



Presented by:  
**P.A. 'Doc' Livingston PREC\***

Sutton Grp-West Coast Realty

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**Active**  
**R2158559**  
Board: F  
House/Single Family

**3888 159 STREET**  
South Surrey White Rock  
Morgan Creek  
V3S 0Y3

Residential Detached  
**\$2,149,000 (LP)**  
(SP)



Sold Date: Frontage (feet): **74.50** Original Price: **\$2,149,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2004**  
Depth / Size: Bathrooms: **4** Age: **13**  
Lot Area (sq.ft.): **11,087.00** Full Baths: **3** Zoning: **CDZ**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$8,301.63**  
Rear Yard Exp: **East** For Tax Year: **2017**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **025-688-154**  
Tour:

View: **Yes: Lake and mntn view from rear**  
Complex / Subdiv: **Morgan Creek**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stone, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s), Patio(s)**  
Type of Roof: **Wood**

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

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
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: **Hardwood, Mixed**

Legal: **PL BCP6068 LT 196 SEC 26 TWP 1**

Amenities:  
Site Influences:  
Features: **Air Conditioning**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 10'6	Above	Laundry	12'2 x 5'			x
Main	Dining Room	16'4 x 10'9	Below	Bedroom	15'9 x 10'10			x
Main	Family Room	23'4 x 14'8	Below	Bedroom	11'6 x 9'10			x
Main	Kitchen	11'8 x 14'8	Below	Recreation Ro...	45' x 14'2			x
Main	Eating Area	10'6 x 14'8	Below	Media Room	17'6 x 20'6			x
Main	Office	11'6 x 12'4	Below	Gym	10'4 x 11'10			x
Main	Foyer	16'2 x 17'9	Below	Storage	8' x 17'6			x
Above	Master Bedroom	20'4 x 15'10						x
Above	Bedroom	11'6 x 11'2						x
Above	Bedroom	11'9 x 11'						x

Finished Floor (Main): **1,636**  
Finished Floor (Above): **1,211**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **2,155**  
Finished Floor (Total): **5,002 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **5,002 sq. ft.**

# of Rooms: **17**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	5	No
4	Below	4	No
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Royal LePage Westside**

**Finally... a home with it all! This large executive home in exclusive Morgan Creek offers everything a family needs. Enjoy serene lake views with your morning coffee, movie nights in your media room, or just relax in the spacious master suite featuring spa-inspired amenities and private lake view balcony. Air conditioned comfort on all 3 floor levels. With 5 bedrooms, 4 bathrooms and approx. 5000 sq ft of living space, you won't need to leave home! But when you do, you are within mere minutes driving time to the best schools, recreation and shops. Call today to book a private showing.**



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**Active**  
**R2165990**  
Board: F  
House with Acreage

**2038 174 STREET**  
South Surrey White Rock  
Pacific Douglas  
V3S 9Z8

Residential Detached  
**\$3,000,000 (LP)**  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$3,000,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1980</b>
Depth / Size: <b>(1AC)</b>	Bathrooms: <b>0</b>	Age: <b>37</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths: <b>0</b>	Zoning: <b>RA</b>
Flood Plain:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,159.71</b>
Rear Yard Exp:		For Tax Year: <b>2016</b>
Approval Req?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>005-553-041</b>
		Tour:
View: <b>No :</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Septic, Storm Sewer, Water</b>		

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access:  
Parking: **Carpport; Single, Open, RV Parking Avail.**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **PL 57174 LT 68 LD 36 SEC 18 TWP 7**

Amenities:

Site Influences: **Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	23'3 x 12'9			x			x
Main	Kitchen	13'9 x 10'1			x			x
Main	Dining Room	10'6 x 9'1			x			x
Main	Living Room	18'1 x 12'7			x			x
Main	Laundry	12'9 x 9'10			x			x
Above	Bedroom	10' x 9'4			x			x
Above	Bedroom	10'6 x 9'4			x			x
Above	Master Bedroom	14' x 12'8			x			x
		x			x			
		x			x			

Finished Floor (Main): <b>628</b>	# of Rooms: <b>8</b>	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>	<u>Outbuildings</u>
Finished Floor (Above): <b>655</b>	# of Kitchens: <b>1</b>	1				Barn:
Finished Floor (Below): <b>623</b>	# of Levels: <b>2</b>	2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>1,906 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Door Height:
	Basement: <b>Crawl</b>	6				
Unfinished Floor: <b>0</b>	Beds not in Basement: <b>3</b>	7				
Grand Total: <b>1,906 sq. ft.</b>		8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

**This solid 2 storey home is on a beautiful one acre lot. Renovate for yourself or keep as a holding property for the future development that surrounds this area.**