

Features - 14286 36A Avenue

Lot:

- 4,633 sq. ft lot
- 44.58 ft. frontage x 93.07 ft. depth
- South exposed private fenced and hedged rear yard

Exterior:

- Covered northern exposed front porch
- Asphalt roof
- Hardy board siding
- Irrigation system on timers: front and rear
- Expansive composite rear patio with built in lighting and retractable awning
- Covered BBQ Shed with lighting
- Rear back garden: raised vegetable beds, behind fence
- Top of the line Jacuzzi Hot Tub with built in JBL sound and waterfall (optional)

Interior:

- 12 ft. ceilings, recessed lighting
- Pre-finished hardwood flooring on main level
- Upgraded millwork and crown moldings
- Foyer: tile entrance
- Den: looks over front patio
- Great Room: gas fireplace and built in cabinets
- Kitchen: dark wood cabinets with soft close feature, granite counter tops, stainless Kitchen Aid appliances, 4 burner gas range, double door fridge with water and ice, microwave, recessed large farmhouse sink, large granite island with lots of storage, 2020 garburator and faucet
- Main Bathroom: 2 piece
- Laundry Room: 2020 Maytag washer and dryer, sink and built in cabinets

Upper Level:

- Master Bedroom: vaulted ceilings, walk in closet and 2nd closet
- Ensuite: double sinks, marble counters, soaker tub, glass shower, heated tile floor, water closet
- 2 secondary bedrooms
- Cheater Ensuite: double sinks, tub/shower combination
- Open Den: upper level landing, double built in work station by California Closets

Basement:

- Expansive recreation/media room: electric fire place
- Over sized U Shaped Bar: dishwasher, sink, fridge, puralic beer dispensing unit
- 4th Bedroom
- Bathroom: 4 piece, tub/shower combination
- 2 storage rooms

Mechanics of Home:

- 2020 high efficiency forced air furnace, electronic filter
- 2020: hot water on demand tank
- Air conditioning with heat pump
- Roughed in alarm
- Built in vacuum and kitchen island vacuum kick

Gross Taxes 2020: \$4,443.83

Final Building Approval: December 22, 2008, on file

Form Survey: July 10, 2008, on file

Confirm Strata Corporation:

Form B Dated: Coming Soon

Contingency Reserve Fund: Coming Soon

Maintenance Fee: \$219.23

- includes road maintenance, street lights, water, sewer, garbage Removal, recycling & front lawn maintenance

2 Pets: City of Surrey Bylaws

Age Restriction: none

Rental Restriction: no short term rentals (air b&b)

Main Floor: 1,185 sq. ft.

Upper Floor: 1,115 sq. ft.

Basement: 1,185 sq. ft.

Total Floor Area: 3,485 sq. ft.

Double Garage 403 sq. ft.

- extensive built in overhead racking for storage

Neighborhood Schools:

Chantrell Creek Elementary: 2575 137 Street

Elgin Park Secondary: 13484 24 Avenue

Note: hot tub optional, bracket and tv in bar area, tv bracket in living room, tv bracket and shelving in master bedroom included

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 provided by City of Surrey. Lot size taken from City Cosmos. Buyer to verify, if important prior removing conditions.



Presented by:
Kimberly Walker
 Homelife Benchmark Realty Corp. (White Rock)

www.walkerrealestate.ca
 kimberly@walkerrealestate.ca

Active
R2592858
 Board: F
 House/Single Family

14286 36A AVENUE

South Surrey White Rock
 Elgin Chantrell
 V4P 0C2

Residential Detached

\$1,499,900 (LP)

(SP) 



Sold Date: Frontage (feet): **44.58** Original Price: **\$1,499,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2008**
 Depth / Size: **93.07** Bathrooms: **4** Age: **13**
 Lot Area (sq.ft.): **4,633.00** Full Baths: **3** Zoning: **CDZ**
 Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$4,443.83**
 Rear Yard Exp: **South** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-376-591**
 Tour:

