

Features - 14149 16 Avenue

Lot:

- 6,148 sq. ft. lot
- 52.82 ft. frontage x 116.34 ft. depth
- Allen block and caps, retaining wall
- Ocean views from front of home

Exterior:

- Asphalt roof
- Hardie board siding
- Double garage with back lane access
- Covered northern exposed deck
- Inground sprinkler system

Interior:

- 10 ft. main floor ceilings
- Baseboards, moldings and detailed millwork
- Designer colors and light fixtures
- Engineered hardwood floors
- Foyer: coat closet with barn doors
- Cross Hall Living Room and Dining Room
- Kitchen: white shaker cabinets, oversized waterfall island with black cabinetry, quartz counter tops, black fixtures, Jenn Air stainless steel appliances include; built-in fridge, 48' commercial grade 5 burner gas stove with griddle, double ovens, hood fan with warmer, hot water tap, warming drawer, built-in microwave, dishwasher, recessed sink
- Wok Kitchen: sink, gas cook top with hood fan
- Nook: built-in desk and cabinetry
- Great Room: built-in cabinetry and shelving, gas fireplace
- 2-Piece Powder Room: LED backlite mirror, designer tile floors
- Laundry Room: Samsung front loading washer and dryer, large sink
- Main Floor Bedroom: walk-in closet, 3-Piece Ensuite: single sink, double wide seamless rain shower

Upper Level:

- Master Bedroom: vaulted ceilings, walk-in closet, 5-Piece Ensuite: double sinks, stand alone tub, oversized steam shower, seamless doors, body shower, steamer
- Office: vaulted ceilings, ocean views
- Bedroom: 4-Piece Cheater Ensuite: single sink, water closet with tub/shower and toilet
- Bedroom: walk-in closet, 4-Piece ensuite, single sink, tub/shower

Ground Level Walk-Out Basement:

- Games Room: LED backlite for TV, wet bar, sink, bar fridge and dishwasher
- Wine Room: seamless glass door
- 3-Piece Bathroom: single sink, seamless shower
- Bedroom: walk-in closet
- Back door entrance: built-in closet and shoe storage

Two Bedroom Legal Suite:

- Living room: private entrance and patio
- Kitchen: Frigidaire stainless steel appliances include; fridge, 4 burner electric stove and dishwasher
- 4-Piece Bathroom: single sink, tub/shower
- Laundry: Bloomberg stacking washer and dryer
- Electric baseboard heat

Mechanics of Home:

- Casement windows and roller blinds
- Built-in vacuum system
- Built-in speaker system inside and out
- Security system with cameras
- Nest heat control system
- Gas hot water tank
- Goodman high efficiency forced air furnace
- Air conditioning
- 1 1/2 inch layer of concrete on main and upper level

Interiors By:

Simran Arora, Inspirational Interiors

Phone: 778-229-8585

www.inspirationalinteriors.ca

Gross Taxes 2018: \$3,224.39 (home not complete)

Main Floor:	2,015 sq. ft.
Upper Floor:	1,323 sq. ft.
Lower Floor:	1,702 sq. ft.
- includes 734 sq. ft. suite	
Total Floor Area:	5,040 sq. ft.
Garage:	405 sq. ft.

Neighborhood Schools:

Bayridge Elementary: 1730 142 Street

Semiahmoo Secondary: 1785 148 Street

Disclaimer: Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. House size taken from building plans. Lot size taken from City Cosmos. Buyer to verify, if important prior removing conditions.

Features - 14149 16 Avenue

地:

- 6,148 sq. ft. 地
- 52.82 ft. 面宽 x 116.34 ft. 纵深
- Allan block 挡土墙
- 正面海景

外观:

- 沥青瓦
- 水泥板外墙
- 后巷通道双车库
- 带顶棚北向露台
- 掩埋式喷灌系统

内部:

- 10 ft. 主层天花板高度
- 踢脚线板, 装饰嵌线板和精致木工
- 设计师配色和明亮内饰
- 工程地板
- 门厅: 双侧推门搁衣间
- 客厅餐厅分别位于走廊两侧
- 厨房: 白色shaker 橱柜, 超大厨房岛台并黑色壁橱, 石英石台面, 黑色装饰, Jenn Air 不锈钢厨房电器包括: 嵌入式冰箱, 48' 商业级5头燃气炉带煎烤, 双烤箱, 抽油烟机带保温装置, 热水龙头, 电热抽屉, 嵌入式微波炉和洗碗机, 嵌入式水槽
- 炒菜厨房: 水槽, 燃气灶和抽油烟机
- 隔间: 嵌入式桌子和壁橱
- 客厅: 嵌入式壁橱和隔板架, 燃气壁炉
- 2件套化妆间: LET背光灯镜, 专业设计的瓷砖地板
- 洗衣房: 三星前置洗衣机和烘干机
- 一楼卧房: 走入式衣橱, 3件套卫生间: 单人洗脸盆, 双人无缝淋浴

