



Presented by:

**Cindy Walker**

Homelife Benchmark Realty Corp. (White Rock)

Contc: 604-889-5004

www.WalkerRealEstate.ca

info@walkerrealestate.ca

**Active**  
**R2466424**Board: F  
House/Single Family**3708 DEVONSHIRE DRIVE**

South Surrey White Rock

Morgan Creek

V4A 9M2

Residential Detached

**\$1,899,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>85.00</b>	Original Price: <b>\$1,899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2000</b>
Depth / Size: <b>118</b>	Bathrooms:	<b>4</b>	Age: <b>20</b>
Lot Area (sq.ft.): <b>10,088.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RES</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$6,707.72</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>023-475-366</b>
			Tour:

View: **Yes: Private East Rear Yard**Complex / Subdiv: **Morgan Creek**Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt., Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Wood**

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

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

Dist. to Public Transit: **3** Dist. to School Bus: **3**  
 Title to Land: **Freehold NonStrata**

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

Legal: **LOT 61 SECTION 26 TWP 1 NEW WEST DIST. PLAN LMP29096**Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Jetted Bathtub, Security System, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 15'2	Above	Bedroom	14'6 x 10'10			x
Main	Dining Room	11'2 x 12'6	Bsmt	Games Room	20'6 x 13'10			x
Main	Kitchen	11' x 8'	Bsmt	Games Room	20'6 x 12'			x
Main	Nook	14' x 8'	Bsmt	Media Room	22' x 15'4			x
Main	Family Room	14'6 x 11'10	Bsmt	Bedroom	12'3 x 10'5			x
Main	Office	11'5 x 10'	Bsmt	Utility	15' x 7'3			x
Main	Master Bedroom	19' x 13'11	Bsmt	Storage	10' x 7'8			x
Main	Foyer	13' x 10'			x			x
Main	Laundry	8'6 x 6'5			x			x
Above	Bedroom	10'10 x 14'6			x			x

Finished Floor (Main):	<b>2,022</b>	# of Rooms: <b>17</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>540</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>2,022</b>	# of Levels: <b>3</b>	2	<b>Main</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,584 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Bsmt</b>	<b>5</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished</b>	6			<b>No</b>	
Grand Total:	<b>4,584 sq. ft.</b>		7			<b>No</b>	
			8			<b>No</b>	

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

**Morgan Creek. Move in ready, quality finishing, beautifully maintained 4,584 sq. ft. plan: master on main, luxurious ensuite, 2 bedrooms up, cheater ensuite, walker out basement 4th bedroom, media room, and double games room with plumbed bar/summer kitchen, temperature controlled wine cellar. Features brick exterior, shake roof, high and vaulted ceilings, butler pantry, granite counters, stainless appliances, hardwood flooring, detailed mill work, floor to ceiling windows, expansive back yard stamped concrete patio, over looking maturely landscaped, hedged private garden. 10,800 sq. ft. lot located on a quiet street, with Morgan Creek Golf Course, Club House and Morgan Creek Elementary School, just steps away.**

# Features - 3708 Devonshire Drive

## Lot:

- 10,088 sq. ft. eastern exposed lot
- 85 ft. frontage x 118 ft. depth
- Maturely landscaped private yard
- 

## Exterior:

- Shake roof
- Brick front exterior, rear stucco exterior
- Exposed aggregate driveway/walkway

## Main Floor:

- 9 ft. ceilings and cherrywood flooring
- 2" blinds throughout
- Living and dining room: gas fireplace with maple surround
- Office: over looks front of home
- Kitchen: maple cabinets, 2020 Panasonic microwave, Kenmore fridge, Jenn Air 4 burner gas cooktop, GE profile electric oven, Maytag dishwasher, granite countertops, large island, skylight
- Butler Pantry sink and maple cabinets
- Family Room and nook: stone gas fireplace, double patio doors, phantom screen, open to Covered glass covered stamped concrete patio, gas barbeque hook up
- Master Bedroom: walk in closet
- Ensuite: granite counter tops, 2 sinks, vanity, soaker jetted tub, oversized glass shower
- 2 piece powder room
- Laundry room: built in cabinets, sink, Kenmore washer and dryer