View: **Yes: South Rear Yard/Backs on Green**
 Complex / Subdiv: **Southport Seaside/Nicomekl River**
 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, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric, Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2019**
 R.I. Plumbing: **No**
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**

Dist. to Public Transit: **2** Dist. to School Bus: **2**
 Title to Land: **Freehold Strata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: Hot tub is optional**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **STRATA LOT 76 SECTION 28 TOWNSHIP 1 AND DISTRICT LOT 166 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2180**

Amenities: **Air Cond./Central, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Shopping Nearby**

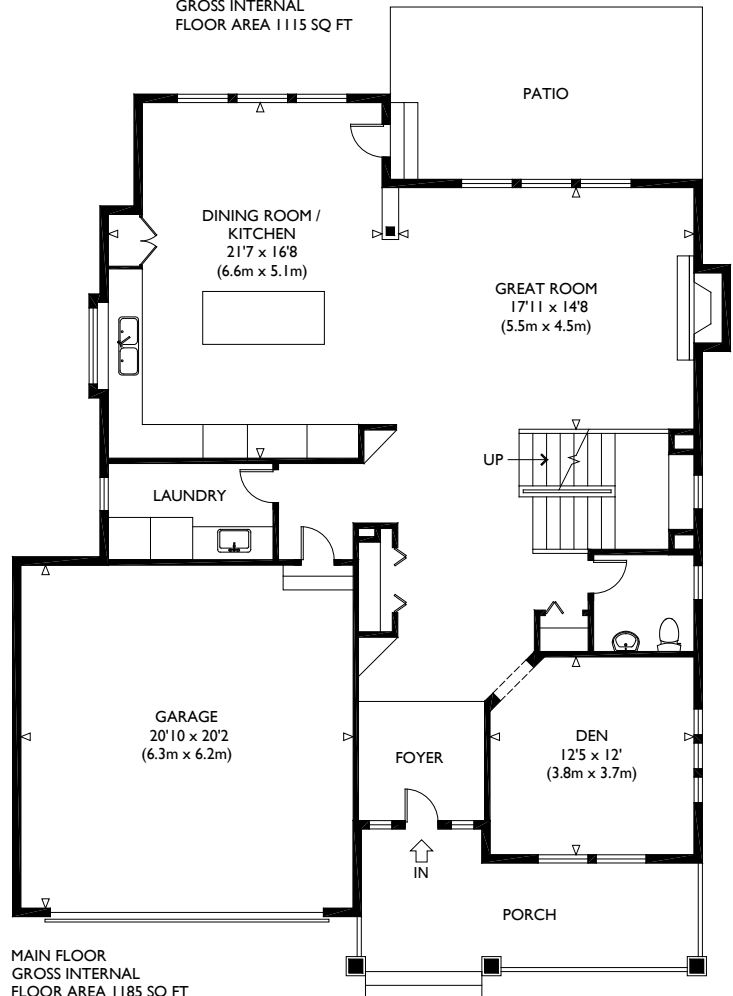
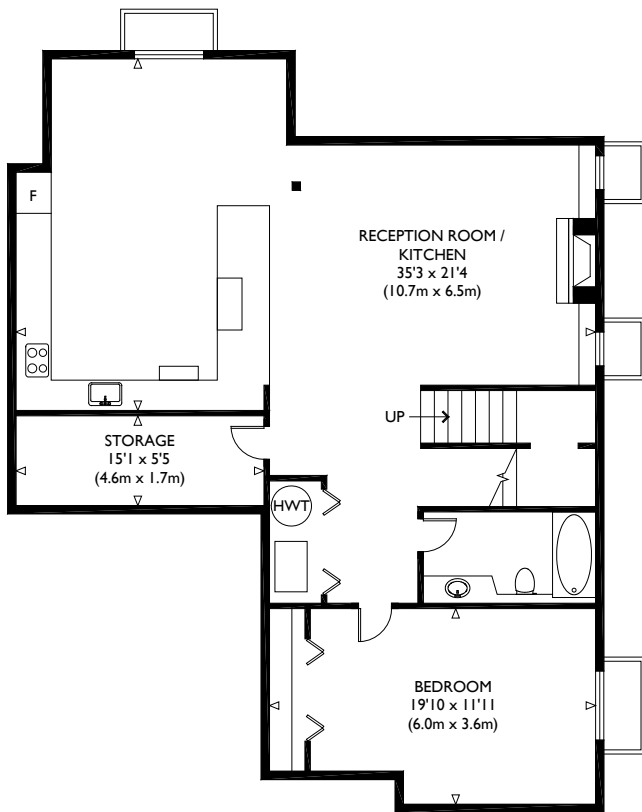
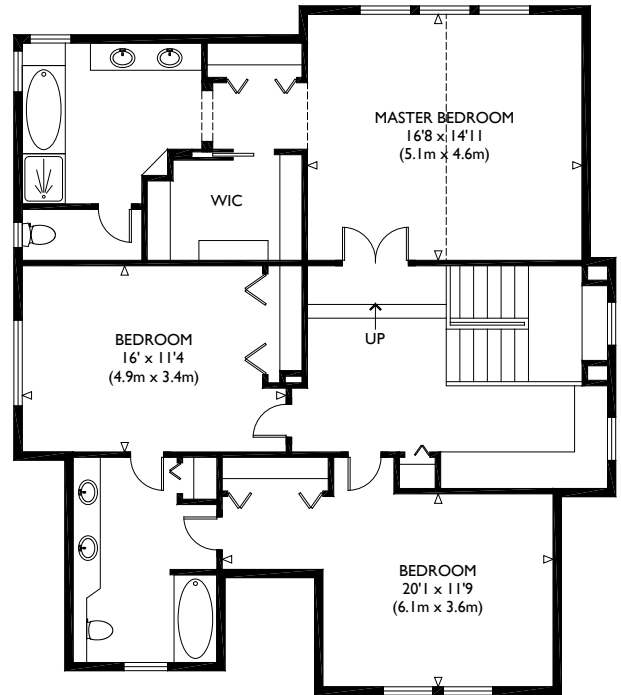
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	18'0 x 14'0			x			x
Main	Dining Room	14'0 x 10'6			x			x
Main	Kitchen	16'0 x 9'6			x			x
Main	Office	12'0 x 11'6			x			x
Above	Master Bedroom	16'0 x 14'2			x			x
Above	Bedroom	13'6 x 11'0			x			x
Above	Bedroom	14'0 x 10'8			x			x
Above	Flex Room	10'0 x 6'0			x			x
Bsmt	Recreation	33'8 x 18'0			x			x
Bsmt	Bedroom	16'8 x 10'0			x			x

