

Features - 16315 9 Avenue

Lot:

- 13,417 sq. ft. irregular shaped lot siding onto green-space and ravine
- 52.98 ft. frontage x 173.75 ft. depth
-

Exterior:

- 2019: cedar fence
- Cedar siding
- Asphalt roof
- Built in outdoor speakers
- Dog run
- Covered patio with gazebo
- Covered hot tub with outdoor shower, new pump, motor and lid

Interior:

- 2019: Ardent Extensive Renovation
- Detailed finish and extensive millwork throughout home
- New ceiling pot lights
- Memory foam underlay in carpets
- Wide Plank Flooring: leveled for flawless install
- Mud Room: sink and double closets, opens to garage
- Formal Sunken Living Room: gas fireplace, built in shelving, cove ceiling
- Bedroom/Den: walk in closer
- Powder Room: pedestal sink
- Kitchen: \$12,000 appliance package, Frigidaire double door fridge and freezer, Panasonic microwave, Thor 6 burner gas range, Bosch dishwasher, Danby wine fridge, white kitchen, oversized granite island, skylights
- Nook: skylight
- Family Room: gas fireplace

Upper Level:

- Master Bedroom: gas fireplace
- Master Bathroom: double sinks, soaker tub, oversized rain shower with seat
- Master Closet: walk in closet, opens to deck
- 2 Bedrooms with walk in closets
- 4th Bedroom: built in bunk beds, built in shelving, electric fireplace on timer, undermount lighting
- Main Bathroom: tub/shower, single sink
- Laundry Room: LG washer and dryer, loads of storage

Basement:

- Wine Tasting Bar: bar fridge, sink
- Games Room:
- Bedroom #5: walk in closet
- Bedroom #6
- Bathroom: shower, sink
- Optional Suite: roughed in hot water ideal for a suite, access to rear yard
-

Mechanics of Home:

- Built in vacuum: 2020 power head
- Built in alarm
- 200 AMP service upgrade
- 2018: tankless hot water tank
- 2018: furnace
- Air conditioning
- Water Softener: installed by original owner

Gross Taxes 2019: \$5,055.96

City Building Approval: January 13, 1995, on file

City Form Survey: March 15, 1994

Main Floor: 1,421 sq. ft.

Upper Level: 1,470 sq. ft.

Basement: 1,421 sq. ft.

Total: 4,312 sq. ft.

Oversized Garage: 22'6 x 19'3

Workshop: 13'11 x 10'11

-12.5 ft. ceilings, room for car racks?

Neighborhood Schools:

South Meridian Elementary: 16244 13 Avenue

Earl Marriott Secondary: 15751 16 Avenue

Negotiable: main level TV

Disclaimer: House size considered approximate, by laser pointed, not guaranteed. Lot size taken from City Cosmos. Buyer to verify, if important prior removing conditions.



Presented by:

Cindy Walker

Homelife Benchmark Realty Corp. (White Rock)

Contc: 604-889-5004

www.WalkerRealEstate.ca

info@walkerrealestate.ca



Active
R2506733

Board: F
House/Single Family

16315 9 AVENUE

South Surrey White Rock
King George Corridor
V4A 9B5

Residential Detached

\$1,777,000 (LP)

(SP)



Sold Date:	Frontage (feet):	86.10	Original Price: \$1,777,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 1995
Depth / Size: 173.76	Bathrooms:	4	Age: 25
Lot Area (sq.ft.): 13,417.00	Full Baths:	3	Zoning: RF
Flood Plain: No	Half Baths:	1	Gross Taxes: \$5,055.96
Rear Yard Exp: Northwest			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 018-578-730
			Tour: Virtual Tour URL

View: **Yes: Private Sides on Park/Creek**

Complex / Subdiv: **South Meridian**

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **5**
Fireplace Fuel: **Electric, Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **2019**
R.I. Plumbing: **Yes**
R.I. Fireplaces:

Metered Water: **Y**

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

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

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

Legal: **LOT 16 SECTION 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP13994**