## Upper Level:

- 2 secondary bedrooms
- Cheater Ensuite: single sink, tub/shower

## Lower Level:

- Games Room: walks out to stair case leading to rear yard, with bar/ideal for summer kitchen
- Media Room
- Bedroom: walk in closer
- Main Bathroom: 4 piece, tub/shower
- Wine Cellar: temperature controlled
- Furnace/Storage Room

## Mechanics of Home:

- 2018 Gas hot water tank
- Lennox furnace
- Built in vacuum
- Built in alarm

**Gross Taxes 2019:** \$6,707,72

**Final Building Approval:** January 4, 2000, on file

**Note:** basement finished after final occupancy

**Form Survey:** May 3, 1999, on file

**Main Floor:** 2,022 sq. ft.

**Upper Floor:** 540 sq. ft.

**Basement:** 2,022 sq. ft.

**Total Floor Area:** 4,584 sq. ft.

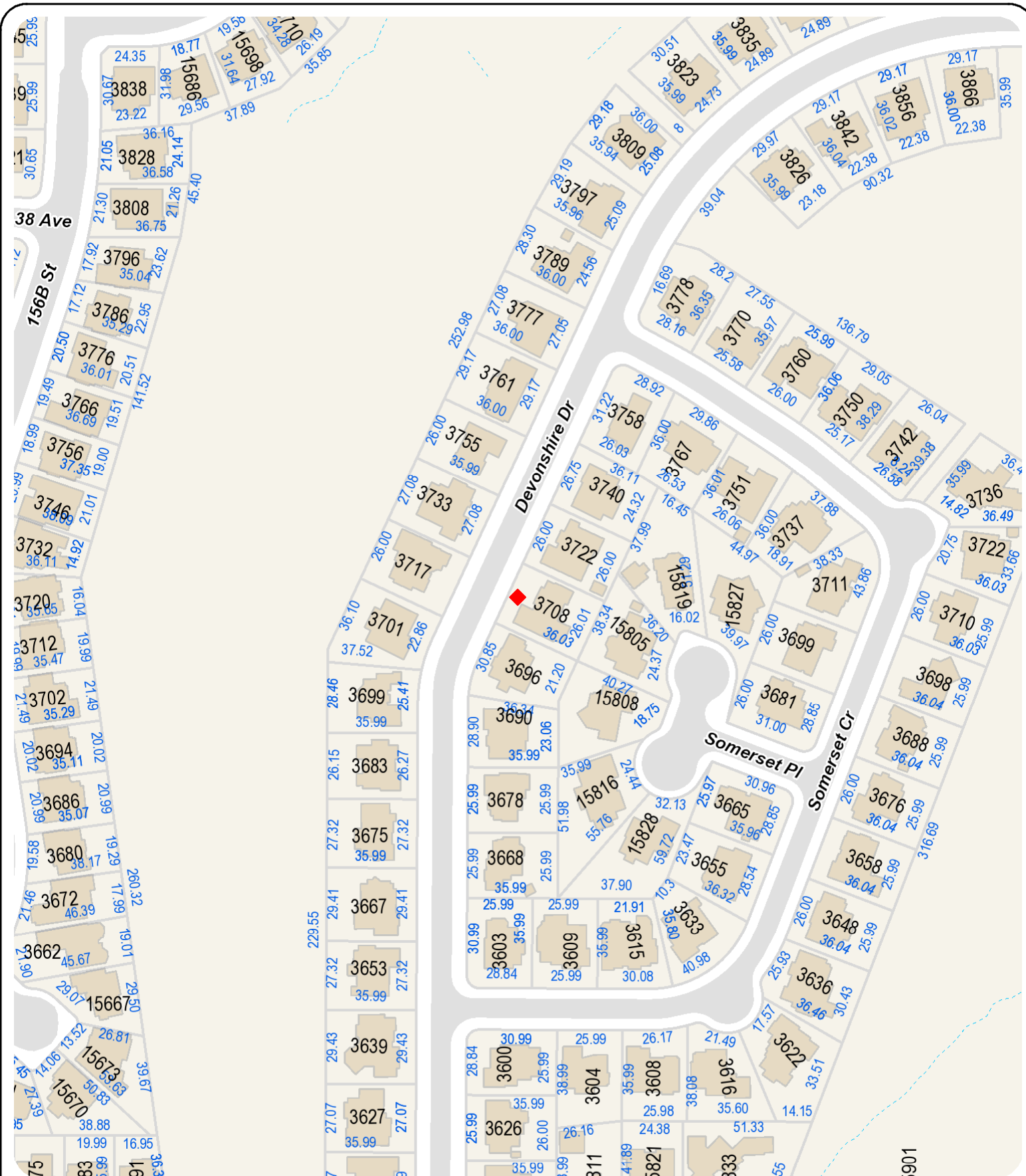
**Double Garage:** 480 sq. ft.

