

# Features: 2594 141 Street

## Lot:

- 30,886 sq. ft. lot
- 151.21 ft. frontage x 202.91 ft. depth
- Spectacular sunny bright, flat property
- South side hedge, North side, sides onto greenspace
- Excellent building lot, trees on border of property

## Exterior:

- Asphalt roof
- Wood windows

## Interior

- Well maintained 60+ year home
- Living and Dining room: gas fireplace
- Kitchen and Nook: fridge, stove
- Sunken Sunroom: wood burning fireplace, opens to rear deck  
Note: seller has not used wood fireplace. Buyer to confirm insurance.
- Enclosed solarium
- Laundry Room: washer and dryer
- Main Bathroom: 4 piece, tub/shower
- Main Bathroom: 2 piece
- Master Bedroom: built in work desk, door to outside
- 2 Secondary Bedrooms

## Mechanics of Home:

- 2020: 40 gallon hot water tank
- 2009: Lennox Furnace
- Built in vacuum
- Part crawlspace

**Gross Taxes 2020:** \$6,410.86

**Final Occupancy:** April 13, 1959, on file

**Form Survey:** none on file

**Cosmos Information Report:** property on sewer and water

**Main Floor:** 1,700 sq. ft.

**Total Floor Area:** 1,700 sq. ft.

## Detached Single Garage/Workshop

## Neighborhood Schools:

Chantrell Creek Elementary School: 2575 137 Street

Elgin Park Secondary School: 13484 24 Avenue

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not to be relied upon. House size taken from loose tap measure. Lot size taken from City Cosmos. Buyer to verify, if important prior to firm contract.



Presented by:

**Cindy Walker**

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**Active**  
**R2571148**Board: F  
House/Single Family**2594 141 STREET**

South Surrey White Rock

Sunnyside Park Surrey

V4P 2E7

Residential Detached

**\$2,498,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>151.21</b>	Original Price: <b>\$2,498,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1959</b>
Depth / Size: <b>202.91</b>	Bathrooms:	<b>2</b>	Age: <b>62</b>
Lot Area (sq.ft.): <b>30,886.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RES</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$6,410.68</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-818-035</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: Sunny Private East Rear Yard**Complex / Subdiv: **Woodshire Park**Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**Sewer Type: **City/Municipal**Style of Home: **1 Storey, Rancher/Bungalow**Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **2**Fireplace Fuel: **Natural Gas, Wood**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Sundeck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **1**Parking: **Garage; Single**Parking Access: **Front**Dist. to Public Transit: **2 blocks**Dist. to School Bus: **2 blocks**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

