

Features: 14415 30 Avenue

Lot:

- 14,021 sq. ft. lot
- 140.94 ft. frontage x 111.74 ft. depth
- Hedged side yard with RV parking access
- Fenced and sunny north facing rear yard with raised garden beds, pond and children play center

Exterior:

- 2012 Asphalt roof, fascia, soffits, gutters
- Brick front, stucco sides/back
- 2011 Vinyl windows and sliding doors
- Low E Windows
- 2021 garage doors
- 2011 garage door motors
- 2014: cedar fence, west and east sides, and front

Main Floor

- Tile Entrance
- Living Room: gas fireplace
- double sided to family room
- Cross Hall Dining Room
- Kitchen: white roll top kitchen,
- 2010 kitchen appliances including Kitchen Aid dishwasher, 4 burner gas range, fridge (ice not working).
- Nook: open to rear yard
- Family Room: gas fireplace
- Powder Room: 2 piece
- Shared Laundry Room: Access from upper level suite. 2015 Samsung washer and dryer, sink, cabinets, doors front and back

Upper Level :

- Master Bedroom: walk in closet, plus sitting area ensuite: separate shower and soaker tub
- 2 Secondary Bedrooms
- Main Bathroom: glass showed, soaker tub, single sink

2 Bedroom Unauthorized Suite / Living Space

- Separate Entrance - Front driveway
- Locked upper level door to main home
- Spacious Living Room: vaulted ceilings gas fireplace
- Kitchen: stove, fridge, dishwasher
- Sundeck off kitchen views of Northshore Mountains
- 2 Bedrooms
- Cheater Ensuite: 4 piece, tub/shower

Mechanics of Home:

- 2021: kitchen faucets, up and down
- 2021: bathroom sinks and taps, all baths
- 2006 Carrier forced air furnace
- 2018: hot water tank
- Built in alarm
- Built in vacuum system

Gross Taxes 2020: \$5,816.85

Final Occupancy: September 21, 1992, on file

Form Survey: April 27, 1992, on file

Main Floor: 1,917 sq. ft.

Upper Floor: 1,232 sq. ft.

Total Floor Area: 3,149 sq. ft.

Triple Garage: 28' x 27'2

- Double door, single door
- Extra deep for storage or workshop area

Neighborhood Schools:

Semiahmoo Trail Elementary School: 3040 145A Street

Elgin Park Secondary School: 13484 24 Avenue

Disclaimer: Although information, marketing materials and measurements are deemed to be correct are not guaranteed. House size: Provided by City of Surrey. Laser pointer only (not professionally measured). Lot size taken from City Cosmos. Buyer to verify, if important prior to firm contract.



Presented by:

Cindy Walker

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Active
R2575055

Board: F
House/Single Family

14415 30 AVENUE

South Surrey White Rock
Elgin Chantrell
V4A 1P9

Residential Detached

\$1,849,000 (LP)

(SP)



Sold Date:	Frontage (feet):	140.94	Original Price: \$1,849,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1993
Depth / Size: 111.74	Bathrooms:	4	Age: 28
Lot Area (sq.ft.): 14,021.00	Full Baths:	3	Zoning: RES
Flood Plain: No	Half Baths:	1	Gross Taxes: \$5,816.85
Rear Yard Exp: North	Council Apprv?:		For Tax Year: 2020
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 017-590-833
			Tour: Virtual Tour URL

View: **No** :
Complex / Subdiv: **Elgin Park**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2021**
of Fireplaces: **3** R.I. Plumbing: **No**
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water: **Y**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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, Wall/Wall/Mixed**

Legal: **LOT 2 SECTION 22 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP2572**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 13'5	Above	Kitchen	9'0 x 6'0			x
Main	Dining Room	14'10 x 11'6	Above	Bedroom	14'5 x 11'0			x
Main	Kitchen	14'6 x 10'0	Above	Bedroom	12'6 x 9'9			x
Main	Eating Area	9'0 x 8'0						x
Main	Family Room	14'0 x 12'0						x
Main	Laundry	12'0 x 7'8						x
Above	Master Bedroom	15'6 x 13'6						x
Above	Bedroom	12'5 x 8'10						x
Above	Bedroom	14'0 x 9'0						x
Above	Living Room	21'6 x 14'10						x

