



Presented by:

**Matt Thiessen**

Homelife Glenayre Realty Company Ltd.

Phone: 604-859-3141

[www.mattthiessen.com](http://www.mattthiessen.com)[matt@kinfolkrealty.com](mailto:matt@kinfolkrealty.com)

KINFOLK

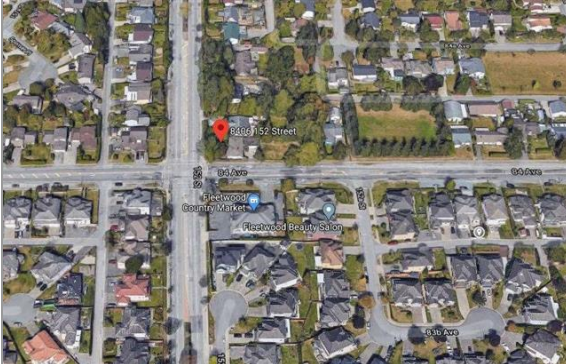
REAL ESTATE GROUP

**Active**  
**R2441414**Board: F  
House/Single Family**8406 152 STREET**Surrey  
Fleetwood Tynehead  
V3S 3M8

Residential Detached

**\$925,000** (LP)

(SP)



Sold Date: Frontage (feet): **62.76** Original Price: **\$925,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1958**  
 Depth / Size: **230.84** Bathrooms: **1** Age: **62**  
 Lot Area (sq.ft.): **14,188.00** Full Baths: **1** Zoning: **RF**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,519.50**  
 Rear Yard Exp: **East** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **001-752-391**  
 Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **Community**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **Yes: SOLD "AS IS"**  
 Floor Finish: **Mixed**

Legal: **PARCEL "ONE" (EXPLANATORY PLAN 15419) OF LOT "A" EXCEPT: PARCEL "P" (BYLAW PLAN 62400); SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 9578**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6" x 13'			x			x
Main	Kitchen	11' x 11'			x			x
Main	Dining Room	14' x 10'8"			x			x
Main	Bedroom	19' x 10'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Bedroom	11' x 10'6"			x			x
Main	Laundry	7' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,404</b>	# of Rooms:	<b>7</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1		Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2				<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3				<b>No</b>	Pool:
Finished Floor (Total):	<b>1,404 sq. ft.</b>	Crawl/Bsmt. Height:		4				<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				<b>No</b>	Grg Dr Ht:
Grand Total:	<b>1,404 sq. ft.</b>	Basement:	<b>None</b>	6				<b>No</b>	
		Beds not in Basement:	<b>3</b>	7				<b>No</b>	
				8				<b>No</b>	

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

**Court Ordered Sale. 3 bedroom rancher on 14,188 sq. ft. fenced lot in prime Fleetwood location. Close to schools, transit, shopping, and recreation. Check with City for development potential.**



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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2426230**

 Board: F  
 House/Single Family

### 12758 16 AVENUE

 South Surrey White Rock  
 Crescent Bch Ocean Pk.  
 V4A 1N3

Residential Detached

**\$950,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$989,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>2001</b>
Depth / Size: <b>100</b>	Bathrooms:	<b>2</b>	Age: <b>19</b>
Lot Area (sq.ft.): <b>5,000.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFR</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,944.11</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-797-769</b>
			Tour: <a href="#">Virtual Tour URL</a>

 View: **No**  
 Complex / Subdiv: **OCEAN PARK VILLAGE**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

 Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

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

Metered Water:

 Total Parking: **5** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double, Open, RV Parking Avail.**

 Dist. to Public Transit: **1 BLK** Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**

 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Tile**
Legal: **LOT 6, BLOCK 12, PLAN NWP2834, PART NE1/4, SECTION 7, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

 Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Storage Shed, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'4 x 14'10			x			x
Main	Kitchen	12'3 x 11'9			x			x
Main	Dining Room	10'2 x 8'4			x			x
Main	Eating Area	7' x 6'11			x			x
Main	Den	9'9 x 7'5			x			x
Main	Master Bedroom	13'6 x 12'1			x			x
Main	Bedroom	9'9 x 8'11			x			x
Main	Laundry	9'3 x 7'1			x			x
Main	Foyer	10'9 x 10'2			x			x
		x			x			x

