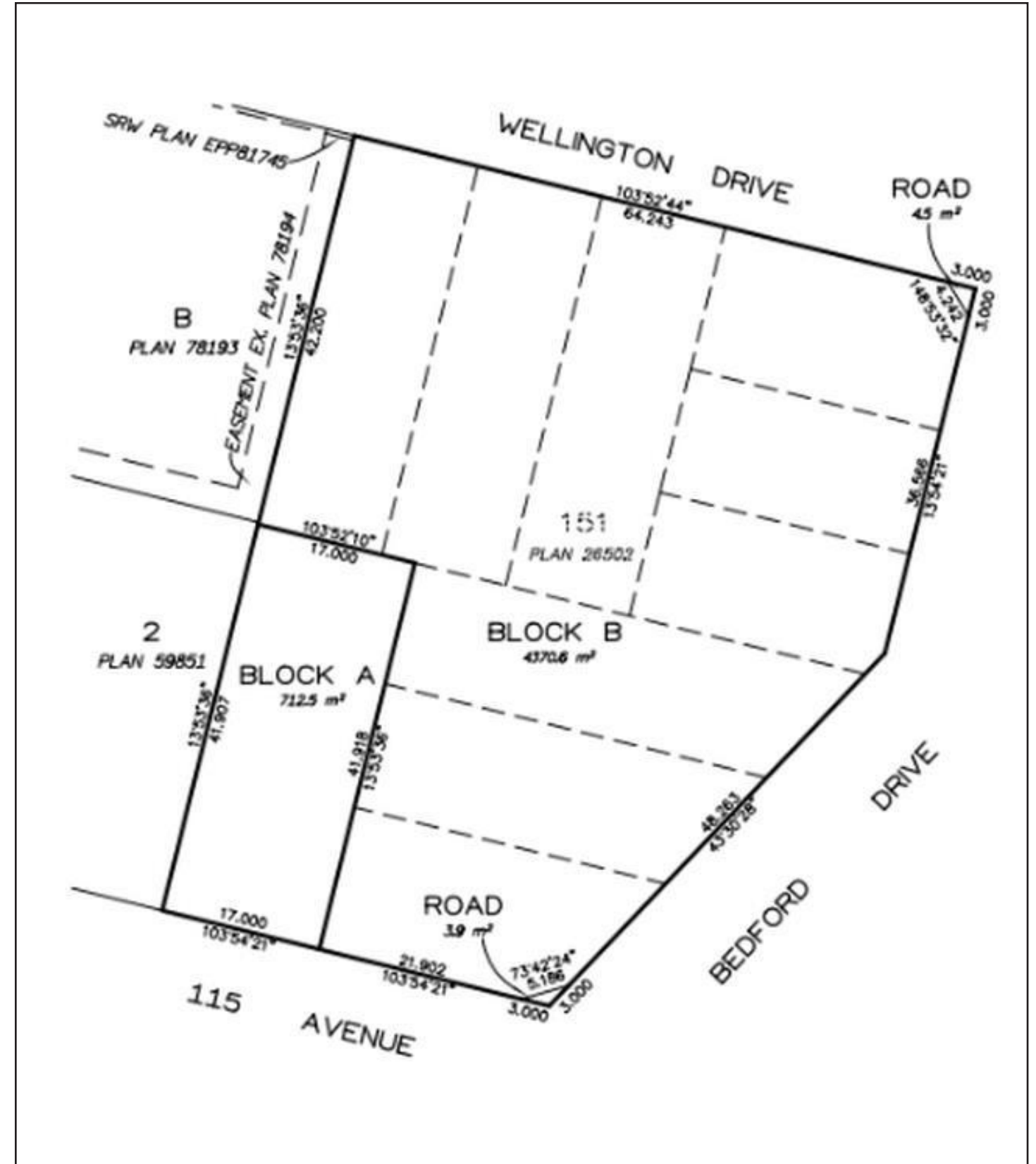
TOPOG VIEW



LEGAL VIEW



SUBDIVISION PLAN

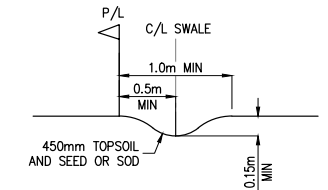


GRADING PLAN



- LEGEND**
- 52 — EXISTING CONTOURS
 - 50 — EXISTING CONTOURS
 - ⑤0.00 FINISHED P/L GRADES (PROPOSED)
 - ⑤0.00 FINISHED P/L GRADES (MATCH EXISTING)
 - ④5.85 FINISHED CENTER LOT ELEVATION
 - ④7.00 MBE (MINIMUM BUILDING ELEVATION)
 - ▨ LOT FILL EQUAL TO OR GREATER THAN 0.5m
 - ▩ LOT CUT EQUAL TO OR GREATER THAN 0.5m
 - OVERLAND FLOW ROUTE
 - R: 48.00 CB RIM ELEVATION
 - LB: 48.00 LB RIM ELEVATION
 - 100YR FLOOD ROUTE (OVERLAND)
 - 100YR FLOOD ROUTE (SURCHARGED)
 - 100YR FLOOD ROUTE (IN PIPE)
 - ONSITE LB'S AND LEADS, TO BE INSTALLED BY DEVELOPER
 - 1.0m WIDE ONSITE SWALE, TO BE INSTALLED BY OTHERS (MINIMUM 1.0% SLOPE)
 - ONSITE BUILDER SWALE (BY OTHERS)

- TYPICAL NOTES**
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DESIGN DRAWINGS.
 2. ALL WORK TO BE IN ACCORDANCE WITH GEOTECH REPORT BY WESTERN GEOTECHNICAL CONSULTANTS DATED APRIL 5, 2018. (PROJECT # WC1-0806), GEOTECH REPORT BY WESTERN GEOTECHNICAL CONSULTANTS DATED JUNE 4, 2019. (PROJECT # WC1-1216-R2), AND GEOTECH REPORT BY GEOPACIFIC DATED MAY 26, 2022.
 3. ALL WORK TO BE IN ACCORDANCE WITH ARBORIST REPORT BY DIAMOND HEAD DATED AUGUST 17, 2022.