Finished Floor (Main): 1,232	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,917	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total): 3,149 sq. ft.	Crawl/Bsmt. Height: 4'	4	Above	4	Yes	Garage Sz: 756 sq.ft.
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 5	5			No	Grg Dr Ht:
Grand Total: 3,149 sq. ft.	Basement: Crawl	6			No	
		7			No	
		8			No	

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

3,149 sq. ft. executive home features 2 bedroom self contained suite with deck above garage overlooking Northshore mountains, separate entrance. Option to open door to main house to create 5 bedroom & games room upper level plan. Main floor cross hall living & dining rooms, white European kitchen, nook & family room, overlooks expansive sunny rear yard, pond, gardens, children's play center, raised garden beds. Updated asphalt roof, gutters, soffits, gables, vinyl windows, sliding doors, fencing, new garage doors. Updated furnace, hot water tank, kitchen appliances, washer/dryer, new kitchen faucets, bathroom sinks/faucets. 14,021 sq. ft. lot, oversized triple garage. RV Access Steps to Semiahmoo Trail Elementary & walking trails.



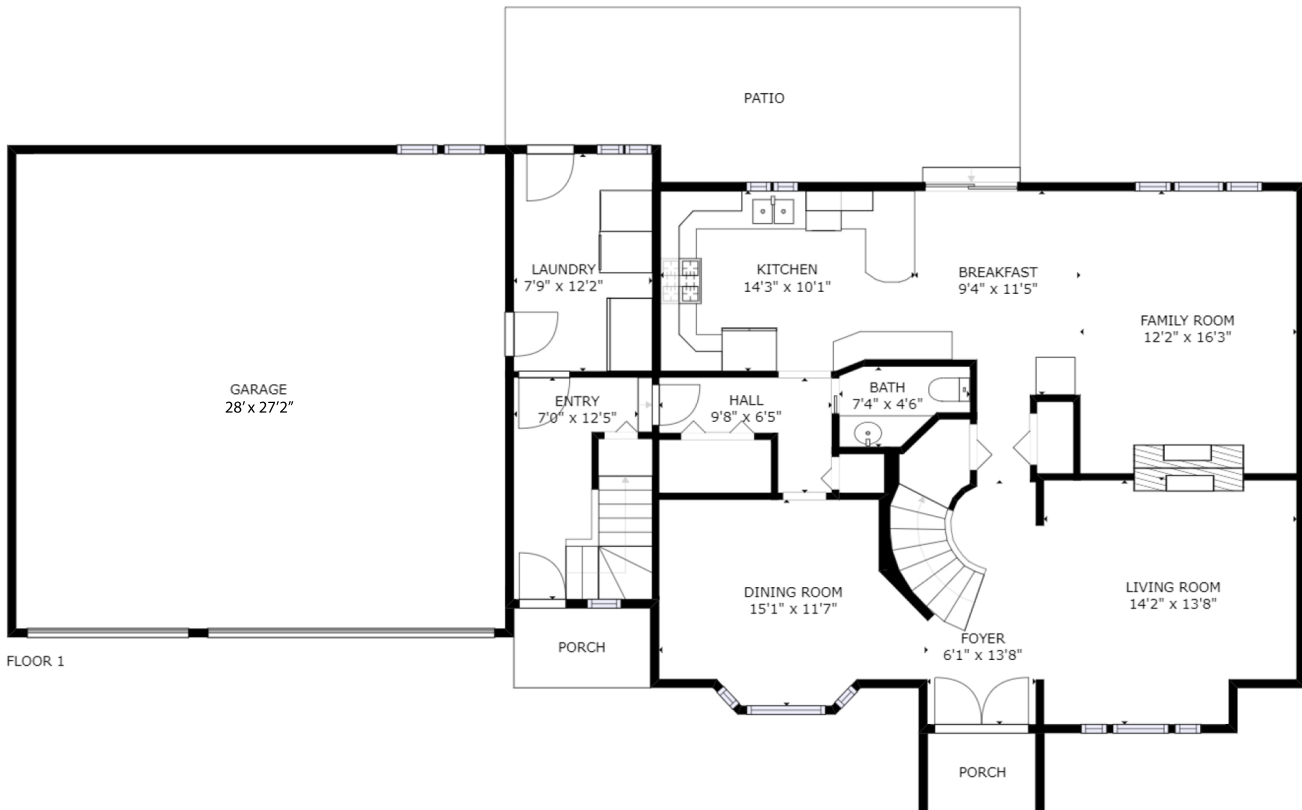
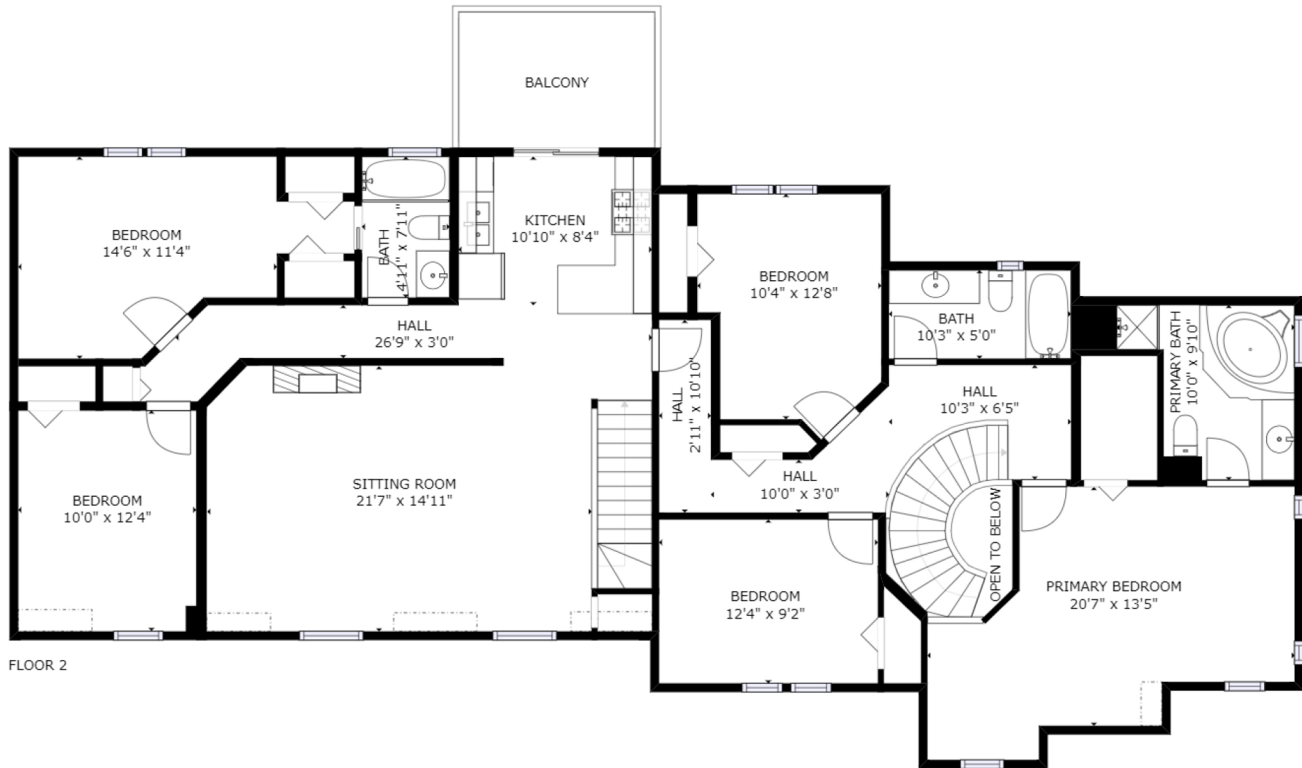
THE WALKER REAL ESTATE TEAM
We Run On Experience. www.WalkerRealEstate.ca



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Serving South Surrey, White Rock and Vancouver Markets

