

Features: 13685 18A Avenue

Lot:

- 14,710 sq. ft. lot
- 141.17 ft. frontage x 118.97 ft. depth
- Expansive, wide driveway, with secure/gated RV access, for up to 42' RV
- Matured landscaping: private rear yard

Exterior:

- 2009: asphalt roof, high quality, raised ridge caps
- 2018: gutters and Drain Guards on all down spouts
- 2020: exterior paint
- Cedar siding, cedar soffits
- Stamped paver expansive patio
- Built in barbeque
- Rod iron fenced, with raised garden beds, which gets lots of sunshine
- Fully fenced pet friendly yard
- Storage shed: 12' x 10'

Interior

- Extensive mill work throughout
- Four bright skylights
- 2020: exterior garage and laundry room man doors
- 2020: 2" blinds
- 2020: updated main and two upper level baths including paint light fixtures, refinished cabinets and stylish knobs
- 2020: updated laundry room refinished cabinets
- 2018: front door(\$10,000)
- 2018: 3/4" white oak plank flooring on main, stairs and master bedroom
- 2018: carpet, secondary bedrooms
- 2018: spacious office built, 2 work spaces and cork flooring
- 2018: Restoration Hardware light fixtures
- 2018: living room and family room gas fireplaces, remotes, stone surround and built in cabinets
- 2018 white shaker style kitchen floor to ceiling cabinets, plywood dove tail doors, soft closing drawers, quartz counter tops, massive island.
- 2018 Appliance package(\$30,000): Thermador 6 burner gas range/oven, hood fan, fridge (ice maker), dishwasher, electric wall oven
- Instant hot water, Pot filler over stove
- 2018: renovated 2 piece powder: quartz countertops

Upper Level :

- Master ensuite: seamless glass shower, soaker jetted tub, granite counter tops, refinished cabinets, double sinks, heated flooring
- Front bedroom: walk in closet, provides space to construct ensuite
- Plans on file for option to construct, second stair case from laundry room to games room/5th bedroom over garage: 400 to 735 sq. ft.. Confirm with City of Surrey

Mechanics of Home:

- 2010 American Standard, forced air furnace 95% efficiency
- Gas hot water tank
- Crawl Space: fully insulated spray foamed crawl space for extra warmth and efficiency
- Water lines updated to Pex Piping
- LED lighting in/out, plus dimmers
- Programable irrigation system
- Prewired security system, with wiring to every door and window. Seller currently uses Telus wireless system.
- 2019: built in vac, power head and 2 hoses (original piping)

Gross Taxes 2019: \$6,947.34

Final Occupancy: April 2, 1990 on file

Form Survey: July 27, 1989, on file

Main Floor: 1,962 sq. ft.

Upper Floor: 1,338 sq. ft .

Total Floor Area: 3,300 sq. ft.

Triple Garage and Workshop: 825 sq. ft.

- Work bench area, deep garage for large SUV's and pick ups
- 2020: high end epoxy floor finish, triple garage, plus workshop area. LED lighting, tons of storage, built in shelving. New wifi controlled garage door openers, new fiberglass, steel backed well insulated garage doors.

Neighborhood Schools:

Ray Shepherd Elementary School: 1650 136 Street

Elgin Park Secondary School: 13484 24 Avenue

Ecole Laronde School: 1880 Laronde Drive



Presented by:
Kimberly Walker
 Homelife Benchmark Realty Corp. (White Rock)
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 kimwalker1@live.com

Active
R2479894
 Board: F
 House/Single Family

13685 18A AVENUE

South Surrey White Rock
 Sunnyside Park Surrey
 V4A 9E9

Residential Detached

\$2,098,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	141.17	Original Price: \$2,098,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1990
Depth / Size: 118.97	Bathrooms:	4	Age: 30
Lot Area (sq.ft.): 14,710.00	Full Baths:	3	Zoning: SFD
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,947.34
Rear Yard Exp: North			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-804-684
			Tour: Virtual Tour URL

View: **Yes: North Private Rear Yard**
 Complex / Subdiv: **Bell Park Estates**
 Services Connected: **Community, Electricity, Natural Gas**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # 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: **Asphalt**

Reno. Year: **2020**
 R.I. Plumbing: **No**
 R.I. Fireplaces:

Metered Water: **Y**

Total Parking: **10** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple, RV Parking Avail.**
 Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 16 SECTION 16 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 76806**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Jetted Bathtub, Security System, Storage Shed, Vacuum - Built In**