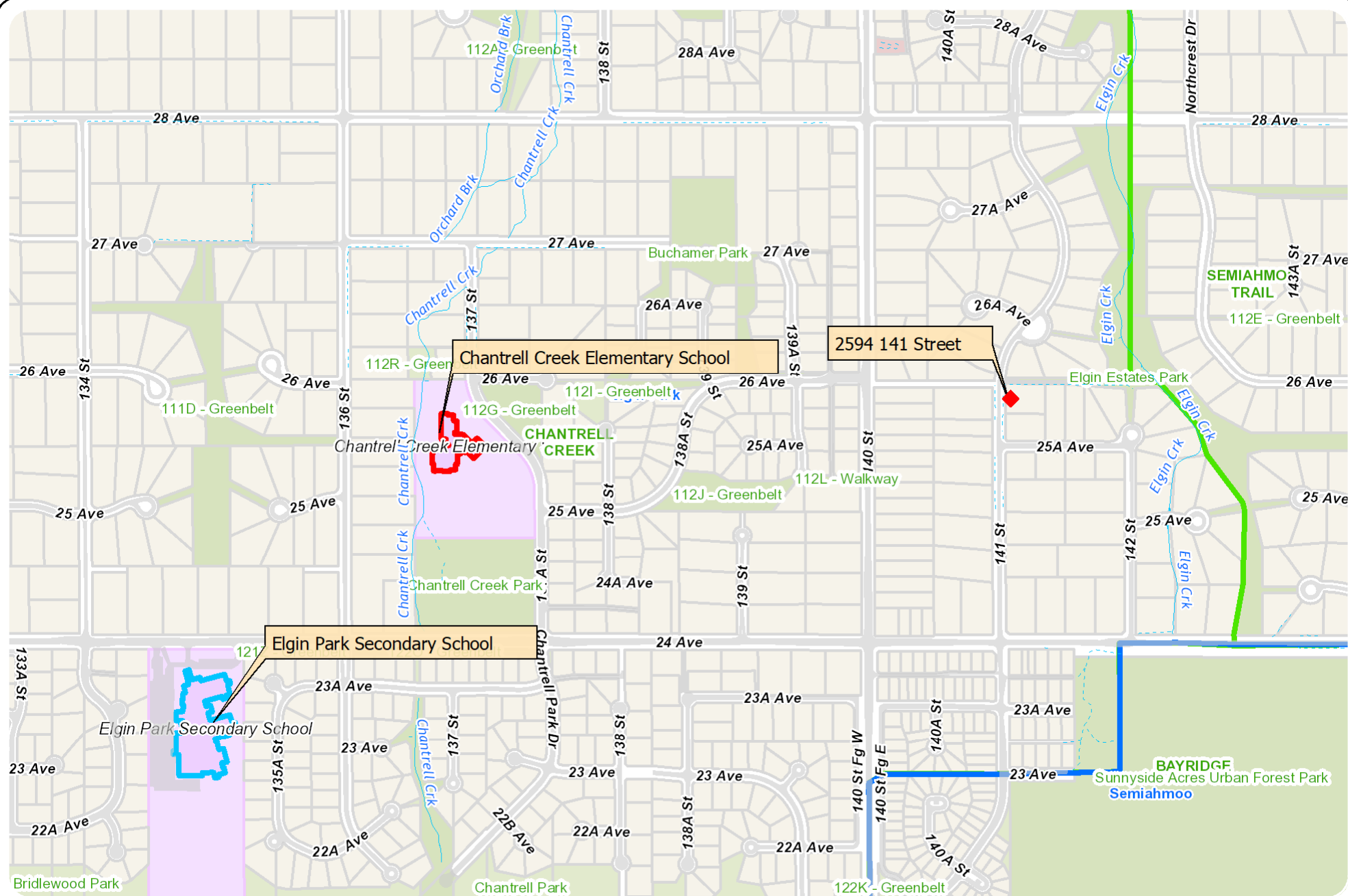
Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**Legal: **LOT 1 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 61575**Amenities: **None**Site Influences: **Private Setting, Private Yard**Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'0 x 12'4			x			x
Main	Family Room	30'0 x 12'2			x			x
Main	Kitchen	18'0 x 12'0			x			x
Main	Dining Room	11'2 x 10'6			x			x
Main	Bedroom	12'0 x 10'0			x			x
Main	Bedroom	13'0 x 10'0			x			x
Main	Bedroom	11'0 x 9'0			x			x
Main	Laundry	6'0 x 6'0			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,700</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>1,700 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>3</b>	6			<b>No</b>	
Grand Total:	<b>1,700 sq. ft.</b>	Basement: <b>Crawl</b>	7			<b>No</b>	
			8			<b>No</b>	

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

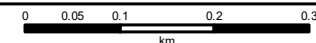
**Woodshire Park. Perhaps one of the nicest properties in the area. 30,866 sq. ft. flat lot, sunny eastern exposed rear yard, with minimum trees on lot line, located on top of the hill, on a quiet low traffic street. Sewer and water at lot line. South side of lot, is hedged and north side of lot, sides onto city greenspace. Perfect combination providing ultimate privacy. Old time rancher, ideal rental or to hold, while getting building plans. 1700 sq. ft. 3 bedroom, 2 1/2 bath rancher, with an updated furnace, and detached old time single garage with workshop. Steps to Sunny side acres. Blocks to schools, transit and beach.**