Finished Floor (Main):	<b>1,375</b>	# of Rooms:	<b>9</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>			Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3						Pool:
Finished Floor (Total):	<b>1,375 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5						Grg Dr Ht:
Grand Total:	<b>1,375 sq. ft.</b>	Basement:	<b>Crawl</b>	6						
		Bedrooms not in Basement:	<b>2</b>	7						
				8						

Listing Broker(s): [Homelife Benchmark Titus Realty](#)

**Custom Built Rancher in Desirable OCEAN PARK VILLAGE!!! Built by Coventry Homes this Beauty features Quality throughout!!! 2 x 6 Construction, Open Concept, 2 Large Bedrooms + Den (could be 3rd bedroom), Hardwood Floors, In-Floor heating in both Bathrooms, 9' Ceilings, Crown Moulding, Gas Fireplace, Gourmet Kitchen w/Maple Cabinets/Gas Stove and Granite Counters. Exterior of this Residence is Hardi-plank Siding, Covered Front Porch, Over sized Double Car Garage, South Facing Private Backyard perfect for entertaining or Relaxing. Walking Distance to amenities and the Beach!!!! COURT ORDERED SALE, ACCEPTED OFFER \$900,000 - PENDING COURT APPROVAL. COURT DATE SET FOR TUESDAY NOVEMBER 3, 2020. ANY ADDITIONAL OFFERS TO BE PROVIDED BY THURSDAY OCTOBER 29, 2020. CALL FOR DETAILS.**



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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2512206**

Board: F

House/Single Family

**16025 16 AVENUE**

South Surrey White Rock

King George Corridor

V4A 1S3

Residential Detached

**\$1,099,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>90.49</b>	Original Price: <b>\$1,099,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1950</b>
Depth / Size: <b>92.25</b>	Bathrooms:	<b>3</b>	Age: <b>70</b>
Lot Area (sq.ft.): <b>8,604.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,634.22</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-559-919</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces: **0**

Metered Water:

Total Parking: **0** Covered Parking: **0** Parking Access: **Front, Side**  
 Parking: **Open**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT E1/2 23, PLAN NWP9660, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN B/L 57593**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 24'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Kitchen	20' x 6'			x			x
Main	Eating Area	7' x 4'			x			x
Main	Foyer	10' x 6'			x			x
Main	Storage	4' x 3'			x			x
Above	Master Bedroom	15' x 12'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Den	9' x 8'			x			x

Finished Floor (Main): **764**  
 Finished Floor (Above): **764**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,528 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,528 sq. ft.**

# of Rooms: **10**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **3**  
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>3</b>	<b>No</b>
2	<b>Above</b>	<b>4</b>	<b>No</b>
3	<b>Above</b>	<b>2</b>	<b>Yes</b>
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Grg Dr Ht:

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**COURT-ORDERED SALE FOR WAY BELOW ASSESSMENT! A unique & prime opportunity to OWN, HOLD, BUILD or DEVELOP along KING GEORGE CORRIDOR in the desirable community of Sunnyside, prominently located on the north side of 16th Ave and east of 160th St. The City of Surrey Official Community Plan designates the General Land use for the prop as Low Density Multi-Res (15 U.P.A.) within the King George Highway Corridor Development Concept Plan. The properties are designated "Urban" in the Official Community Plan (OCP) and "Townhouse" in the King George Highway Corridor NCP, which is intended to support a small neighbourhood-oriented, street-oriented residential dwellings. The current "Townhouse" designations permits up to 15 units per acre. Call to view and for more details**





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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2509163**

