



Presented by:  
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**Active**  
**R2279982**  
 Board: F  
 House/Single Family

**2352 153A STREET**  
 South Surrey White Rock  
 King George Corridor  
 V4A 4R5

Residential Detached  
**\$2,079,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$2,079,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2018**  
 Depth / Size: **132** Bathrooms: **6** Age: **0**  
 Lot Area (sq.ft.): **8,712.00** Full Baths: **5** Zoning: **SFD**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$3,798.94**  
 Rear Yard Exp: **East** For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **003-733-823**  
 Tour: **Virtual Tour URL**

View: **No**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>6</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage; Double, Visitor Parking</b>
Exterior: <b>Mixed, Stone</b>	Dist. to Public Transit: <b>1 Block</b> Dist. to School Bus: <b>1 Block</b>
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>
Rain Screen:	Property Disc.: <b>Yes</b>
Renovations:	PAD Rental:
# of Fireplaces: <b>2</b>	Fixtures Leased: <b>No</b>
Fireplace Fuel: <b>Electric, Natural Gas</b>	Fixtures Rmvd: <b>No</b>
Water Supply: <b>City/Municipal</b>	Floor Finish:
Fuel/Heating: <b>Natural Gas, Radiant</b>	
Outdoor Area: <b>Fenced Yard, Patio(s)</b>	
Type of Roof: <b>Asphalt</b>	

Legal: **PL 8492 LD 36 SEC 14 TWP 1. LOT N1/2 12. LEGAL SUBDIVISION 13**

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

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Smoke Alarm, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 18'6	Above	Walk-In Closet	10'6 x 7'0			x
Main	Living Room	12'6 x 11'0	Above	Bedroom	12'0 x 11'0			x
Main	Dining Room	12'6 x 11'0	Above	Bedroom	11'0 x 11'0			x
Main	Kitchen	16'0 x 14'6	Above	Bedroom	11'0 x 16'0			x
Main	Eating Area	10'0 x 10'0	Above	Games Room	17'0 x 19'0			x
Main	Great Room	17'0 x 19'0			x			x
Main	Media Room	13'0 x 21'0			x			x
Main	Bedroom	13'0 x 11'0			x			x
Main	Den	12'0 x 10'0			x			x
Above	Master Bedroom	13'0 x 17'0			x			x

Finished Floor (Main): <b>2,400</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,635</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3	Above	3	Yes	Pool:
Finished Floor (Total): <b>4,035 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz: <b>21'0x21'0</b>
	Beds in Basement: <b>0</b>	5	Above	3	Yes	Door Height:
	Basement: <b>None</b>	6	Above	4	Yes	
Unfinished Floor: <b>440</b>	Beds not in Basement: <b>5</b>	7				
Grand Total: <b>4,475 sq. ft.</b>		8				

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd**

**A spectacular NEW family residence situated on a sunny 8700+ sqft property in desirable SOUTH SURREY! The 4000+ sqft of living space features impressive stone work, rich porcelain tiles, & the finest detailing on 2 expansive levels, creating a luxurious 5 bed & 6 bath residence. The principal great room with adjacent eating area leads to a garden-side terrace with an oversized patio. The gourmet chef's kitchen boasts a large centre island - perfect for entertaining! The master, an elegant retreat with vaulted ceilings, offers a spa-like ensuite & separate his/her walk-in closets. Features: Theatre/Games Room, Security Cameras, Radiant Heat & A/C, LED Lighting, Designer Chandeliers, Armour Shake Roof, Potential for Add'l Bdrm Upstairs + MORE! Minutes to shopping, schools, beach, & highways.**