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

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

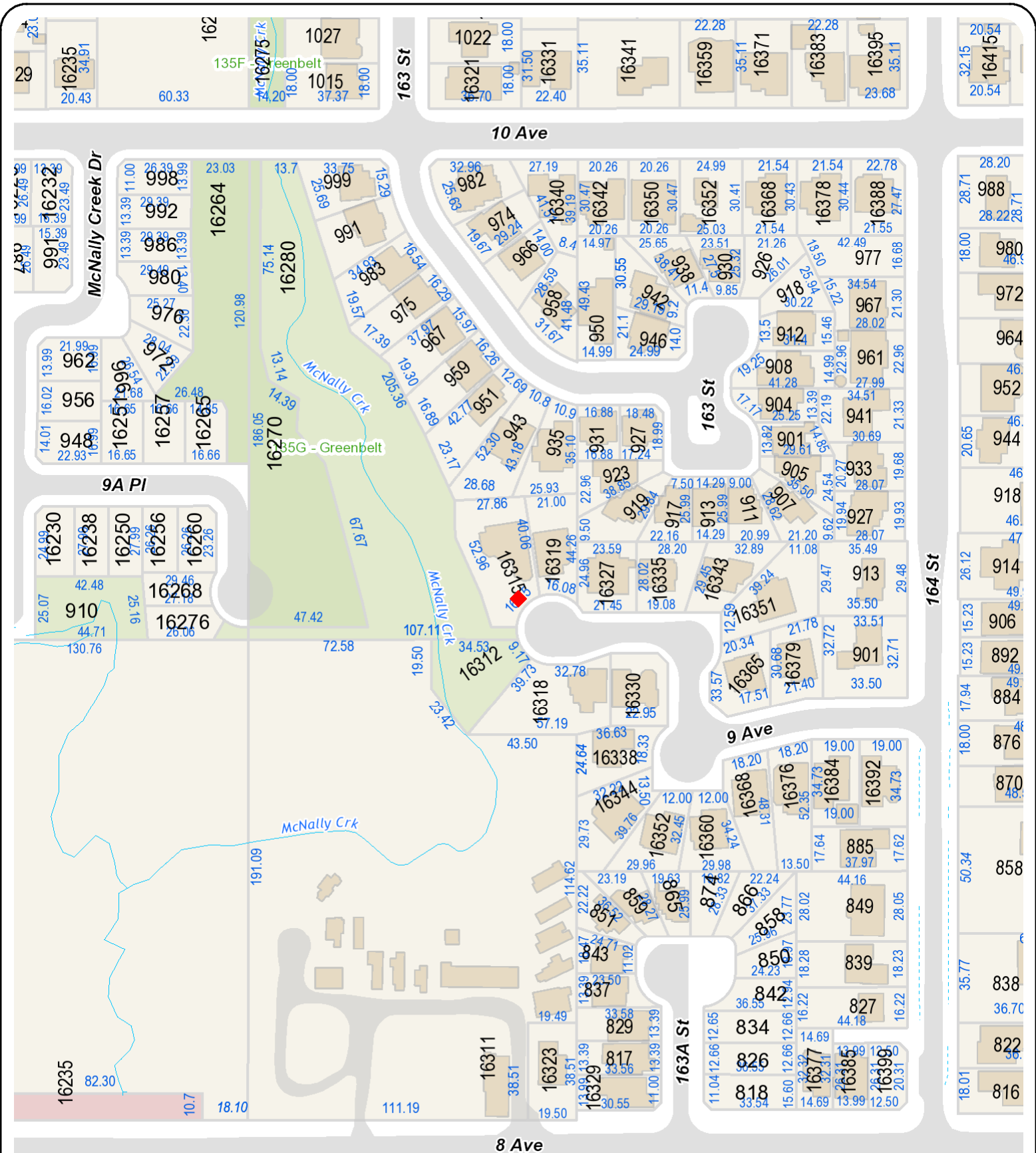
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Security System, Vacuum -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	15'9 x 11'5	Main	Bedroom	20'7 x 14'7			x
Main	Flex Room	18'7 x 14'8	Bsmt	Wine Room	14'6 x 10'11			x
Main	Great Room	20'4 x 12'9	Bsmt	Recreation	19'10 x 11'8			x
Main	Dining Room	14'1 x 8'0	Bsmt	Nook	10'5 x 7'6			x
Main	Kitchen	19'8 x 13'2	Bsmt	Flex Room	13'9 x 12'5			x
Main	Bedroom	10'6 x 7'1	Bsmt	Bedroom	14'4 x 14'2			x
Main	Mud Room	10'6 x 6'3	Bsmt	Bedroom	18'3 x 9'4			x
Above	Master Bedroom	18'8 x 14'10			x			x
Above	Bedroom	11'10 x 11'2			x			x
Above	Bedroom	11'9 x 11'3			x			x
Finished Floor (Main):	1,421	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	1,470	# of Kitchens: 1	1	Main	2	No	Barn:	
Finished Floor (Below):	1,421	# of Levels: 3	2	Above	4	No	Workshop/Shed: 13'11x	
Finished Floor (Basement):	0	Suite: None	3	Above	5	Yes	Pool:	
Finished Floor (Total):	4,312 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz: 22'6x19'3	
Unfinished Floor:	0	Beds in Basement: 2 Beds not in Basement: 5	5			No	Grg Dr Ht:	
Grand Total:	4,312 sq. ft.	Basement: Full, Fully Finished, Separate Entry	6			No		
			7			No		
			8			No		