Dominion Lending Centers, 16 Yrs Mortgage Broker experience | 23 Year Medallion Winners | 25 Years Building & Development Experience

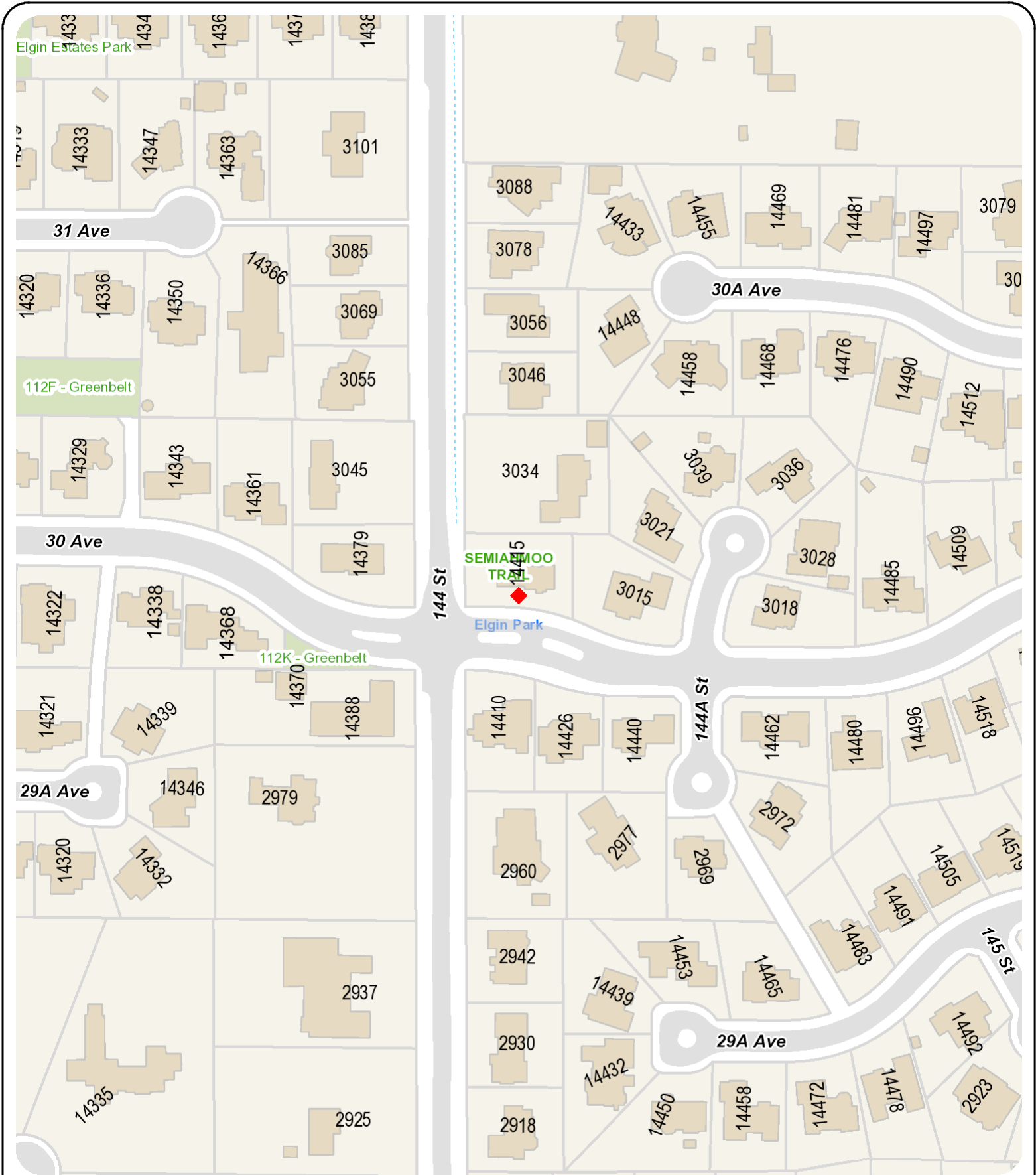


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2. ALL AREAS MAY NOT BE INCLUDED IN THE FLOOR PLAN.
3. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.