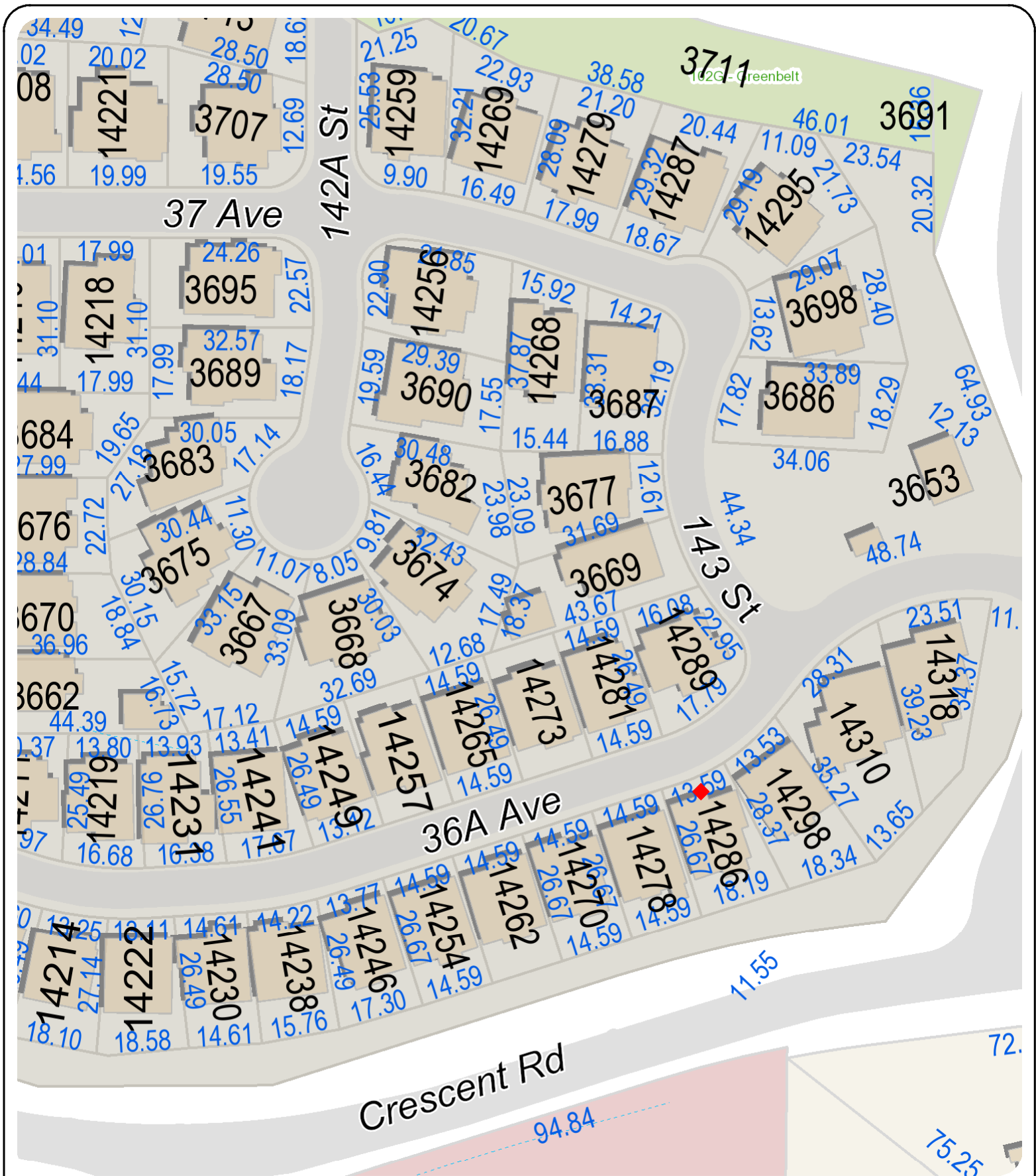
Finished Floor (Main):	1,185	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,115	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,185	Suite: None	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,485 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
		Beds in Basement: 1	5			No	Grg Dr Ht:
		Beds not in Basement: 3	6			No	
Unfinished Floor:	0	Basement: Fully Finished	7			No	
Grand Total:	3,485 sq. ft.		8			No	

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

Southport! Quiet seaside executive community of 71 ParkLane Built Homes(no suite zone/front yard grass contract), on the Nicomekl River, enjoy kayaking, walking & bike trails & Nico Wynd 9 hole/par 35 golf course. Home shows new, neutral colors, loads of upgrades: hard wood floor, built in cabinets, detailed mill work, granite counters, air conditioning, upgraded furnace/hot water tank. 3,485 sq. ft. plan. Main floor great room & front parlor. Upper level 3 ensuited bedrooms & built in work station. Bsmt.games room, expansive plumbed bar, 2 fridges, dishwasher & drink fountain. 4,633 sq. ft. lot, south rear yard, large composite deck, retractable awning, covered powered barbeque shack, gas hook up, water sprinklers, raised garden beds, back onto natural green space. Chantrel/Elgin Schools.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS EXTERNAL FLOOR AREA =
3485 SQ FT / 324 SQ M



Enter Map Description

Scale: 1:1,000