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

Homelife Benchmark Realty Corp. (White Rock)

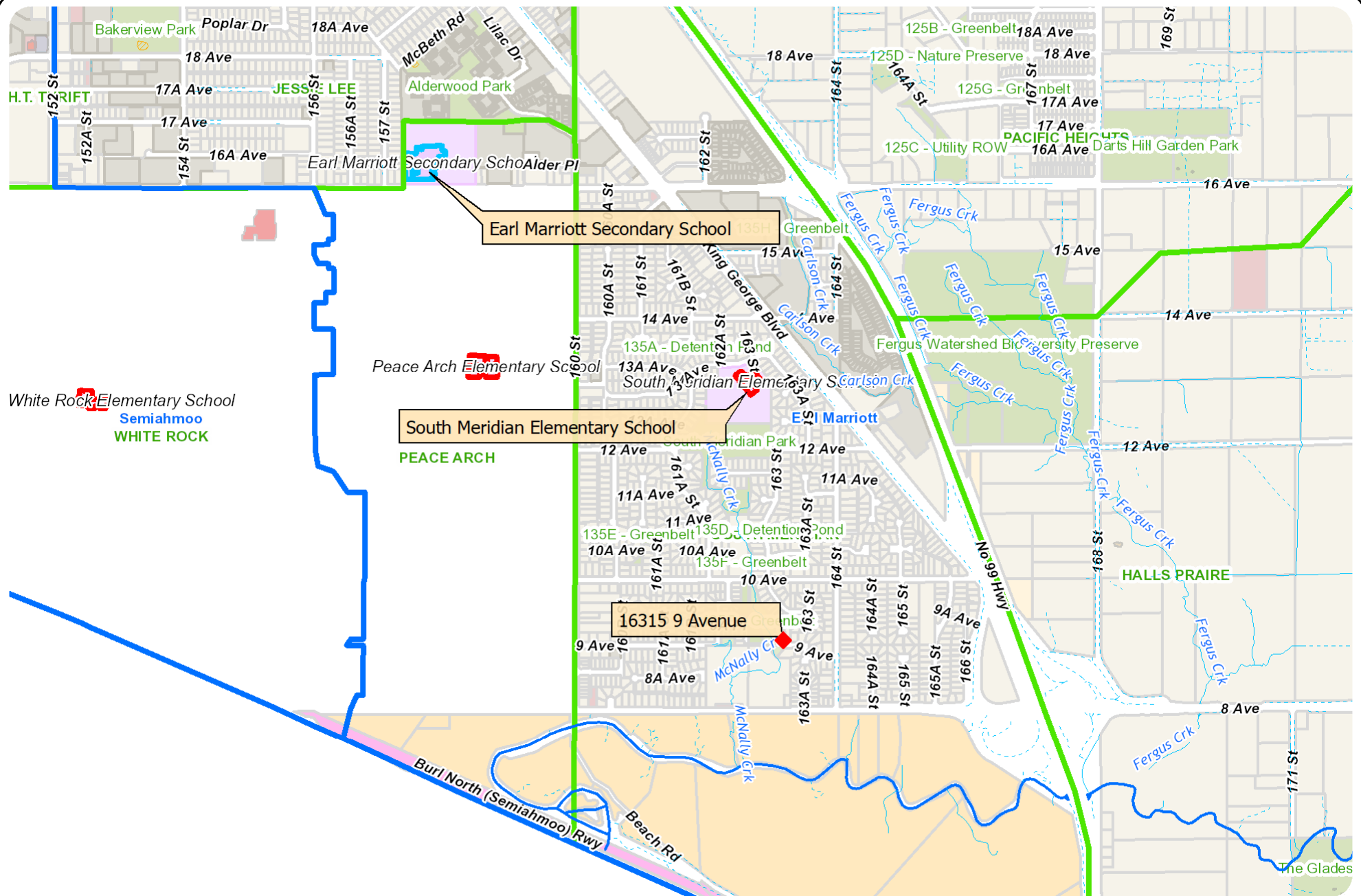
Victorian Style Plan. Builder's home, all the extras, 2019 extensive renovation. 4,312 sq. ft. two level & walk out potential 2 brd. bsmt. suite, wine room. Main floor parlour, great room, office/brd. Upper level laundry, 4 brds, includes master brd., luxury ensuite & sundeck. 9 foot ceilings, skylights, extensive mill work, custom river rock fireplace, built in shelving/cases, cove ceilings, plank flooring, white cabinets, quartz counters, Thor 6 burner gas range, commercial size stainless fridge. Expansive decks, gazebo, spa, out door shower/speakers, double cul de sac, 13,417 sq. ft. lot, play center, dog run, north/west sunshine, sides on natural park land with creek. Double garage & workshop. Blocks to beach, freeway, border, South Meridian/Earl Marriot Schools