[Created May 7, 2021]

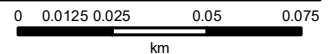


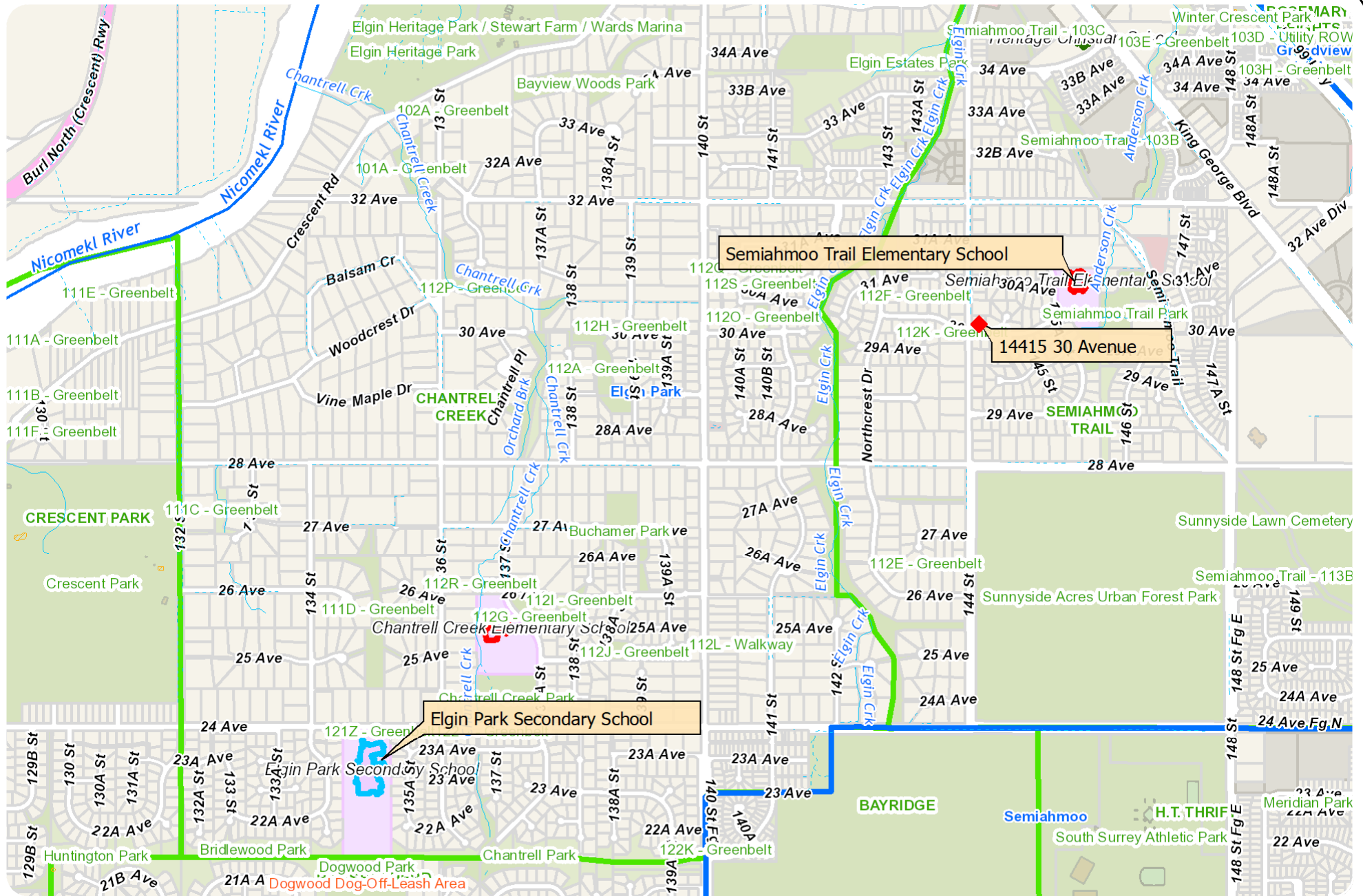


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