

Features: 15383 Russell Avenue

Lot:

- 2,885 sq. ft. lot
- 32.00 ft. frontage x 90.0 ft. depth
- North facing private rear yard

Exterior:

- 2021: exterior deck paint/repair
- Asphalt roof
- Exterior rear sundeck: privacy lattice, timber-teck deck flooring, barbeque gas hook up
- Garden with rock steps to carport, under sundeck

Interior:

- 9 ft. main floor ceilings
- Solid wood wide plank maple flooring
- Detailed finish: Crown mouldings, baseboards, wainscoting
- 2" blinds throughout
- Front entrance open office or sitting area
- Kitchen: white cabinets, 2013 quartz counter/bar. 2015 Kitchen Aid appliances: fridge with freezer on bottom, convention electric oven, flat top range, 2013 Kitchen Aid dishwasher. Microwave
- Family Room and Dining Area: 2015 gas fireplace, updated tile surround and built in cabinets
- Bathroom: 2 piece powder, 2015 granite countertop with undermount sink
-

Upper Level :

- 2015 maple pre-finished hardwood flooring
- Master Bedroom: vaulted ceiling, double closets
- Master Bathroom: white cabinets, double sinks, soaker tub, walk in glass shower. 2017 updated heated floors
- Bedroom #2: walk in closet
- Main Bathroom: 4 piece, white cabinets, tub/shower, heated floors

Live/Work Zoning

- unauthorized basement Suite - Finished 2005

- Wide, short stair case to patio French doors, ideal reception area, office or bedroom.
- Separate office
- Family room/kitchen rear of home, with back door includes: electric fireplace, maple cabinets, under counter lighting: kitchen sink, bar fridge, microwave
- Bathroom: 4 piece, tub/shower
- Bonus Storage Room, shelving and bicycle hooks

Mechanics of Home:

- 2019 Forced air furnace
- 2014 Hot water tank
- Built in vacuum
- Built in alarm

Gross Taxes 2020: \$4,816.12

Final Occupancy: May 3, 2002, on file

Form Survey: January 9, 2002, on file

CD-9 Comprehensive Development Zoning:

- an accessory home occupation, use shall comply, with provisions, check City of White Rock

Main Floor: 898 sq. ft.

Upper Floor: 807 sq. ft.

Lower Floor: 800 sq. ft.

Total Floor: 2,498 sq. ft.

Double Carport: 357 sq. ft.

Neighborhood Schools:

White Rock Elementary School: 1273 Fir Street

Semiahmoo Secondary School: 1785 148 Street

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



Presented by:

Cindy Walker

Homelife Benchmark Realty Corp. (White Rock)
Contc: 604-889-5004
www.WalkerRealEstate.ca
info@walkerrealestate.ca



Active
R2577838

Board: F
House/Single Family

15383 RUSSELL AVENUE

South Surrey White Rock
White Rock
V4B 2R2

Residential Detached

\$1,288,000 (LP)

(SP)



Sold Date:	Frontage (feet):	32.99	Original Price: \$1,288,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2002
Depth / Size: 89.96	Bathrooms:	4	Age: 19
Lot Area (sq.ft.): 2,885.00	Full Baths:	3	Zoning: SF
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,816.12
Rear Yard Exp: North			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-259-016
			Tour: Virtual Tour URL

View: :

Complex / Subdiv: **White Rock Town Center**

Services Connected: **Community, Electricity, Natural Gas**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**

Construction: **Frame - Metal**

Exterior: **Fibre Cement Board**

Foundation: **Concrete Perimeter**

Rain Screen:

Rain Screen: **Partly**

Renovations: **Partly**

of Fireplaces: **2**

Fireplace Fuel: **Electric, Natural Gas**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year: **2015**

R.I. Plumbing: **No**

R.I. Fireplaces:

Metered Water: **Y**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**

Parking: **Carport; Multiple**

Dist. to Public Transit: **1 block** Dist. to School Bus: **2 Blocks**

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 1 SECTION 11 NEW WESTMINSTER DISTRICT PLAN LMP51728**

Amenities: **None**

Site Influences: **Central Location, Private Setting, Private Yard**

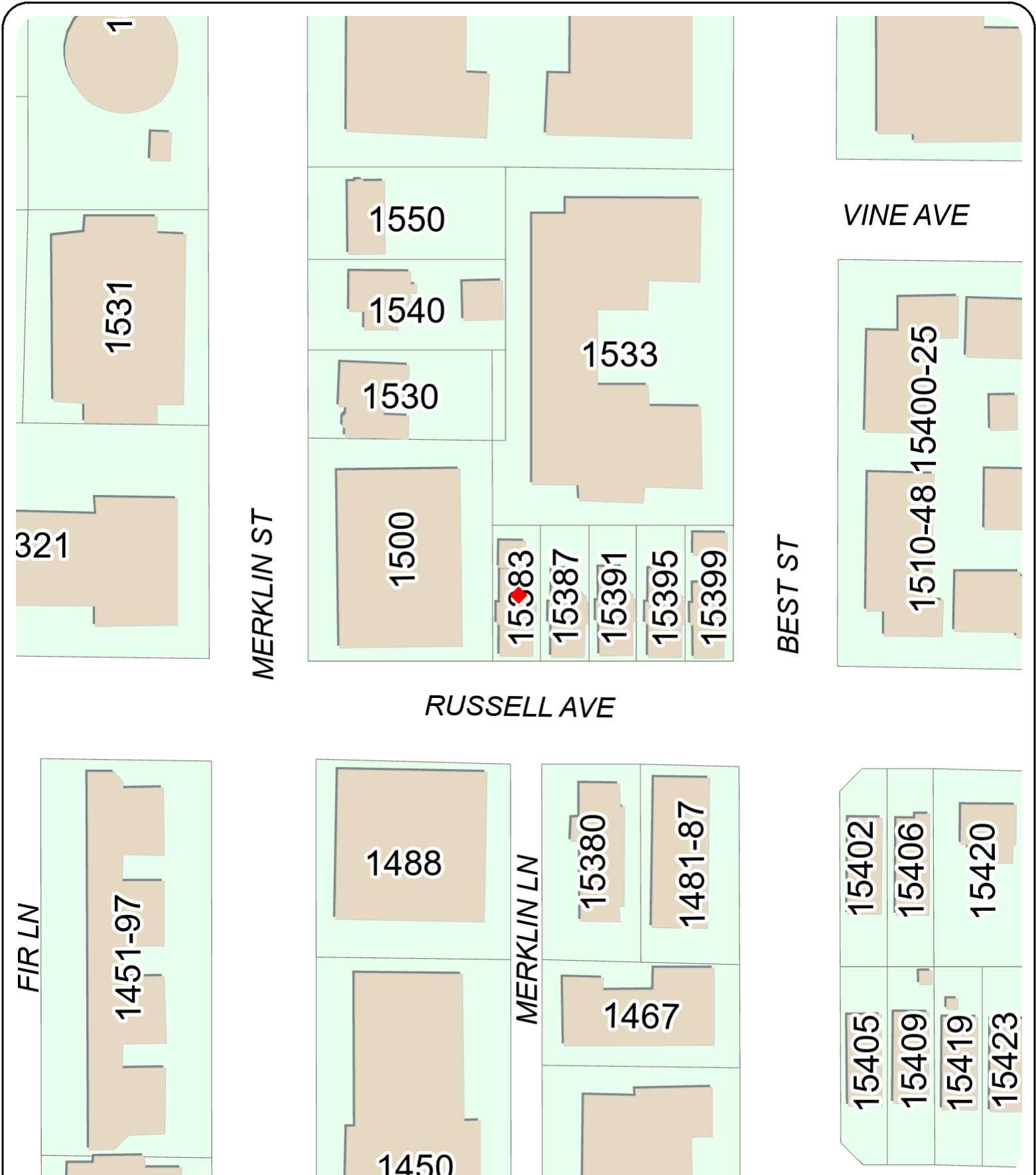
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Vacuum - Built In, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Office	14'0 x 14'0			x			x
Main	Dining Room	14'0 x 11'0			x			x
Main	Kitchen	14'0 x 10'0			x			x
Main	Great Room	16'0 x 12'0			x			x
Above	Master Bedroom	17'0 x 13'0			x			x
Above	Bedroom	14'6 x 12'0			x			x
Bsmt	Family Room	23'0 x 21'0			x			x
Bsmt	Bedroom	12'0 x 12'0			x			x
Bsmt	Den	12' x 10'			x			x
		x			x			x

Finished Floor (Main):	898	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	807	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	890	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total):	2,595 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	1	5			No	Grg Dr Ht:
Grand Total:	2,595 sq. ft.	Beds not in Basement:	2	6			No	
		Basement:	Fully Finished	7			No	
				8			No	

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

White Rock Town Center. Steps to shops, doctor, hospital, transit, mall. Zoning: Work & Live Daylight Basement: ideal for notary, hair salon, or 1 bedroom & den suite, private patio, kitchen cabinets, sink, microwave. Pristine 2,595 sq. ft. plan. Main floor office, great room, open to dining area, kitchen, north facing sunny expansive sundeck, rock garden. Upper level full bath, 2 bedrooms, walk in closets, including master bedroom, vaulted ceiling, ensuite soaker tub, separate shower, double sinks. Features: covered front porch, wide plank maple hardwood flooring, updated kitchen, quartz tops and bar, stainless appliances, gas fireplace with tile surround. Updated powder room & master ensuite. Double carport. 2,885 sq. ft. lot. Easy care, low maintenance yard. Simply move in and enjoy!



Enter Map Description

Scale: 1:1,000