Enter Map Description

Scale: 1:2,000





Enter Map Description

Scale: 1:16,000

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 0.1 0.2 0.4 0.6
km

Map created on: 2020-10-07



CITY OF SURREY

ELECTRICAL PERMIT

PERMISSION IS HEREBY GRANTED TO PERFORM THE FOLLOWING WORK.

PLANNING & DEVELOPMENT
BUILDING DIVISION
ELECTRICAL SECTION

GL

DATE

No. E 00801

March 15, 1994

BLOG. PERMIT NO.

82398

EXISTING BLDG.

NEW BLDG.

☐ ☒ XX

LOCATION

16315 - 9 Avenue OFF 164 ST

LEGAL

Lot 16

OWNER
OR AGENT

ADDRESS

TELEPHONE

CONTRACTOR
PROV. CERT. NO.

POSTAL CODE

V4A 9B5

OCCUPANCY

SINGLE FAMILY DWELLING

SERVICES		OVERHEAD <input type="checkbox"/>	UNDERGROUND <input type="checkbox"/>	PERMANENT <input type="checkbox"/>	TEMPORARY <input checked="" type="checkbox"/>	SIZE OF SERVICE		SIZE AND NO. OF SUB-SERVICES AND/OR PANELS	
					ATCP	100		AMPS	
APPLIANCES		RANGE <input checked="" type="checkbox"/>	WATER HEATER <input type="checkbox"/>	DRYER <input type="checkbox"/>	FURNACE <input type="checkbox"/>	HEATING PANELS		OTHER	
						KW			
COMMERCIAL EQUIPMENT		FURNACES AND HEATING UNITS		WASHERS	DRYERS	GAS PUMPS	HOT WATER	OTHER	
OUTLETS		NO. INSTALLED			MOTORS	NO.	H.P.	PHASE	DRIVING THE FOLLOWING
OUTDOOR LIGHTING		K.V.A. RATING							
SIGNAL SYSTEMS		FIRE <input type="checkbox"/>	CALL SYSTEMS <input type="checkbox"/>	OTHER					
SIGNS		FACIA <input type="checkbox"/>	PROJECTING <input type="checkbox"/>	FREE STANDING <input type="checkbox"/>	MARQUEE <input type="checkbox"/>	ROOF <input type="checkbox"/>	OTHER		RATING
MISCELLANEOUS					RECEIPT NO.		TOTAL AMOUNT OF FEE		
(\$2500)					R305047		R.J. Barker		\$180.40pd

FOR ELECTRICAL INSPECTOR



CITY OF SURREY

ELECTRICAL PERMIT

PERMISSION IS HEREBY GRANTED TO PERFORM THE FOLLOWING WORK.