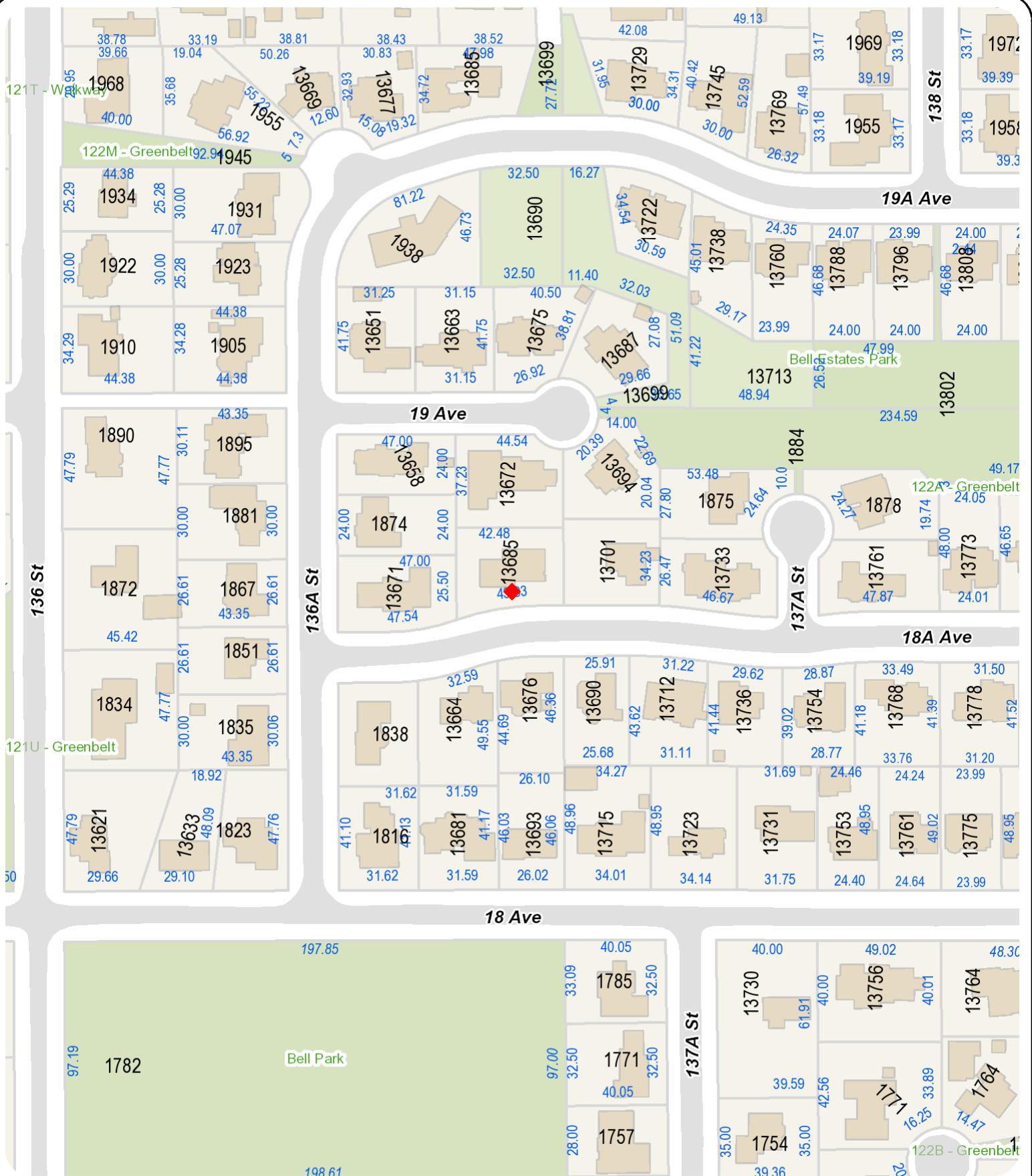
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	16'7 x 15'3	Above	Bedroom	12'1 x 12'0			x
Main	Living Room	17'5 x 13'3	Above	Bedroom	12'3 x 12'1			x
Main	Dining Room	14'0 x 12'7	Above	Bedroom	15'1 x 11'9			x
Main	Kitchen	21'0 x 15'7	Above	Walk-In Closet	9'2 x 5'0			x
Main	Nook	11'8 x 10'9			x			x
Main	Family Room	17'0 x 15'8			x			x
Main	Laundry	20'9 x 8'3			x			x
Main	Office	11'6 x 10'1			x			x
Above	Master Bedroom	22'4 x 16'7			x			x
Above	Walk-In Closet	7'1 x 5'			x			x

Finished Floor (Main):	1,962	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,338	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	No	Workshop/Shed 12'x 10'
Finished Floor (Basement):	0	Suite: None	3	Above	5	Yes	Pool:
Finished Floor (Total):	3,300 sq. ft.	Crawl/Bsmt. Height: 4'	4	Above	4	No	Garage Sz:
		Beds in Basement: 0	5			No	Grg Dr Ht:
Unfinished Floor:	0	Beds not in Basement: 4	6			No	
Grand Total:	3,300 sq. ft.	Basement: Crawl	7			No	
			8			No	

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

Homelife Benchmark Realty Corp. (White Rock)

Bell Park. Extensively renovated 3,300 sq. ft. 4 bedroom, 4 bath and office, traditional two level plan. Triple garage/workshop, large gated RV parking, 141 ft. frontage and 14,710 sq. ft. fenced and hedged private lot. Features: Asphalt roof, new gutters, new interior/exterior paint, paver rear patio, built in barbeque, new built in cabinetry, extensive mill work, new Restoration Hardware light fixtures, solid 7" wide plank, white oak floor, 3/4" thick on main, stair case, and in master. New carpet on upper level, new shaker style kitchen, massive island, quartz tops, Thermador appliance package, 2 ovens, brand new 2" blinds. Sought after community. Walk to Ray Shepherd/Elgin Schools, beach, park, transit and Ocean Park Shopping Center. View walk through matter port video.



