



Presented by:
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North Surrey, Whalley
9914 138A ST, V3T 4L1

MLS# F1447099

Residential Detached
Active



List Price: \$549,000 Previous Price:
 Original Price: **\$549,000**

Complex/Subdiv:

Frontage: 86.00 ft	Bedrooms: 4	PID: 009-314-768
Depth/Size:	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 8,329	Full Baths: 2	Approx Yr Blt: 9999
Rear Yard Exp: E	Half Baths: 0	Age at List Date: 999
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,704 (2014)
Flood Plain:	Zoning: SF	

View: **N**
 Serv. Connected: **Water, Electricity, Natural Gas, Sanitary Sewer**

Style of Home: Split Entry	Total Parking: 3	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 2
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL 10377 LT 14 LD 36 SEC 35 RNG 2**

Amenities:

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby, Central Location**

Features Incl: **Storage Shed, Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'4 X 13'4			X			X
Main F.	Dining	9'7 X 8'6			X			X
Main F.	Kitchen	13'2 X 9'2			X			X
Main F.	Master Bedroom	11'4 X 11'2			X			X
Main F.	Bedroom	12'2 X 9'2			X			X
Main F.	Bedroom	10' X 9'2			X			X
Below	Bedroom	11'10 X 9'2			X			X
Below	Recreation Room	22'6 X 12'9			X			X
Below	Den	12'5 X 9'11			X			
Below	Storage	11'6 X 8'3			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,135	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Below
Finished Floor Down: 1,135	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,270	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,270		8

Listing Broker(s): **RE/MAX Little Oak Realty (Sur), RE/MAX Little Oak Realty (Sur)**

INVESTORS! Large (over 8300 sq ft) lot in a great location near Skytrain, City Center, Health Sciences district. Private and on a no-thru road with greenspace behind. Home has good bones, needs some TLC, but could be great rental, or live in now and build later. Possible development potential.



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North Surrey, Bolivar Heights

MLS# F1429894

Residential Detached

11505 CURRIE DR, V3R 5S8

Active



List Price: \$590,000 Previous Price: Original Price: **\$590,000**

Complex/Subdiv:

Frontage: 168.34 ft	Bedrooms: 5	PID: 010-095-322
Depth/Size: 112.63 irre	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 14,595	Full Baths: 2	Approx Yr Blt: 1964
Rear Yard Exp: 1	Half Baths: 1	Age at List Date: 51
Meas Type: Feet	If New GST/HST Incl: RES	Taxes: \$3,517 (2014)
Flood Plain: No	Zoning: RES	

View:
 Serv. Connected: **Water, Electricity, Natural Gas, Storm Sewer**

Style of Home: 2 Storey	Total Parking: 10	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., RV Parking Avail., Garage; Single	
Exterior: Other, Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - Court Order Sale
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL 15523 LT 2 BLK 56 LD 36**
 Amenities: **Workshop Attached, Workshop Detached**
 Site Influences: **Private Yard**
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17' X 14'9"	Main F.	Bedroom	13'6" X 11'			X
Above	Kitchen	10'9" X 10'	Main F.	Wok Kitchen	14'9" X 14'			X
Above	Dining	10'6" X 10'			X			X
Above	Master Bedroom	12' X 11'			X			X
Above	Bedroom	11' X 9'			X			X
Above	Bedroom	12'6" X 9'			X			X
Above	Solarium	15' X 12'2"			X			X
Main F.	Living Room	25'6" X 12'			X			X
Main F.	Kitchen	12' X 10'			X			
Main F.	Bedroom	16'3" X 12'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,200	Total # Rooms: 12	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt: 1,200	# Kitchens: 2	2 2 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,400	Basement Area: Fully Finished, Separate Entry	5
	Suite: None	6
Unfinished Floor: 0		7
Grand Total Floor Area: 2,400		8

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

Court Order Sale in North Surrey. 2 storey home on a 2400 sq ft of living space on a fully fenced property. Some features include solarium, double glazed windows, hardwood floor, air conditioning and alarm. Assessed value \$712,400. Check with city for subdividing potential. Lot is irregular (see lot dimensions) Frontage is 168.34 feet/ 51.31 metres.