Board: F  
House/Single Family

### 1791 140 STREET

South Surrey White Rock  
Sunnyside Park Surrey  
V4A 4H1

Residential Detached

**\$1,398,000** (LP)

(SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$1,398,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1988**  
 Depth / Size: **190** Bathrooms: **3** Age: **32**  
 Lot Area (sq.ft.): **14,251.00** Full Baths: **3** Zoning: **RA**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,685.34**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **009-913-475**  
 Tour: [Virtual Tour URL](#)

View: **No :**  
 Complex / Subdiv: **Bell Park South**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**  
 Sewer Type: **City/Municipal**

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

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

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: **Tile, Wall/Wall/Mixed**

Legal: **LOT 1 SEC 16 TWP 1 NEW WESTMINSTER DISTRICT PLAN 14006**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'6 x 12'9	Above	Games Room	19'4 x 13'2			x
Main	Dining Room	12'9 x 15'2			x			x
Main	Family Room	13' x 18'			x			x
Main	Kitchen	15'2 x 12'			x			x
Main	Eating Area	11'6 x 12'			x			x
Main	Bedroom	12'3 x 12'9			x			x
Above	Master Bedroom	12'9 x 19'10			x			x
Above	Bedroom	12'5 x 14'6			x			x
Above	Bedroom	10'7 x 14'10			x			x
Above	Bedroom	12'2 x 10'6			x			x

Finished Floor (Main):	<b>1,670</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,783</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,453 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6			<b>No</b>	
Grand Total:	<b>3,453 sq. ft.</b>	Beds not in Basement: <b>5</b>	7			<b>No</b>	
			8			<b>No</b>	

Listing Broker(s): [Coldwell Banker Marquise Realty](#)

**Bell Park South. Well maintained two level family home in desirable, central location. Main floor has a traditional layout with a bonus guest bedroom/den on the main. The upper level has 4 good sized bedrooms and games room. Updated stainless appliances, newer asphalt roof, and wired for back up generator. Beautiful 14,250 sq. ft. private, hedged, corner lot, with 75 ft frontage and 190 ft depth. Property could have future potential for a Townhome Development site with a cooperative land assembly with neighbouring properties. Walk to beach, shops, transit. Elgin Park Secondary School catchment. View the full walk through video at <https://youtu.be/f5i7L3SAnI8>. Don't miss this one!**



Dr. David J. Nisbet is a professor of psychology at the University of North Carolina at Chapel Hill. He is also a member of the American Psychological Association and the Society for Experimental Social Psychology.

Presented by:

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Phone: 604-859-3141

[www.matthiessen.com](http://www.matthiessen.com)



KINFOLK

HAIR STUDIO  
DESIGN

(SP) 



5/7



Presented by:

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KINFOLK

REAL ESTATE

**Active**  
**R2502600**Board: F  
House/Single Family**18778 54 AVENUE**Cloverdale  
Cloverdale BC  
V3S 2H6

Residential Detached

**\$1,649,800** (LP)

(SP)

Sold Date:	Frontage (feet):	<b>115.74</b>	Original Price: <b>\$1,739,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>9</b>	Approx. Year Built: <b>2010</b>
Depth / Size: <b>76.74</b>	Bathrooms:	<b>8</b>	Age: <b>10</b>
Lot Area (sq.ft.): <b>10,016.00</b>	Full Baths:	<b>7</b>	Zoning: <b>SFR</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$7,317.63</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>027-231-682</b>
			Tour: <a href="#">Virtual Tour URL</a>

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Water**  
 Sewer Type: **City/Municipal**

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Add. Parking Avail., Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **Yes: COURT ORDERED SALE SOLD "AS IS"**  
 Floor Finish:

