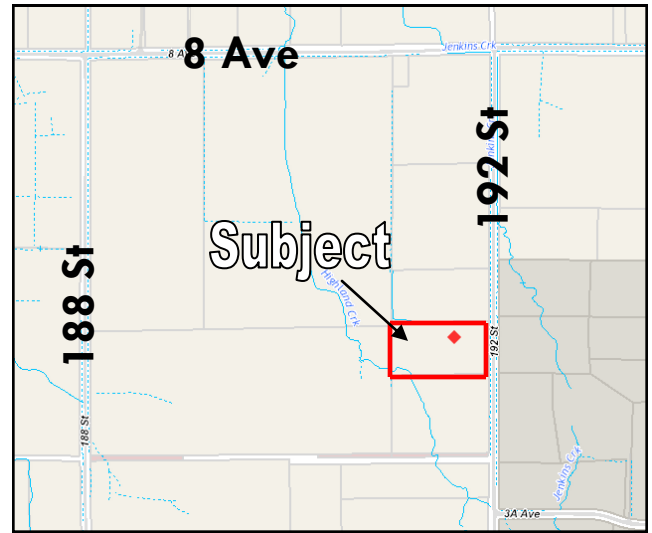




# Beautiful 5 Acres Farm Land with Gorgeous House in Hazelmere For Sale

505 - 192nd St. Surrey



**One of a kind!** The property sits on 192 St, in beautiful Hazelmere Valley in Surrey. It close to U.S. border, White Rock and Hwy 99. And near to the high point new subdivision area. This 5 Acres is in rectangular shape with gentle downward slope to northwest. Highland Creek across the southwest end of the property lot. The property is qualified for Farm Tax if one can get \$1600 annual income from Tree Farm business. House on the site is 5,903 SF. It offers 2 large suites, 3 kitchens. The Bsmt is rented out for \$1250 gross rent/mth. House has triple garage, large tennis/sport court, in-ground large salt water pool, hot tub on site. All secured by 2 gated driveways. There is one full RV site. Also, a fully leased 6,440 SF nine (9) BAY SHOP brings nearly \$100,000 gross annual income (including 2 unauthorized suites). Septic System is separate for the shop and RV Site. All measure. are approx., must be verified by the Buyer. This property is ideal for your home! **Call now!**

### House Information

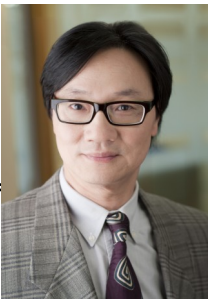
Lot Size (approx.):	5 Acres (343X633)
House Size (approx.):	5,903 Sq. Ft.
Building Age (approx.):	1991 (built)
Roof:	Wood (Original)
Construction:	Frame - Wood
Exterior:	Mixed
Water Supply:	Well—drilled
Heat/Fuel:	Natural Gas

### Property Information

Address:	505—192 St, Surrey, BC, V3Z 9R9
Legal:	PL 9224 LD 36 SEC 4 TWP 7 Parcel A, Part NE 1/4, Portion (H104533E) LOT 3.
P.I.D.:	011-429-259
Zoning:	General Agricultural Zone

### Government Assessment (2016)

Land:	\$12,400
Improvement:	\$381,000
Actual Total:	\$393,400
Gross Tax:	\$2,382.88(2015)



**2015 Commercial Top 1 Winner**

**梁國權**

**604-644-6482**

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*\*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*



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## Income Details

Bay Shop	1	2	3	4	5	6	7	8	9
Gross Income Per month	\$700	\$700	\$700	\$650	\$700	\$650	\$650	\$625	\$700

Sub Total Per Month	\$6,175
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	Basement Unit	Above Garage Unit	RV Dump Site
Gross Income Per month	\$1,250	\$750	\$90

Sub Total Per Month	\$2,090
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Total Gross Income Per month	\$8,265
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\*\*All numbers here are base on the information from the Seller, and need to be verified by the Buyer. And the Buyer shall aware that all rentals are unauthorized and has been informed of the consequences of such ownership and the potential loss of income should the rental use be discontinued.



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## Measurement (Approximately)