二楼:

- 主卧: 高挑屋顶, 步入式衣橱, 5件套卫生间: 双人洗脸台, 独立浴缸, 大尺寸蒸汽淋浴, 无缝门, 全身淋浴
- 办公室: 高挑屋顶, 海景
- 卧房: 4件套双门卫生间: 单人洗脸台厕所盥洗间和浴缸/淋浴和座便器
- 卧房: 步入式衣橱, 4件套卫生间, 单人洗脸台, 浴缸/

• 游戏室: LED 背光TV, 吧台, 洗手台, 吧台冰箱和洗碗机

• 酒窖: 无缝玻璃门

• 3件套卫生间: 单人洗面台, 无缝淋浴间

• 卧房: 步入式衣橱间

• 后门入口: 嵌入式储藏间, 两房已登记套间:

• 客厅: 私人出入和庭院

• 厨房: Frigidaire 不锈钢厨房电器包括冰箱, 4炉头电炉和洗碗机

• 4件套卫生间: 单人洗手台, 浴缸/淋浴

• 洗衣间: Bloomberg 叠放洗衣机烘干机

• 电板加热

技术应用:

• 平开窗和卷帘

• 内嵌真空吸尘系统

• 内嵌室内外对讲

• 安保系统和摄像头

• Nest 热控系统

• 燃气热水箱

• Goodman高效能增压空气炉

• 空调

• 1 1/2 inch 厚水泥在主层和二楼

内部设计: Simran Arora, Inspirational Interiors

电话: 778-229-8585 www.inspirationalinteriors.ca

地税2018: \$3,224.39 (房屋未建成)

主层: 2,015 sq. ft.

楼上: 1,323 sq. ft.

楼下: 1,702 sq. ft.

- 包括 734 sq. ft. 套间

室内总面积: 5,040 sq. ft.

车库: 405 sq. ft.

周边学校:

Bayridge Elementary: 1730 142 Street

Semiahmoo Secondary: 1785 148 Street

To Castle View LTD

30th Oct 2019

14139 16th Ave

Surrey V4A 1P9

It is with great pleasure I am writing this letter to show our appreciation to Castle View's construction at our new house- 14139 16th Ave Surrey. The project Castel View has taken was so stylish and showing their concentration in building quality.

We have been looking for new houses at South Surrey area for half a year. And this new construction attracted us by the commitment to quality, the input from architect design and love tendering into each building step. Though the location is at the main street, the quality of sound-proof windows doesn't have much noise level influence. (we did a noise testing at night time).

The project was a great success. We love our new house and everyone is happy of moving.

Please allow this letter to serve as proof of our recommendation and verification of Castle View ability to perform quality masonry work with an exemplary work ethic.

Last but not least, Mr. Baldev Arora (Dave) offered us great help during our moving, really grateful that we choose a very honor and generous builder in our such important life choice.

Yours Sincerely

Sammi Zhang 

Kayla We 



Presented by:

Cindy Walker

Homelife Benchmark Realty Corp. (White Rock)

Contc: 604-889-5004

www.WalkerRealEstate.ca

info@walkerrealestate.ca

**Active**
R2411484Board: F
House/Single Family**14149 16 AVENUE**South Surrey White Rock
Sunnyside Park Surrey
V4A 1P9

Residential Detached

\$1,799,000 (LP)

(SP)



Sold Date:	Frontage (feet):	52.82	Original Price: \$1,799,000
Meas. Type: Feet	Bedrooms:	8	Approx. Year Built: 2019
Depth / Size: 116.34	Bathrooms:	7	Age: 0
Lot Area (sq.ft.): 6,148.00	Full Baths:	6	Zoning: SF
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,244.39
Rear Yard Exp: North			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 029-905-753
			Tour: Virtual Tour URL

View: **Yes: Full South Ocean View**
 Complex / Subdiv: **Ocean Bluff/Ocean View**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane, Rear**
 Total: **Garage; Double**

Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL EPP61100 LT 2 LD 36 SEC 16 TWP 1**Amenities: **Air Cond./Central, Guest Suite**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Security System, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'8 x 8'0	Above	Master Bedroom	16'0 x 15'5	Bsmt	Kitchen	17'8x 8'5
Main	Living Room	15'3 x 12'2	Above	Walk-In Closet	11'4 x 7'6	Bsmt	Bedroom	11'2x 9'9
Main	Dining Room	14'0 x 10'0	Above	Bedroom	13'1 x 12'0	Bsmt	Bedroom	10'4x 10'0
Main	Den	10'9 x 10'0	Above	Bedroom	13'3 x 11'0			x
Main	Bedroom	11'9 x 10'10	Above	Bedroom	13'0 x 11'0			x
Main	Laundry	8'9 x 5'6	Bsmt	Mud Room	13'6 x 5'4			x
Main	Kitchen	15'8 x 11'10	Bsmt	Wine Room	6'8 x 3'8			x
Main	Wok Kitchen	7'2 x 5'0	Bsmt	Games Room	14'3 x 11'8			x
Main	Nook	16'0 x 12'0	Bsmt	Bedroom	11'4 x 10'6			x
Main	Great Room	18'6 x 16'0	Bsmt	Living Room	17'8 x 7'4			x

Finished Floor (Main): **2,015**
 Finished Floor (Above): **1,323**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,702**
 Finished Floor (Total): **5,040 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **5,040 sq. ft.**

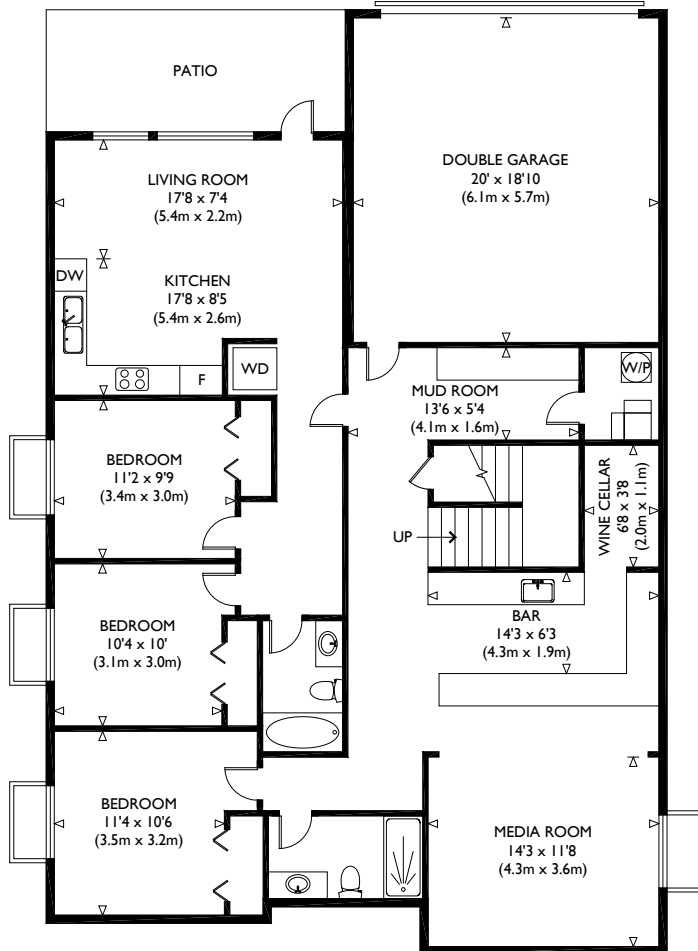
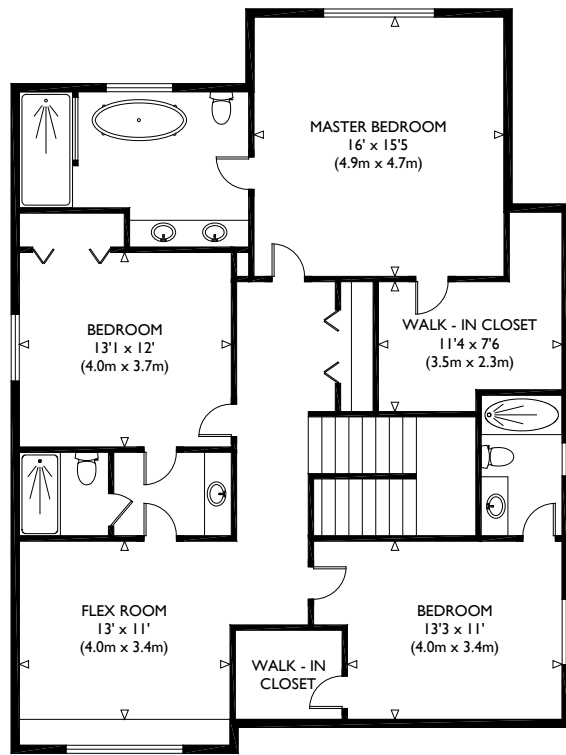
of Rooms: **23**
 # of Kitchens: **3**
 # of Levels: **3**
 Suite: **Legal Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **3** Beds not in Basement: **5**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	3	Yes
3	Above	6	Yes
4	Above	4	Yes
5	Above	3	Yes
6	Bsmt	3	No
7	Bsmt	4	No
8			