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North Surrey, Fraser Heights

MLS# F1450424

Residential Detached

17999 99A AV, V4N 4V6

Active



List Price: \$799,900 Previous Price: Original Price: **\$799,900**

Complex/Subdiv: **Abby Ridge**

Frontage: 60.40 ft	Bedrooms: 6	PID: 023-926-066
Depth/Size: 133	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 8,321	Full Baths: 4	Approx Yr Blt: 2001
Rear Yard Exp:	Half Baths: 0	Age at List Date: 14
Meas Type:	If New GST/HST Incl:	Taxes: \$3,815 (2014)
Flood Plain: No	Zoning: SFD	
View: N		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Brick, Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Tile - Concrete		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces: 0	Property Disclosure: N - Court order
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL LMP34663 LT 2 DL 121 LD 36**

Amenities: **In Suite Laundry**

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 15'6"	Above	Bedroom	12' X 11'			X
Main F.	Kitchen	13'6" X 12'	Bsmt	Bedroom	12' X 12'8"			X
Main F.	Dining	13'6" X 11'	Bsmt	Bedroom	12' X 12'8"			X
Main F.	Family Room	16'6" X 13'6"	Bsmt	Games Room	18' X 15'			X
Main F.	Eating Area	12' X 11'6"	Bsmt	Recreation Room	29' X 13'			X
Main F.	Den	12' X 10'			X			X
Main F.	Laundry	10' X 6'			X			X
Above	Master Bedroom	18' X 15'6"			X			X
Above	Bedroom	15'6" X 11'			X			
Above	Bedroom	12' X 11'6"			X			

Floor Area (SqFt):		Total # Rooms: 15	Bathrooms
Main Floor Area SqFt: 1,590		# Kitchens: 1	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,290		Finished Levels: 3	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0		Crawl/Bsmt Height:	3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,590		Basement Area: Full	4 3 Piece; Ensuite: N
Total Finished Floor SqFt: 4,470			5
			6
Unfinished Floor: 0	Suite: None		7
Grand Total Floor Area: 4,470			8

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

Court order sale, 3 level home over 4400 square feet, 6 bedrooms, 5 baths, 2 gas fireplaces, open concept, wood flooring on main. Maple kitchen with centre island. Suite potential. Some updating required, call today to view.



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South Surrey White Rock, King George Corridor

MLS# F1449281

Residential Detached

16362 14A AV, V4A 1J4

Active



List Price: \$835,000

Previous Price:

Original Price: **\$835,000**

Complex/Subdiv:

Frontage:	Bedrooms:	4	PID:	003-129-811
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt: 16,988	Full Baths:	2	Approx Yr Blt:	1969
Rear Yard Exp:	Half Baths:	1	Age at List Date:	46
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$3,782 (2014)
Flood Plain: No	Zoning:	CCR		
View: N				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer			

Style of Home: 2 Storey	Total Parking: 8	Covered Parking: 0
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Stucco, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas, Electric		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - COURT ORDER
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL 28277 LT 85 LD 36 SEC 12 TWP 1 PART NW 1/4.**
 Amenities: **In Suite Laundry**
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22' X 13'6"			X			X
Main F.	Kitchen	24' X 16'			X			X
Main F.	Dining	11' X 11'			X			X
Main F.	Master Bedroom	26' X 13'			X			X
Bsmt	Bedroom	18' X 10'			X			X
Bsmt	Bedroom	12' X 10'			X			X
Bsmt	Laundry	10' X 7'			X			X
Bsmt	Games Room	13' X 22'			X			X
Bsmt	Bedroom	13' X 12'			X			X
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,603	Total # Rooms: 9	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,573	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 3,176	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 3,176		8

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

Great family home on a quiet cul-de-sac. Fully reno'd 2006-2009, plumbing, electrical, floor, kitchen, bathrooms, windows and roof. Separate workshop with power. Separate detached 1000 square foot suite. Call today to view. OPEN HOUSE SATURDAY AUGUST 22ND 10-11AM



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North Surrey, Fraser Heights

MLS# F1442203

Residential Detached

9848 180A ST, V4N 4V5

Active



List Price: \$999,880 Previous Price: **\$1,038,000**
 Original Price: **\$1,088,000**

Complex/Subdiv: **Abbey Ridge**

Frontage: **134.00 ft** Bedrooms: **6** PID: **018-597-742**
 Depth/Size: **133** Bathrooms: **5** Type: **House/Single Family**
 Lot Area SqFt: **12,067** Full Baths: **4** Approx Yr Blt: **1995**
 Rear Yard Exp: Half Baths: **1** Age at List Date: **20**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$4,596 (2015)**
 Flood Plain: Zoning: **RES**