## Neighborhood Schools:

Morgan Elementary School: 3366 156A Street

Earl Marriot Secondary School: 15751 16 Avenue

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed. House size taken from City of Surrey and Building plans. Lot size taken from City Cosmos. Buyer to verify, if important prior to firm contract.



Enter Map Description

Scale: 1:2,000

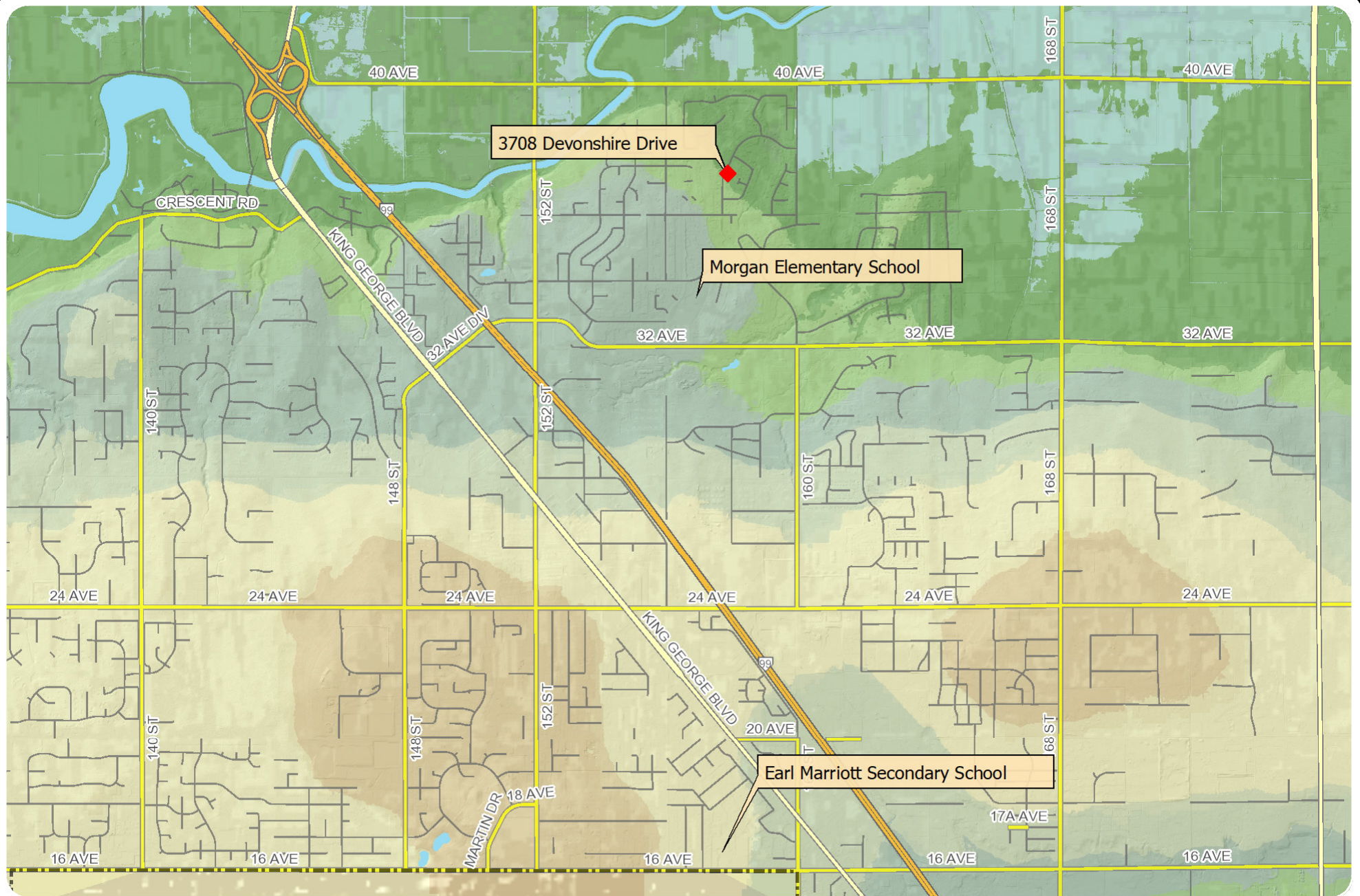
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and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