 4. CALL BC ONE—CALL A MINIMUM OF 72 HRS PRIOR TO CONSTRUCTION.



SWALE DETAIL
SCALE: N.T.S.

- LOT GRADING NOTES**
1. MBE - MINIMUM BUILDING ELEVATION IS DEFINED AS THE TOP OF SLAB ON GRADE OR UNDERSIDE OF FLOOR JOISTS FOR CRAWL SPACE CONSTRUCTION.
 2. ALL ROOF LEADERS ARE TO DISCHARGE ONTO SPLASH PADS.
 3. ROUGH LOT GRADING IS TO BE COMPLETED BY THE DEVELOPER AND THE FINISHED GRADING IS TO BE DONE BY HOUSE BUILDER.
 4. SODDED SWALES LOCATED IN EASEMENTS AND/OR RIGHTS-OF-WAYS ARE TO BE CONSTRUCTED BY THE DEVELOPER.
 5. DRIVEWAYS ARE TO BE LOCATED A MINIMUM 1.0m FROM STREETLIGHTS, FIRE HYDRANTS, HYDRO/TEL KIOSKS AND UTILITY BOXES.
 6. ALL SWALES ARE TO BE GRADED AT A MINIMUM 1.0%.
 7. SHOULD A DRIVEWAY BE LOCATED OVER A SANITARY IC OR WATER CURB STOP, THE BUILDER SHALL BE RESPONSIBLE FOR INSTALLING A CONCRETE PULL BOX AND CAST IRON COVER TO PROTECT THE SERVICES (SEE MMCD 5-9).
 8. THE DEVELOPER'S ENGINEER IS TO CERTIFY THE ROUGH LOT GRADING PRIOR TO ISSUANCE OF BUILDING PERMITS.
 9. ONSITE LAWNBASIN AND LAWNBASIN LEADS TO BE INSTALLED AS PER B.C.B.C 2018 AND THE LATEST EDITION OF MMCD
 10. ONSITE LAWNBASIN TO BE PER MMCD STD. DET. S12 TYPE II



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