View: **N**

Serv. Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 2 Storey w/Bsmt., 3 Storey	Total Parking: 6	Covered Parking: 3
Construction: Concrete	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple, RV Parking Avail., Visitor Parking	
Exterior: Brick, Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: NEAR
Type of Roof: Wood		Dist to School Bus: NEAR
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: N - Upon S/R
Fireplace Fuel: Gas - Natural		Out Buildings: /Garage Sz: 22x31
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL LMP14011 LT 19 DL 121 LD 36**

Amenities:

Site Influences: **Central Location, Private Yard, Private Setting, Recreation Nearby, Shopping Nearby**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'	Above	Bedroom	12' X 10'			X
Main F.	Dining	14' X 11'	Bsmt	Bedroom	14' X 12'			X
Main F.	Kitchen	13' X 12'	Bsmt	Bedroom	12' X 11'			X
Main F.	Eating Area	14' X 11'	Bsmt	Games Room	16' X 15'			X
Main F.	Family Room	16' X 14'	Bsmt	Recreation Room	26' X 17'			X
Main F.	Den	11' X 10'			X			X
Main F.	Laundry	12' X 7'			X			X
Above	Master Bedroom	17' X 17'			X			X
Above	Bedroom	13'6 X 13'			X			
Above	Bedroom	13' X 12'			X			

Floor Area (SqFt):

Main Floor Area SqFt: **1,680**
 Finished Floor Up SqFt: **1,550**
 Finished Floor Down: **0**
 Finished Floor Bsmt SqFt: **1,680**
 Total Finished Floor SqFt: **4,910**

Total # Rooms: **15**
 # Kitchens: **1**
 Finished Levels: **3**
 Crawl/Bsmt Height:
 Basement Area: **Fully Finished**

Bathrooms

1 **4 Piece; Ensuite: N; Level: Main F.**
 2 **2 Piece; Ensuite: N; Level: Main F.**
 3 **5 Piece; Ensuite: Y; Level: Above**
 4 **4 Piece; Ensuite: N; Level: Above**
 5 **4 Piece; Ensuite: N; Level: Bsmt**
 6
 7
 8

Unfinished Floor: **0**
 Grand Total Floor Area: **4,910**

Suite: **None**

Listing Broker(s): **Royal LePage Brent Roberts Rlt**

ABBEY RIDGE! Classic 2L+full bsmt, daylight basement home on PRIVATE CDS half ac. GD lot. Solid maple HDWD floors. Custom designed & built. Sparkling salt water heated pool, slide, dive board & h/tub. Top quality throughout & perfect n'hood. Call now for your private viewing.



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Surrey, Fleetwood Tynehead
8446 171A ST, V4N 0A9

MLS# F1447679

Residential Detached
Active



List Price: \$1,199,000 Previous Price: **\$1,299,000**
 Original Price: **\$1,299,000**

Complex/Subdiv: **Fleetwood**

Frontage: 110.00 ft	Bedrooms: 9	PID: 026-336-511
Depth/Size: 180	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 19,992	Full Baths: 5	Approx Yr Blt: 2007
Rear Yard Exp:	Half Baths: 0	Age at List Date: 8
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,500 (2014)
Flood Plain: No	Zoning: SFD	

View:
 Serv. Connected: **Electricity, Natural Gas, Water**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 10	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple	
Exterior: Mixed, Stucco		
Rainscreen: No	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Tile - Concrete		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Heat Pump, Hot Water		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - court ordered sale
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL BCP18055 LT 24 LD 36 SEC 30 TWP 8**
 Amenities: **Independent living**
 Site Influences: **Central Location, Cul-de-Sac**
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 20'	Above	Walk-In Closet	6' X 10'			X
Main F.	Dining	17' X 15'	Bsmt	Bedroom	11' X 11'			X
Main F.	Family Room	19'6 X 19'6	Bsmt	Great Room	11' X 11'			X
Main F.	Kitchen	17'5 X 26'	Bsmt	Bedroom	13' X 15'			X
Main F.	Foyer	10' X 12'	Bsmt	Bedroom	13' X 15'			X
Main F.	Bedroom	10' X 14'	Bsmt	Bedroom	13' X 10'			X
Main F.	Bedroom	22' X 17'	Bsmt	Living Room	22' X 18'			X
Above	Master Bedroom	15' X 15'	Bsmt	Media Room	20' X 20'			X
Above	Master Bedroom	15' X 17'	Bsmt	Recreation Room	28' X 11'			X
Above	Master Bedroom	15' X 13'						