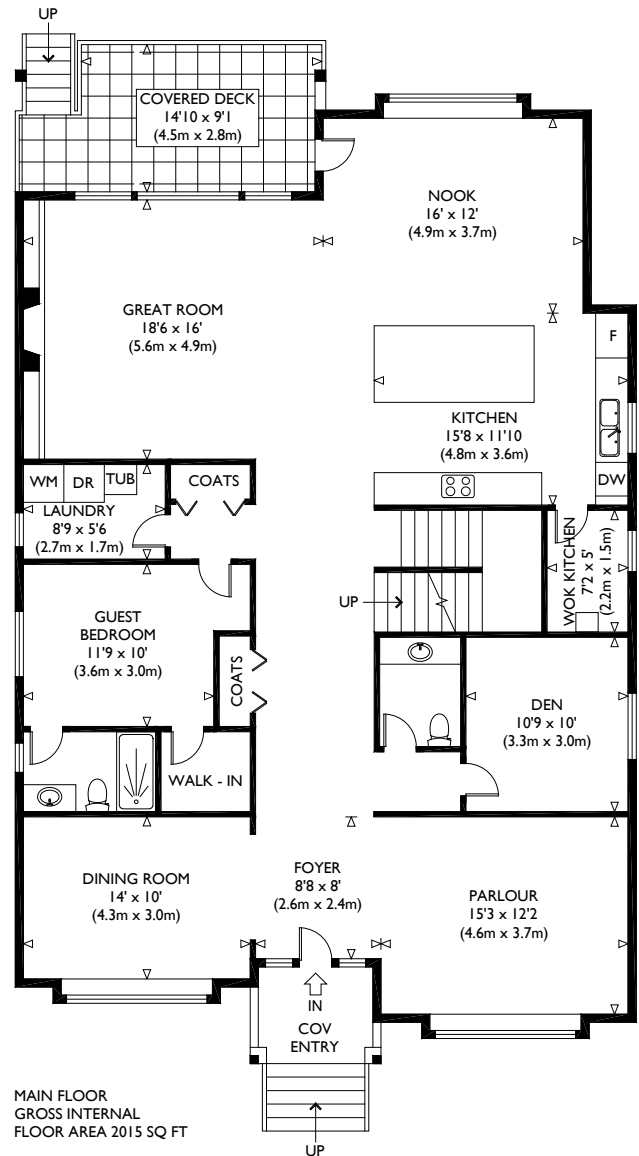
Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)****Homelife Benchmark Realty Corp. (White Rock)**

Ocean Bluff. Full Ocean View! Lane Access. Level Entry 2 Brd. Bright Legal Suite. Beautiful design, un-surpassed luxury and quality, built by Castle View Homes: 2019 Award Finalist, Home Builders Association Vancouver. 5,040 sq. ft. Main floor 10 ft. ceilings, parlor, cross hall dining, great room, gourmet plus wok kitchen, office, plus ensuited bdrm. Upper level 3 bdrms, plus 4th bedroom or ocean view flex room. Ground level double garage, games/media room, full bar, sink, walk-in wine room & guest bdrm. Hardy board siding, concrete between floors, lawn sprinklers, speakers in/out, video security, air conditioning. 6,148 sq. ft. lot. Sunny covered back deck. Interiors by Simran Arora. Walk to White Rock Pier, Bayridge & Semiahmoo Schools.

