



Presented by:
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Active
R2288383
 Board: F
 House/Single Family

15031 VICTORIA AVENUE
 South Surrey White Rock
 White Rock
 V4B 1G2

Residential Detached
\$3,988,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$3,988,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2016**
 Depth / Size: _____ Bathrooms: **7** Age: **2**
 Lot Area (sq.ft.): **4,410.00** Full Baths: **5** Zoning: **RS-3**
 Flood Plain: _____ Half Baths: **2** Gross Taxes: **\$11,790.00**
 Rear Yard Exp: _____ Council Apprv?: _____ For Tax Year: **2017**
 If new, GST/HST inc?: _____ Tax Inc. Utilities?: **No**
 P.I.D.: **011-635-673**
 Tour: **Virtual Tour URL**

View: **Yes: BEAUTIFUL PANORAMIC OCEAN VIEW**
 Complex / Subdiv: **WEST BEACH - WHITE ROCK**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 3 Storey Construction: Frame - Wood Exterior: Hardi Plank, Other, Stucco Foundation: Concrete Perimeter Rain Screen: _____ Renovations: _____ # of Fireplaces: 3 Fireplace Fuel: Natural Gas Water Supply: City/Municipal Fuel/Heating: Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Torch-On	Total Parking: 10 Covered Parking: 6 Parking Access: Front Parking: Add. Parking Avail., Garage Underbuilding, Open Dist. to Public Transit: 1 Dist. to School Bus: _____ Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: _____ Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: _____
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Legal: **BLK 12 SEC 10 TWP 1 NEW WESTMINSTER DISTRICT PLAN 525**

Amenities: _____

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven-Built In, Pantry, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	23'9 x 17'6	Below	Bedroom	14'10 x 11'6			x
Main	Bedroom	13'3 x 12'2	Below	Great Room	18'4 x 21'9			x
Main	Eating Area	11'2 x 13'6	Below	Kitchen	19' x 18'			x
Main	Office	12'1 x 5'6	Below	Media Room	18'5 x 18'4			x
Main	Laundry	7' x 12'	Below	Laundry	9'3 x 5'4			x
Above	Dining Room	19'8 x 12'	Bsmt	Gym	18'10 x 10'6			x
Above	Kitchen	19'6 x 18'9						x
Main	Wine Room	17'6 x 3'6						x
Main	Great Room	19'8 x 19'6						x
Below	Bedroom	19' x 10'1						x

Finished Floor (Main): 1,780 Finished Floor (Above): 1,473 Finished Floor (Below): 2,270 Finished Floor (Basement): 556 Finished Floor (Total): 6,079 sq. ft.	# of Rooms: 16 # of Kitchens: 2 # of Levels: 4 Suite: Legal Suite Crawl/Bsmt. Height: _____ Beds in Basement: 0 Beds not in Basement: 4 Basement: Fully Finished	Bath 1 Main 5 Yes 2 Main 4 Yes 3 Main 4 Yes 4 Above 2 No 5 Below 4 Yes 6 Below 3 No 7 Below 2 No 8	Outbuildings Barn: _____ Workshop/Shed: _____ Pool: _____ Garage Sz: _____ Door Height: _____
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Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

Welcome to spectacular White Rock! Custom built 6079 sq.ft. bright modern home with all bells & whistles. Magnificent ocean view from multiple levels. Open plan with 5bd & 7bath (including 4 ensuites). Gourmet kitchen with ALL high end appliances including convection steam oven & built in coffee maker. Other features include Control 4, elevator, theatre, gym, custom wine cellar, beautiful wide plank white oak floor throughout. Spacious 2 bedroom legal suite. Gorgeous view of White Rock Beach from every balcony/deck. Massive garage with 6 covered parking + 4 uncovered spaces. Low maintenance 4410 sqft yard. Excellent CENTRAL location. Steps to White Rock Pier, restaurants, bars & shops. See link for virtual tour. Book an appointment today!