Floor Area (SqFt):		Total # Rooms:	19	Bathrooms
Main Floor Area SqFt:	3,311	# Kitchens:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	1,375	Finished Levels:	3	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	2,575	Basement Area:	Partly Finished, Separate Entry	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	7,261	Suite:	None	5 4 Piece; Ensuite: N; Level: Bsmt
Unfinished Floor:	0			6
Grand Total Floor Area:	7,261			7
				8

Listing Broker(s): **Omaxwell Realty**

STREET OF DREAMS AT ITS BEST! One of the finest Waterford Estates luxury homes. Custom built home. Over 7300+SF top quality on a 1992 SF lot. One of the largest & best floor plans, 9 Bedrooms including 3 Master Bedrooms up & 1 Master Bedroom & one extra Bedroom on MAIN & 4 Bedroom in Basement. VIEWS of greenspace & Mountain. Un-finished Basement's, Media room, GYM. Radiant heat and fully Air-conditioned home. 3 CAR garage & plenty of parking. Words can not describe all. A Must See. Strictly no door knocking. Call for personal viewing.



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South Surrey White Rock, White Rock
918 STEVENS ST, V4B 4X4

MLS# F1450246

Residential Detached
Active



List Price: \$1,398,000 Previous Price:
 Original Price: **\$1,398,000**

Complex/Subdiv:

Frontage: 32.00 ft	Bedrooms: 6	PID: 012-113-441
Depth/Size: 122	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 4,125	Full Baths: 4	Approx Yr Blt: 2014
Rear Yard Exp: SE	Half Baths: 2	Age at List Date: 1
Meas Type: Feet	If New GST/HST Incl: No	Taxes: \$3,889 (2014)
Flood Plain: Exempt	Zoning: HOUSE	

View: **Y - OCEAN VIEWS**
 Serv. Connected: **Electricity**

Style of Home: 2 Storey w/Bsmt., 3 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: NEAR
Type of Roof: Torch-On		Dist to School Bus: NEAR
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Radiant, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - AS IS WHERE IS
Fireplace Fuel: Other		Out Buildings:
Outdoor Area: Rooftop Deck, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL 1334 LT 3 BLK 16 LD 36 SEC 11 TWP 1**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Private Setting**

Features Incl: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	10'6" X 6'	Above	Office	11'10" X 13'			X
Main F.	Bedroom	13' X 12'6"	Below	Bedroom	10' X 12'6"			X
Main F.	Bedroom	10'8" X 12'	Below	Bedroom	10' X 11'10"			X
Main F.	Master Bedroom	13' X 17'6"	Below	Media Room	12' X 18'2"			X
Main F.	Bedroom	10'6" X 11'6"	Below	Kitchen	12'10" X 23'6"			X
Main F.	Laundry	6'2" X 5'2"						X
Above	Great Room	14'6" X 16'6"						X
Above	Dining	14'6" X 10'10"						X
Above	Kitchen	9' X 17'6"						X
Above	Eating Area	10' X 11'8"						X

Floor Area (SqFt):		Total # Rooms:	15	Bathrooms
Main Floor Area SqFt:	1,433	# Kitchens:	2	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	1,024	Finished Levels:	3	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	1,192	Crawl/Bsmt Height:		3 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Bsmt SqFt:	0	Basement Area:	Fully Finished, Separate Entry	4 2 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	3,649	Suite:	Legal Suite	5 4 Piece; Ensuite: N; Level: Below
Unfinished Floor:	0			6 2 Piece; Ensuite: N; Level: Below
Grand Total Floor Area:	3,649			7
				8

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Custom built ocean view home. 6 bed + 6 bath on 3 levels, unique design, offers great layout, lots of extra details. 2 bedroom suite down with a separate entry, plus a media room for your entertainment. 1600 sq ft of outdoor decks with Ocean Views. Open House Saturday September 5th 2pm to 3:30pm.