0 0.0125 0.025 0.05 0.075  
km

Map created on: 2020-06-14





Enter Map Description

Scale: 1:32,000

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



0 0.2 0.4 0.8 1.2  
km

Map created on: 2020-06-14



**CITY OF SURREY**  
PLANNING & DEVELOPMENT  
BUILDING DIVISION

Telephone: (604) 591-4341  
14245 - 56th Avenue, Surrey  
British Columbia, Canada V3X 3A2

## FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT 3708 Devonshire Dr

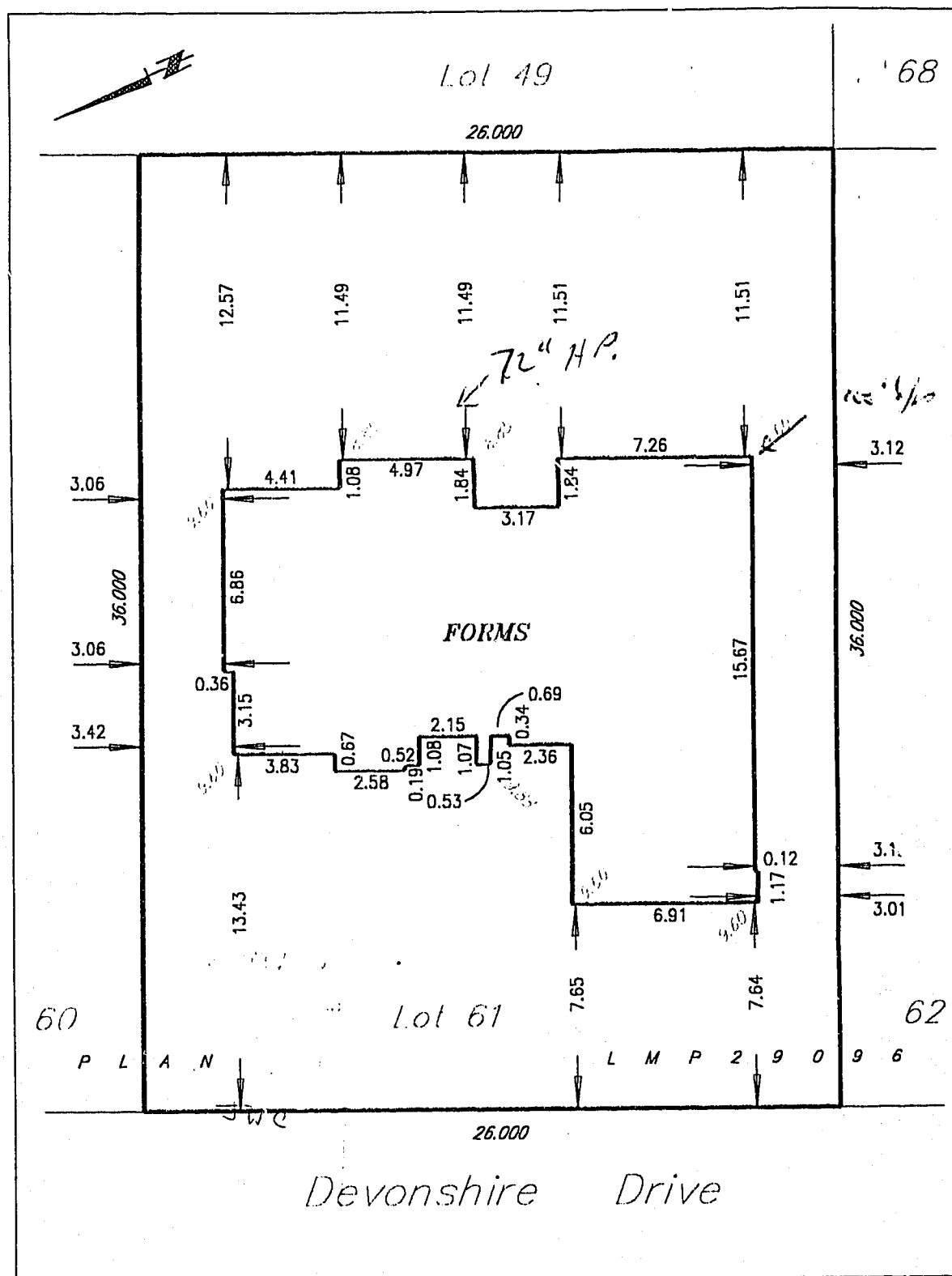
LEGAL lot 61 NE SC 26 T1

PLLMP29096 Part NE 1/4

BUILDING PERMIT No. B99-003108-0-0  
CITY OF PARKS

DATE 04 Jan 00

[Signature]  
BUILDING INSPECTOR  
PER D. MAGNUSSON, P.ENG.  
MANAGER, BUILDING DIVISION



#### NOTES:

- ALL HORIZONTAL DIMENSIONS SHOWN ARE IN METERS AND DECIMALS.
- PROPERTY DIMENSIONS ARE ACCORDING TO LAND TITLE OFFICE RECORDS.