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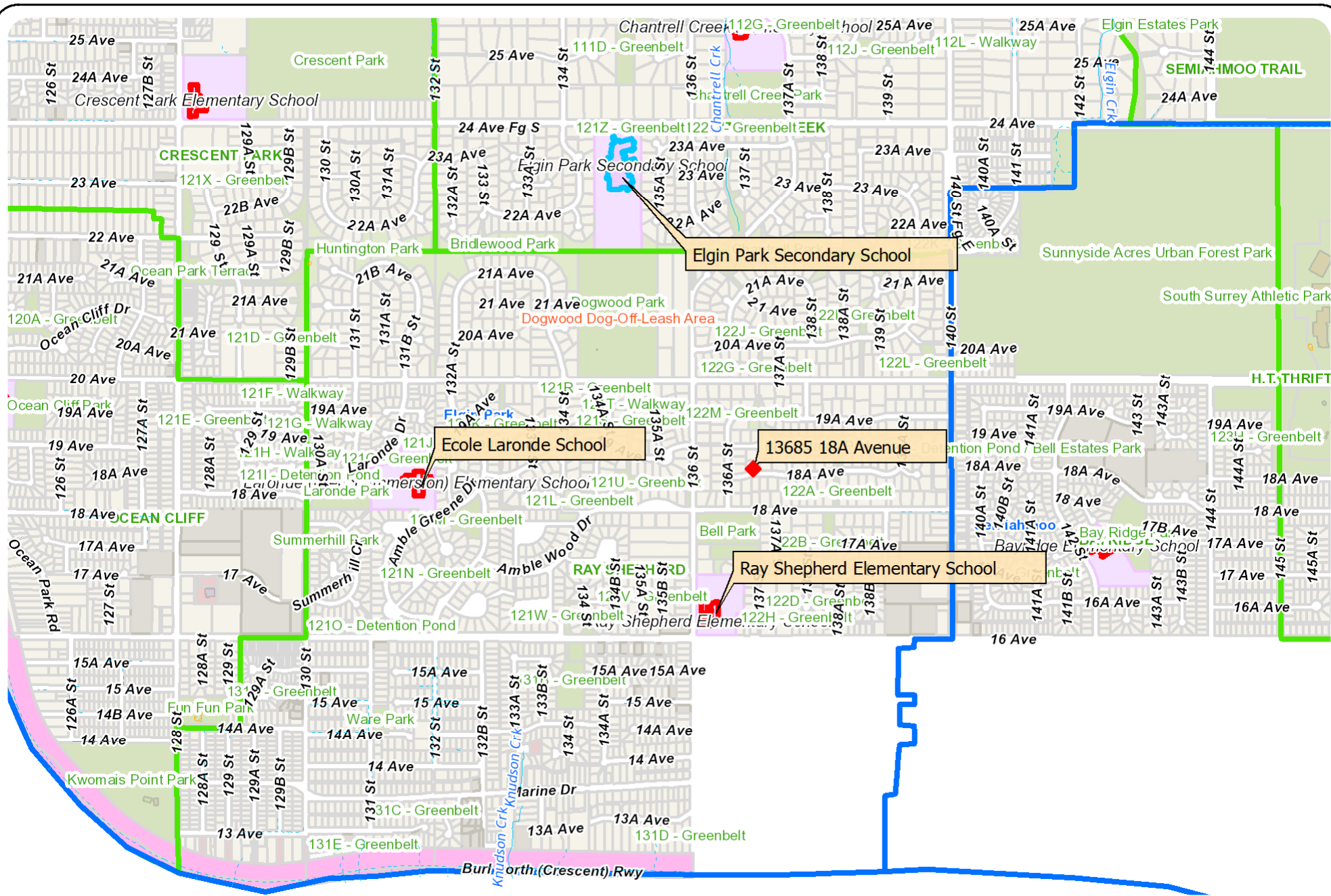
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A horizontal scale bar with tick marks at 0, 0.0125, 0.025, 0.05, and 0.075 km. The bar is divided into four equal segments, each representing 0.0125 km.

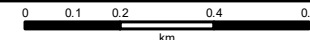
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DISTRICT OF SURREY
PERMITS & LICENSE DEPT.

Telephone (604) 591-4011
14245 - 56th Avenue, Surrey
British Columbia, Canada V3W 1J2

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT 13685 - 18A

LEGAL LT 16 SW 1/4 SEC 16 TPI

PL 76806

BUILDING PERMIT No. 61220

DATE AP 21 90

BUILDING INSPECTOR
PER D. MAGNUSSON, P. ENG.
CHIEF INSPECTOR

