



Presented by:
Micky Kandola


Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2820705
Board: F
House with Acreage

16885 23 AVENUE
South Surrey White Rock
Pacific Douglas
V3Z 9Z2

Residential Detached
\$3,199,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$3,700,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1975**
Frontage(feet): **70.00** Bathrooms: **4** Age: **49**
Frontage(metres): **21.34** Full Baths: **4** Zoning: **RA**
Depth / Size: **396** Half Baths: **0** Gross Taxes: **\$13,067.52**
Lot Area (sq.ft.): **57,499.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **1.32** P.I.D.: **004-964-896** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: Parking Access:
Parking: **DetachedGrge/Carport, Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 83, PLAN NWP52194, SECTION 18, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	2,279	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,386	Main	Living Room	18'0 x 12'9	Above	Bedroom	11'2 x 9'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'10 x 14'7			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	15'8 x 11'7			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	20'10 x 12'8			x	Above 4
Finished Floor (Total):	3,665sq. ft.	Main	Foyer	13'1 x 10'5			x	Above 5
Unfinished Floor:	0	Main	Office	13'2 x 9'5			x	
Grand Total:	3,665sq. ft.	Main	Media Room	23'10 x 10'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	9'10 x 7'2			x	
Suite: None		Main	Mud Room	8'8 x 4'0			x	
Basement: Crawl		Above	Primary Bedroom	19'7 x 11'7			x	
		Above	Bedroom	13'1 x 8'6			x	
		Above	Bedroom	13'1 x 11'0			x	
		Above	Bedroom	11'2 x 9'9			x	

Crawl/Bsmt. Height:
of Kitchens: **1**

of Levels: **2**
of Rooms: **14**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **Stonehaus Realty Corp.**

COURT ORDERED SALE -EXPERIENCE COUNTRY LIVING, within the serene embrace of this 1.32-acre estate. This property exudes charm and tranquility, offering an impeccably updated CAPE COD residence in the heart of Grandview Heights. Boasting 5 bedrooms and a versatile den/office, this home caters to various lifestyle needs. The primary living area encompasses a spacious Family room with a gas fireplace, a welcoming Living room, a distinct Dining room, a generously updated Kitchen, and an adjacent eating area that overlooks a sunlit Conservatory room, providing picturesque views of a pond and exquisitely landscaped grounds reminiscent of Stanley Park, including your own putting green. The upper level houses 5 bedrooms and 3 full bathrooms, ensuring ample space for family and guests.