- THIS SKETCH PLAN IS INTENDED ONLY FOR THE EXCLUSIVE USE BY THE INSPECTOR OF THE BUILDING DEPARTMENT OF THE CITY OF SURREY, AND SHALL NOT BE USED FOR MORTGAGE PURPOSES, OR TO DEFINE BOUNDARIES.

#### LEGEND:

- DENOTES PROPERTY LINE
- DENOTES FORMS
- DENOTES POURING STRIP ELEV. (Geodetic Datum)

#### CLIENT:

Mr. & Mrs. M. Soucker

#### CERTIFIED CORRECT:

PERMIT NO.: 99-3108

DATE: May 3rd, 1999

SCALE: 1 : 200 (metric)

OUR FILE: SOUCKER3

Survey Certificate of NON-ENCROACHMENT  
on Forms covering:  
Lot 61, Section 26, Township 1,  
Plan LMP29096, N.W.D.

CIVIC ADDRESS: 3708 Devonshire Drive, Surrey, B.C.  
(Morgan Creek Subdivision)

**SCHULZE & ASSOCIATES**  
LEGAL AND ENGINEERING SURVEYS  
207 - 332 COLUMBIA STREET  
NEW WESTMINSTER, B.C. V3L 1A6  
PHONE: 522-1616 FAX: 943-5054  
e-mail: schulze\_associates@bc.sympatico.ca

FB:  
83

PP:  
94-97

DWG. No.  
1606

REV.  
0