



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
www.luisayala.ca
luisayala@shaw.ca



Active
R2315516
Board: F
House/Single Family

12652 14B AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 1J5

Residential Detached

\$908,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$908,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1990**
Depth / Size: **100** Bathrooms: **2** Age: **28**
Lot Area (sq.ft.): **5,000.00** Full Baths: **2** Zoning: **CD**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,958.49**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **000-850-730**
Tour:
View: **No :**
Complex / Subdiv:
Services Connected: **Natural Gas, Water**

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

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

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: **Yes: Sold "AS IS"**
Fixtures Rmvd: **Yes: Sold "AS IS"**
Floor Finish: **Mixed**

Legal: **LOT 3 BLOCK 18 SECTION 7 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2834**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 11'10			x			x
Main	Kitchen	8'11 x 9'1			x			x
Main	Dining Room	12'11 x 8'			x			x
Main	Master Bedroom	11'3 x 19'11			x			x
Main	Bedroom	12'11 x 12'6			x			x
Main	Laundry	6' x 7'1			x			x
Above	Loft	15'6 x 20'4			x			x
Main	Eating Area	9'5 x 11'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,363	# of Rooms:	8	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	341	# of Kitchens:	1	1	Main	3	Yes			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,704 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement:	0	5						374
		Basement:	Crawl	6						Door Height:
Unfinished Floor:	0			7						
Grand Total:	1,704 sq. ft.			8						

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

Builders-Handyman alert! Ocean Park! This 1,700 sq. ft. 2-3 bed, 2 baths Rancher with loft on 5,000 sq ft lot. Needs lots of work. Quiet and private location, walking distance to Kwomais Point Park, shopping center and much more!



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Active
R2315880

Board: F
House/Single Family

15468 GOGGS AVENUE

South Surrey White Rock
White Rock
V4B 2N6

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	31.45	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2003
Depth / Size: 130.42	Bathrooms:	4	Age: 15
Lot Area (sq.ft.): 4,058.00	Full Baths:	3	Zoning: R1-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,667.18
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-526-952
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage, Single**

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

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

Legal: **PL BCP2276 LT 1 LD 36 SEC 11 TWP 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cleared, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 12'2	Below	Living Room	12'2 x 10'6			x
Main	Dining Room	14'1 x 13'8	Below	Kitchen	12'2 x 9'3			x
Main	Kitchen	22' x 10'1	Below	Bedroom	9'3 x 8'10			x
Main	Pantry	3'1 x 2'	Below	Laundry	9'3 x 8'4			x
Main	Office	10'10 x 10'1			x			x
Main	Laundry	4'11 x 3'			x			x
Above	Master Bedroom	14'10 x 11'6			x			x
Above	Walk-In Closet	5'11 x 4'10			x			x
Above	Bedroom	12'4 x 8'1			x			
Above	Bedroom	9'5 x 8'6			x			

Finished Floor (Main): **998**
Finished Floor (Above): **819**
Finished Floor (Below): **774**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,591 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,591 sq. ft.**

of Rooms: **14**
of Kitchens: **2**
of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full, Fully Finished, Separate Entry**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **1**
Door Height:

Listing Broker(s): **Park Georgia Realty Ltd.**

Well built home in popular central area of White Rock. Quality construction with open concept floor plan. Fully fenced southern exposure backyard and patio. Separate entry 1 bedroom basement suite. 2 storey plus basement-4 bedroom plus office. Granite entry, hardwood floors, crown mouldings, baseboards, custom railings, custom cabinetry, recessed lighting, numerous spotlight, built-in S/S appliances and lots of natural light compliment this beautifully maintained home. Shower in ensuite being replaced. Hot water heat, 2 separate laundry rooms, 3 gas fireplaces, 2 sun decks. Close to shopping, restaurants, transportation and hospital.