PLANNING & DEVELOPMENT
BUILDING DIVISION
ELECTRICAL SECTION

No. E 03467

DATE September 7, 1994

BLDG. PERMIT NO. 82398

EXISTING BLDG ☐ NEW BLDG. ☒

LOCATION 16315 - 9 Avenue

LEGAL ADDRESS Lot 16

TELEPHONE XX

OWNER
OR AGENT

CONTRACTOR NATIONAL ELECTRIC LTD.

2716 - 164 St., Surrey

686-0833

PROV. CERT. NO.

POSTAL CODE

OCCUPANCY

16893/16977

V4B 475

SINGLE FAMILY DWELLING

SERVICES		OVERHEAD <input type="checkbox"/>	UNDERGROUND <input type="checkbox"/>	PERMANENT <input type="checkbox"/>	TEMPORARY <input type="checkbox"/>	SIZE OF SERVICE	SIZE AND NO. OF SUB-SERVICES AND/OR PANELS
						<u>200</u> AMPS	
APPLIANCES		RANGE <input type="checkbox"/>	WATER HEATER <input type="checkbox"/>	DRYER <input type="checkbox"/>	FURNACE <input type="checkbox"/>	HEATING PANELS <input type="checkbox"/>	OTHER <input type="checkbox"/>
COMMERCIAL EQUIPMENT		FURNACES AND HEATING UNITS		WASHERS <input type="checkbox"/>	DRYERS <input type="checkbox"/>	GAS PUMPS <input type="checkbox"/>	HOT WATER <input type="checkbox"/>
OUTLETS		NO. INSTALLED		MOTORS		NO.	H.P.
OUTDOOR LIGHTING		K.V.A. RATING					PHASE
SIGNAL SYSTEMS		FIRE <input type="checkbox"/>	CALL SYSTEMS <input type="checkbox"/>	OTHER <input type="checkbox"/>			
SIGNS		FACIA <input type="checkbox"/>	PROJECTING <input type="checkbox"/>	FREE STANDING <input type="checkbox"/>	MARQUEE <input type="checkbox"/>	ROOF <input type="checkbox"/>	HATING <input type="checkbox"/>
MISCELLANEOUS				RECEIPT NO.		TOTAL AMOUNT OF FEE	
(\$4200)				R520751		\$180.00pd	

THE INSPECTOR MUST BE NOTIFIED WHEN WORK IS READY FOR INSPECTION

This Permit covers construction only and current shall not be turned on until Approval Certificate is issued. Concealed work to be left uncovered until inspected.

LICENSE COPY

*Work complete
(see E 00801)
Field case of missing
or misfiled.*

*LJH
EJAN 19 1998*

16315 - 9 Ave (00900)

E-19-048777-0-0

AREA: SOUTH

ISSUED DATE: FRIDAY OCTOBER 18, 2019

CITY OF SURREY

ELECTRICAL PERMIT

LEGAL DESCRIPTION: LT 16 SW SC 12 T1 PLLMP13994 Part SW1/4.

BUILDING TYPE: Single-Family Dwelling

DATE OF BP APPLICATION:

PERMIT TYPE: Residential Single Family

RELATED BP NO:

WORK PROPOSED: ADDITION / ALTERATION

JOB VALUE: \$2,500.00

PERMIT VALUE: \$299.58

RECEIPT: #71775201

CONTRACTOR: TDH Electric Limited 27411 28 Ave Unit 293 Langley V4W3V2 license # LEL0205339
Work 778)549-2955 Home - -

FSR:

GENERAL CONTACT FOR PROPERTY:

WORK DESCRIPTION:

Single-Family Dwelling. Electrical Service Details - 200 Amps, Consumer Service, BC Hydro Supplied, Single Phase, Upgrade of an existing electrical service, Underground supply, 240 Volts. Other Details of the Project - upgrading service with a new main 200 amp panel in garage to accomdate future electric car, current main panel will become subpanel. .