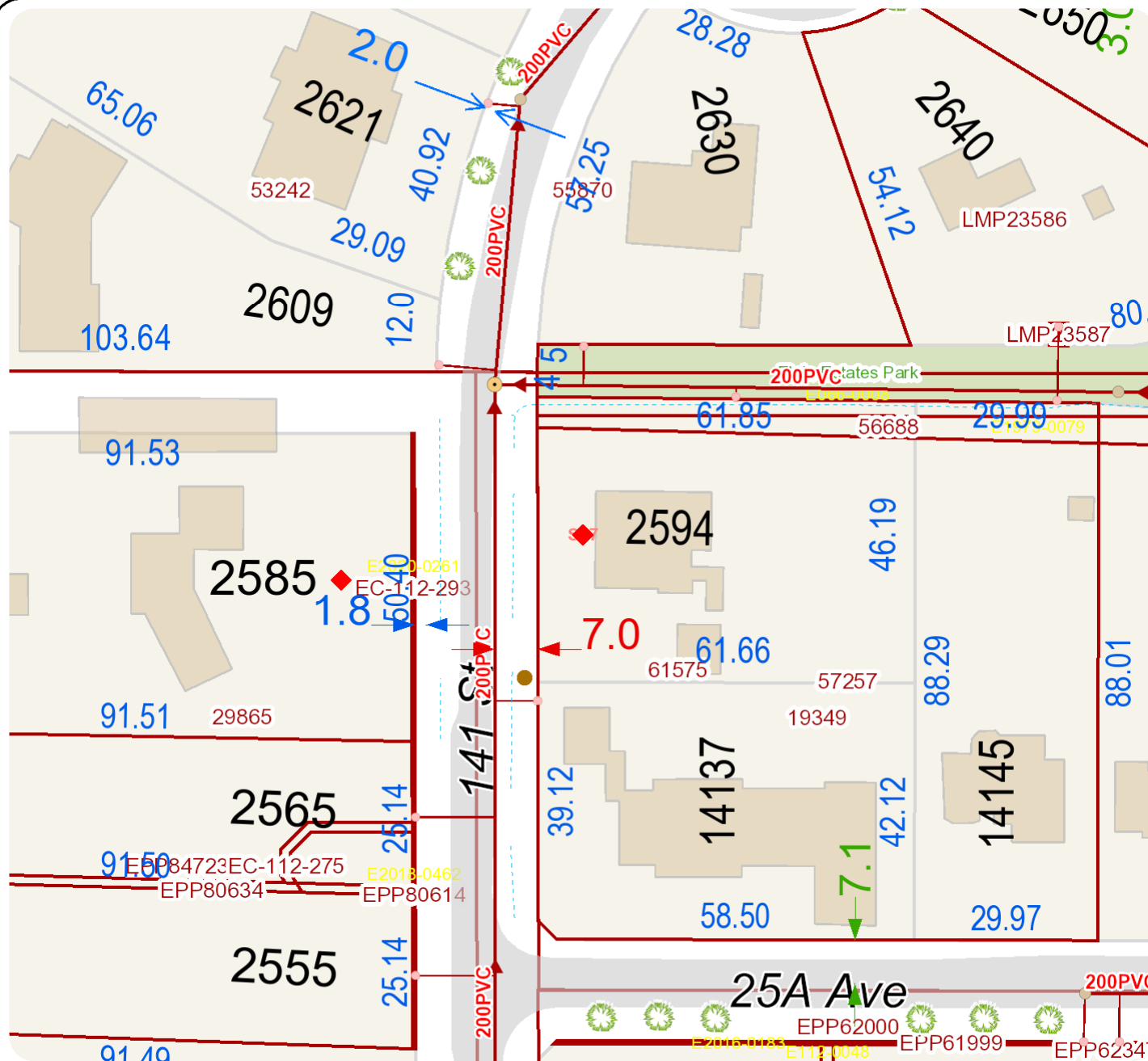
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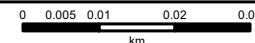
## Legend

Water Offset Lines	Low Pressure	Abandoned
Sanitary Offset Lines	Manhole Chamber	
Drainage Offset Lines	Outside Drop	
<b>Water Courses</b>	Outside Ramp	
River	Regular	
Creek	Riser	
Ditch	Slide	
<b>Sanitary Chambers</b>	Sump	
Inspection Chamber	Terminal	
Low Pressure Chamber	Abandoned	
Vacuum Valve Chamber	<b>Sanitary Valves</b>	
Abandoned	Ball	
Sanitary Flow Arrows	Butterfly	
<b>Sanitary Manholes</b>	Expansion Joint	
Cap	Gate	
Cleanout	Pressure Reducing	
Force Main	Pump Control	
Inside Drop	Relief	
Inside Outside Drop	Zone	
Inside Ramp		

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