Legal: **LOT 4, PLAN BCP32005, SECTION 4, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, Intercom, Jetted Bathtub, Security - Roughed In, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Above	Master Bedroom	16' x 12'	Bsmt	Laundry	5'x 6'
Main	Dining Room	14' x 13'	Above	Bedroom	14'7 x 10'10	Bsmt	Living Room	13'x 14'
Main	Family Room	17' x 17'3	Above	Bedroom	17' x 16'	Bsmt	Kitchen	11'x 13'
Main	Foyer	8' x 13'	Above	Bedroom	13' x 13'2	Bsmt	Bedroom	10'x 10'
Main	Kitchen	17' x 13'	Above	Media Room	16' x 16'4			x
Main	Nook	11' x 16'	Bsmt	Den	14' x 11'6			x
Main	Laundry	9' x 7'	Bsmt	Living Room	13'4 x 11'6			x
Main	Pantry	6' x 6'	Bsmt	Kitchen	12' x 11'6			x
Main	Master Bedroom	15' x 18'10	Bsmt	Bedroom	14' x 10'6			x
Main	Bedroom	13'5 x 11'5	Bsmt	Bedroom	14' x 11'5			x

Finished Floor (Main):	<b>2,372</b>	# of Rooms: <b>24</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,595</b>	# of Kitchens: <b>3</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Main	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,872</b>	Suite: <b>Unauthorized Suite</b>	3	Above	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>5,839 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>4</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>3</b> Beds not in Basement: <b>6</b>	5	Above	<b>4</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished, Separate Entry</b>	6	Bsmt	<b>4</b>	<b>No</b>	
Grand Total:	<b>5,839 sq. ft.</b>		7	Bsmt	<b>4</b>	<b>No</b>	
			8	Bsmt	<b>3</b>	<b>No</b>	

Listing Broker(s): **RE/MAX Performance Realty**

**Beautiful custom built home on Large corner lot 10,016 sq ft. Living space 5839 sq ft featuring 9 bedrooms and 7.5 bathrooms plus media room above floor. Main floor has Living Room, Dining Room, Family Room, Large Kitchen, Spice kitchen with pantry and 2 bedrooms with ensuite plus laundry room. Kitchen is large with Quartz countertops and maple cabinets. Home has tile and laminate flooring throughout the house, no carpets. Electric heated bathroom floors. Upstairs master bedroom has self cleaning jetted tub. Air conditioning, intercom system, storage shed. Nice curb appeal with lots of parking. Centrally located with all amenities nearby.**



Presented by:

# Matt Thiessen

Homelife Glenayre Realty Company Ltd.

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KINFOLK

REAL ESTATE GROUP

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Board: F  
House/Single Family

## 14269 24 AVENUE

South Surrey White Rock  
Sunnyside Park Surrey  
V4A 7N9

Residential Detached

\$1,999,000 (LP)

(SP)

Sold Date:	Frontage (feet):	<b>150.00</b>	Original Price: <b>\$1,999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1983</b>
Depth / Size: <b>260</b>	Bathrooms:	<b>3</b>	Age: <b>37</b>
Lot Area (sq.ft.): <b>40,895.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RA-G</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$7,845.11</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-550-086</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Brick, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Other**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Wood**

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

Metered Water:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**

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: **Hardwood, Other**

Legal: **LOT 92 PLAN NWP57257 SECTION 21 TOWNSHIP 1 LAND DISTRICT 36**

Amenities:

Site Influences: **Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Heat Recov. Vent., Jetted Bathtub, Microwave, Oven - Built In, Pantry, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5" x 14'	Main	Laundry	10' x 9'			x
Main	Kitchen	20' x 15'	Above	Games Room	16' x 17'			x
Main	Dining Room	14' x 13'			x			x
Main	Family Room	20' x 15'			x			x
Main	Master Bedroom	14' x 15'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	13' x 10'			x			x
Main	Bedroom	10' x 11'			x			x
Main	Foyer	11' x 9'			x			x
Main	Solarium	23' x 16'			x			x

Finished Floor (Main):	<b>3,533</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Main	<b>5</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,533 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6			<b>No</b>	
Grand Total:	<b>3,533 sq. ft.</b>	Beds not in Basement: <b>4</b>	7			<b>No</b>	
			8			<b>No</b>	

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

**COURT ORDERED SALE, Gorgeous property, almost one acre in the heart of Sunnyside with sprawling renovated rancher. This property is subject to court approval and schedule A must accompany all offers. Property is as is where is. Accepted offer. Court date tbd.**