

Presented by:

# Mylyne Santos PREC\*

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**Active**  
**R2627888**

Board: F  
House/Single Family

## 3896 156 STREET

South Surrey White Rock  
Morgan Creek  
V3Z 0G7

Residential Detached

**\$3,150,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,150,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2006**  
Frontage(feet): **98.40** Bathrooms: **5** Age: **16**  
Frontage(metres): **29.99** Full Baths: **4** Zoning: **RH-G**  
Depth / Size: **43.34** Half Baths: **1** Gross Taxes: **\$8,422.08**  
Lot Area (sq.ft.): **13,982.00** Rear Yard Exp: For Tax Year: **2021**  
Lot Area (acres): **0.32** P.I.D.: **026-651-238** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: :  
Complex/Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other, Stone, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Wood**

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

Total Parking: **8** Covered Parking: **3** Parking Access: **Rear**  
Parking: **Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Legal: **LOT 4, PLAN BCP23337, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	2,336	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,418	Main	Great Room	22'11 x 17'11	Below	Recreation Room	30'0 x 24'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'10 x 11'9	Below	Bedroom	18'11 x 13'7	Main 4
Finished Floor (Below):	2,315	Main	Eating Area	12'6 x 11'2	Below	Bedroom	13'8 x 13'5	Main 2
Finished Floor (Basement):	0	Main	Dining Room	13'5 x 13'1	Below	Media Room	18'2 x 12'5	Above 3
Finished Floor (Total):	6,069sq. ft.	Main	Office	10'9 x 9'10	Below	Steam Room	15'0 x 9'2	Above 4
Unfinished Floor:	0	Main	Foyer	11'10 x 9'9	Below	Wine Room	10'6 x 6'3	Above 4
Grand Total:	6,069sq. ft.	Main	Master Bedroom	23'0 x 13'10				Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Wok Kitchen	9'9 x 6'1				
Suite: <b>None</b>		Main	Laundry	11'9 x 10'0				
Basement: <b>Full</b>		Above	Master Bedroom	20'5 x 16'3				
		Above	Bedroom	18'2 x 11'11				
		Above	Bedroom	13'5 x 13'2				
		Above	Den	19'5 x 10'8				

Crawl/Bsmt. Height:  
# of Kitchens: **2**

# of Levels: **3**  
# of Rooms: **19**

Manuf Type:  
MHR#:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

ByLaw Restrictions:

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

**Beautiful custom home built by LWD Builders LTD. at Morgan Creek. Home features 6 bedrooms with 2 master bedrooms, one on the main floor with fireplace, wide plank flooring, Hunter Douglas power blinds, nine foot ceilings, crown moldings, newer designer paint in and out, 3 fireplaces, restained decks, 5 covered outdoor spaces. Lower features bar, recreation room, theatre and two bedrooms. AC, updated hot water tanks, newer furnace. Private backyard, upgraded irrigation, triple garage and room for RV. This exceptional home is located on a quiet street, steps to Morgan Creek Golf Course. Covid 19 protocol applies see forms attached. SHOWING SATURDAY MARCH 5 from 3 to 5 by appointment**