Presented by:
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South Surrey White Rock, Morgan Creek

MLS# F1439423

Residential Detached

16443 36A AV, V3S 0M1

Active



List Price: \$1,975,000 Previous Price: **\$2,098,000**
 Original Price: **\$2,199,000**

Complex/Subdiv:

Frontage: **177.93 ft** Bedrooms: **7** PID: **025-503-201**
 Depth/Size: **IRREG** Bathrooms: **6** Type: **House/Single Family**
 Lot Area SqFt: **27,137** Full Baths: **5** Approx Yr Blt: **2005**
 Rear Yard Exp: **SW** Half Baths: **1** Age at List Date: **10**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$9,885 (2014)**
 Flood Plain: **Exempt** Zoning: **CD**
 View: **Y - MTNS, SCENIC MEADOWS**
 Serv. Connected: **Electricity, Water**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **9** Covered Parking: **3**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Triple, Open**
 Exterior: **Mixed** R/I Plumbing: Dist to Public Trans: **NEAR** Dist to School Bus: **NEAR**
 Rainscreen: Type of Roof: **Tile - Composite** Possession:
 Renovations: **Other** Reno Year: Title to Land: **Freehold NonStrata**
 Flooring: **Mixed** Seller's Interest: **Court Ordered Sale**
 Water Supply: **City/Municipal** Mortgage Info: **\$0**
 Heat/Fuel: **Hot Water, Radiant, Natural Gas** Property Disclosure: **N - AS IS WHERE IS**
 No. of Fireplaces: **4** R/I Fireplaces: Out Buildings:
 Fireplace Fuel: **Gas - Natural**
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**
 Pad Rental:
 Fixtures Leas: **N**
 Fixt Removed:

Legal: **PL BCP535 LT 10 LD 36 SEC 25 TWP 1**
 Amenities: **Elevator, Sauna/Steam Room, Storage**
 Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features Incl: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	23'4 X 17'10	Below	Bedroom	17'4 X 10'9			X
Main F.	Kitchen	17'4 X 16'5	Below	Bedroom	16'5 X 15'10			X
Main F.	Nook	15'10 X 6'	Below	Bedroom	16'10 X 16'5			X
Main F.	Dining	16'7 X 15'4	Below	Games Room	21'5 X 16'5			X
Main F.	Family Room	21'5 X 16'5	Above	Master Bedroom	26'10 X 16'5			X
Main F.	Office	17'9 X 10'6	Above	Walk-In Closet	9'3 X 8'9			X
Below	Foyer	26'9 X 15'	Above	Bedroom	16'5 X 15'9			X
Below	Library	21' X 15'4	Above	Walk-In Closet	9'2 X 8'8			X
Below	Laundry	10'9 X 7'3	Above	Bedroom	15'5 X 13'1			
Below	Wine Room	8'8 X 8'8	Above	Bedroom	13'6 X 10'9			

Floor Area (SqFt):
 Main Floor Area SqFt: **2,973** Total # Rooms: **20**
 Finished Floor Up SqFt: **3,098** # Kitchens: **1**
 Finished Floor Down: **0** Finished Levels: **3**
 Finished Floor Bsmt SqFt: **2,954** Crawl/Bsmt Height:
 Total Finished Floor SqFt: **9,025** Basement Area: **Fully Finished**
 Unfinished Floor: **0** Suite: **Other, None**
 Grand Total Floor Area: **9,025**

Bathrooms

1 **2 Piece; Ensuite: N; Level: Main F.**
 2 **7 Piece; Ensuite: Y; Level: Above**
 3 **4 Piece; Ensuite: N; Level: Above**
 4 **4 Piece; Ensuite: N; Level: Above**
 5 **3 Piece; Ensuite: Y; Level: Above**
 6 **4 Piece; Ensuite: N; Level: Below**
 7
 8

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Morgan Creek Estate with excellent curb appeal. This mansion offers 7 bedrooms, 6 baths on 3 levels, quality finishing. Spectacular master suite with 7pc bath, his & hers W/I closets, fireplace & wrap around patio. Fully finished basement offers wine cellar, home theater, gym, hottub, spa & steam room. 3 level elevator service. Gourmet kitchen with full height cabinets, wok kitchen. Contemporary design with open living space. 3 car garage & ample open parking. Private setting with wrap around porch and private backyard. Convenient location, close to golf course, South Point Shopping Center & Hwy 99. FORECLOSURE Sale. Open House Saturday September 5th 12noon to 1:30pm.