COMMENTS: 2015 CODE - PERMIT APPLICATIONS REC'D AFTER FEB 29, 2016 WILL BE TO THE 2015 BCEC DUTIES OF A FIELD SAFETY REPRESENTATIVE: the field safety representative (FSR) named on this permit, including declarations of compliance, must comply with Section 26 of the Safety Standards General Regulations. Duties include but are not limited to: 1- Ensure that the regulated work complies with all requirements under the Act. 2- Request inspections prior to concealing, and or energizing any regulated work. 3- Ensure that persons performing regulated work under this permit have the qualifications that are appropriate for that type of work (including supervision ratios). 4- Disclose to a safety officer any regulated product or regulated work that creates a risk of personal injury or damage to property. 5- Certification marking is required for electrical equipment and associated wiring: See BCEC 2-024 Use of approved equipment. 6- Maintain permit to active status. Expired permit fees or permit extension fees must be paid if applicable. See Surrey Electrical By-Law 15596 items 10, 11, 12.

BUILDING/ BY-LAW REQUIREMENTS: issuance of this electrical installation permit does not sanction unauthorized construction or unauthorized use of property. The property owner/tenant is responsible to ensure compliance with local Building, Planning, Zoning and By-law requirements.

ADDITIONAL LOADS: This permit provides for the declared scope of work only. A Demand Load calculation may be requested by the inspection department per Section 8 of the BCEC before a final inspection request. Additions such as suites, EV charging, electric heating or other high energy draws must be accounted for and be acceptable to the inspection department. Additional work such as added suites or other unauthorised work if present will be brought to the attention of building and zoning and must be approved before granting final electrical inspection.

ISSUED BY: P205964

DATE OF ISSUANCE: FRIDAY OCTOBER 18, 2019

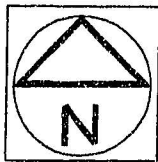
PLAN SHOWING LOCATION OF FORMS ON
LOT 16, SEC.12, Tp.1, N.W.D., PLAN LMP 13994

13

LOT 16, SEC 12, Tp.1, N.W.D., PLAN LMP 13994

13

SCALE 1:300



27.862

14.487

15.01 (FDN)

1.80

40.067

1.80

7.50

16.154

10.092

13.26

24.780

13.688

16

FORMS ONLY

ELEV. ON TLS=26.28

RESTRICTIVE COVENANT

PARK

DEVELOPMENT

9th AVE.

RECEIVED

MAR 13 1964
PLANNING AND DEVELOPMENT
DEPARTMENT

OLSEN, ESSON &
ROWBOTHAM
BRITISH COLUMBIA
LAND SURVEYORS
#204-15885 24th AVE.,
SURREY, B.C.
V4A 2J4

TELEPHONE : 531-4067

This plan to be used for Municipal and/or Mortgage purposes only and is not to be used to define boundaries

The plan above shows the correct dimensions of the above described property.

CERTIFIED CORRECT

Dated this 15th day of MARCH, 1994

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

Our File - 13022-16



CITY OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION

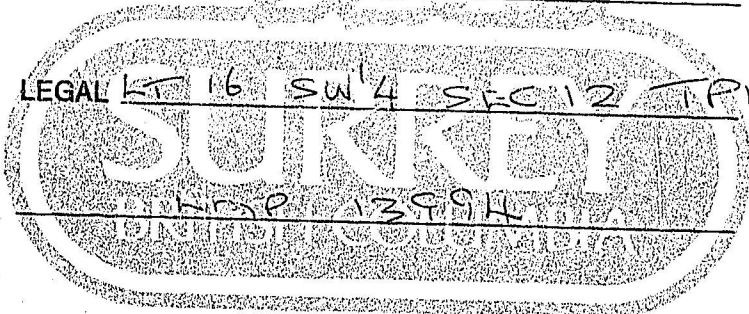
Telephone (604) 591-4341
14245 - 56th Avenue, Surrey
British Columbia, Canada V3X 3A2

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT 16315 - 9

LEGAL KT 16 SW 4 SEC 12 T1P1



BUILDING PERMIT No. 82398

DATE JUN 13/95


BUILDING INSPECTOR
PER D. MAGNUSSON, P. ENG.
MANAGER, BUILDING DIVISION