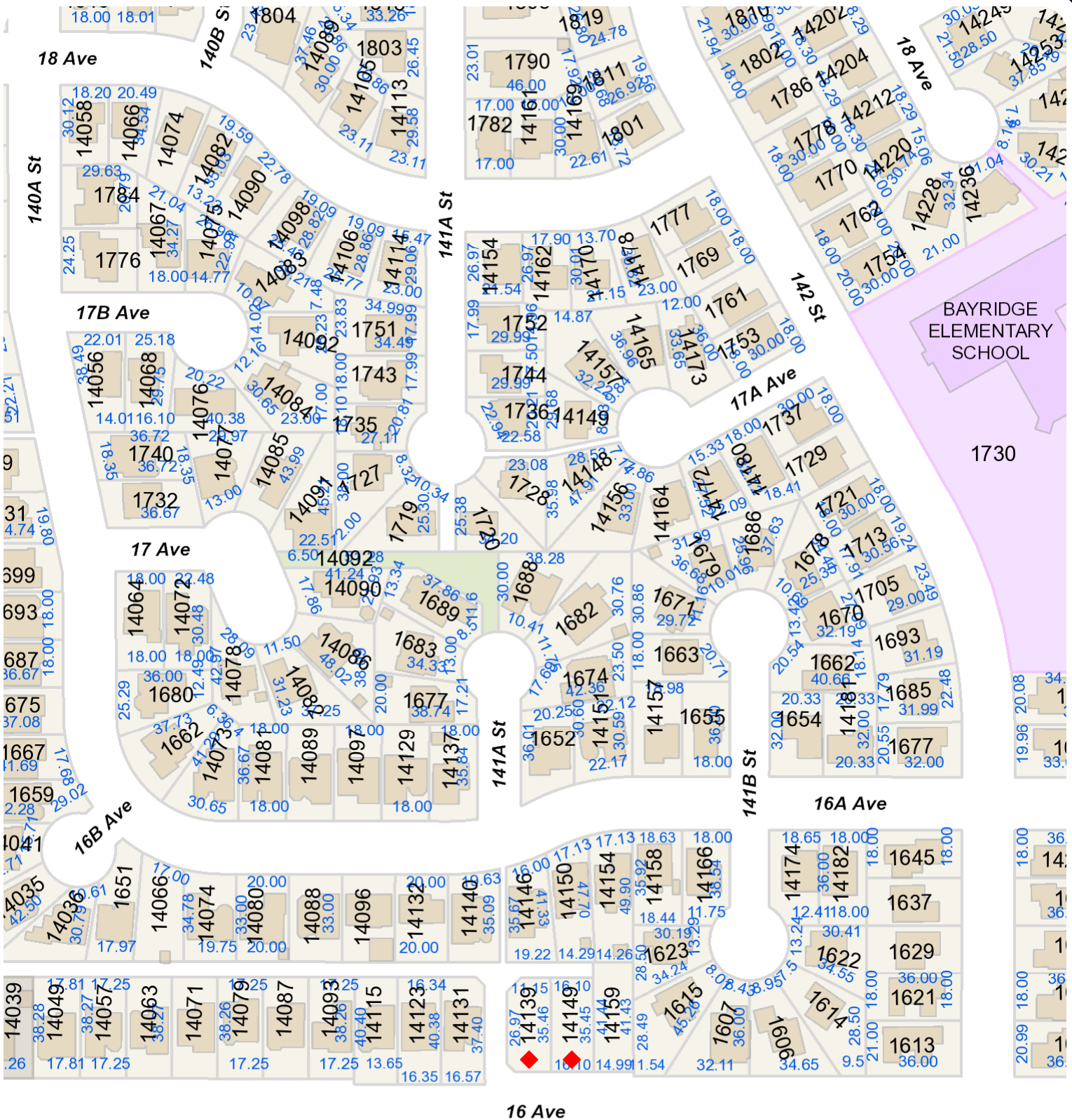


BASEMENT
GROSS INTERNAL
FLOOR AREA 2840 SQ FT



MAIN FLOOR
GROSS INTERNAL
FLOOR AREA 2015 SQ FT

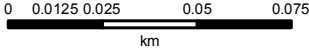
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS EXTERNAL FLOOR AREA =
6178 SQ FT / 574 SQ M



Enter Map Description

Scale: 1:2,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca





A horizontal scale bar with tick marks at 0, 0.05, 0.1, 0.2, and 0.3. The unit 'km' is centered below the bar.

Map created on: 2018-10-01