

Lot:

- 13,982 sq. ft. lot siding onto park
- 105.98 ft. frontage x 125.90 ft. depth
- Private fully fenced north/western exposed manicured rear garden with paver patio and brick retaining wall
- Exposed aggregate pool deck
- Fire pit for entertaining

Exterior:

- Exposed aggregate driveway
- 2005 Asphalt roof
- Cedar siding
- Oversized double garage with workshop area
- In ground sprinklers: front and rear
- Swimming pool: 10 ft. deep
- 2012 pool furnace & 2015 pump
- 6 person hot tub: heated by pool gas heater - no cover, heats up quick for use
- Gas barbeque hook-up
- Garden shed and tree house
- Blueberry and raspberry bushes

Interior Features:

- 2015 high efficiency forced air furnace
- Electric heat on top level
- 2013 hot water tank
- Pine hardwood floors and maple kitchen
- 2009 stainless appliances include Samsung fridge with freezer on bottom, Electrux 4 burner electric flat top stove includes double ovens, Samsung dishwasher, microwave shelf.
- Master bedroom, walk in closet, balcony overlooks pool, 4 piece ensuite, single sink, maple cabinet, glass shower, soaker tub, heated floors.
- 2nd bedroom with 3 piece ensuite, maple cabinet and shower.
- 3rd and 4th bedroom. 4 piece main bathroom, single sink, maple cabinet, tub/shower combination.

- Gas fireplace in great room
- Gas insert/wood fireplace in flex room: cosmetic, as sellers do not use
- Laundry/mud room, Whirlpool washer and dryer, sink, door to rear yard

Security System: video security system with control center in master bedroom, no guaranteed. Sellers use ADT alarm system.

Original City of Surrey Final: December 14, 1982

Final Addition: January 25, 2006

Form Survey Addition: August 1999

Swimming Pool Application: July 1986

Gross Taxes 2014: \$6,126

Main Floor: 1,655 sq. ft.

Upper Floor: 1,311 sq. ft.

Totals Floor Area: 2,966

Garage: 728 sq. ft.

Measurements are provided by FAB Floor Plans.

Neighborhood Schools:

Ray Shepherd Elementary: 1650 136 Street

Elgin Park Secondary: 13484 24 Avenue

Disclaimer: Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. Buyer to verify, if important prior removing conditions.



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Active
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Board: F
 House/Single Family

13833 17 AVENUE

South Surrey White Rock
 Sunnyside Park Surrey
 V4A 7C2

Residential Detached
\$1,598,000 (LP)
 (SP) **M**



Sold Date:	Frontage (feet):	96.00	Original Price: \$1,598,000
Depth / Size (ft.):	Bedrooms:	4	Approx. Year Built: 1982
Lot Area (sq.ft.):	Bathrooms:	4	Age: 33
Flood Plain: No	Full Baths:	3	Zoning: SF
Rear Yard Exp: Northwest	Half Baths:	1	Gross Taxes: \$6,126.00
Approval Req?:			For Tax Year: 2014
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 003-068-625

View: **Yes: swimming pool and garden**
 Complex / Subdiv: **Bell Park South**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Addition, Completely**
 # of Fireplaces: **3**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Double, RV Parking Avail.**
 Dist. to Public Transit: **2** Dist. to School Bus: **2**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL 62342 LT 76 LD 36 SEC 16 TWP 1 PART SW 1/4.**

Amenities: **Pool; Outdoor**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Swimming Pool Equip., Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19'0 x 13'0	Above	Walk-In Closet	8'9 x 6'4			x
Main	Dining Room	16'1 x 10'1	Above	Bedroom	9'11 x 9'11			x
Main	Kitchen	13'8 x 11'11	Above	Bedroom	16'3 x 12'2			x
Main	Eating Area	12'0 x 8'0	Above	Walk-In Closet	7'6 x 5'0			x
Main	Pantry	6'4 x 6'1	Above	Bedroom	10'9 x 8'11			x
Main	Flex Room	12'6 x 11'11						x
	Games Room	18'11 x 18'8						x
	Foyer	7'8 x 6'1						x
	Laundry	7'2 x 6'7						x
Above	Master Bedroom	17'4 x 16'3						x

Finished Floor (Main):	1,655	# of Rooms:	12	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings
Finished Floor (Above):	1,311	# of Kitchens:	1		2		Above		4		No	Barn:
Finished Floor (Below):	0	# of Levels:	2		3		Above		3		Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4		Above		4		Yes	Pool:
Finished Floor (Total):	2,966 sq. ft.	Crawl/Bsmt. Height:		Beds in Basement:	0	Beds not in Basement:	4					Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Basement:	None							Door Height:
Grand Total:	2,966 sq. ft.											

Listing Broker(s): **HomeLife Benchmark Rlty.(W.R.)** **HomeLife Benchmark Rlty.(W.R.)**

Quality workmanship evident through this 2,966 sq. ft. two level plan. Main floor entertainment size great room open to kitchen and sunny south/west swimming pool and hot tub, den and games room. Upper level 2 master bedrooms, plus 2 secondary bedrooms. Features 2015 high efficiency furnace, 2013 hot water tank, 2005 asphalt roof, extensive pine wide plank flooring, detailed millwork, upgraded kitchen, baths and stainless appliances. 13,982 sq. ft. lot, parkland on west side. RV parking on east side of home. Private northern exposed rear garden, upgraded stamped concrete patio at north end of pool. Manicured rear garden, with concrete brick retaining wall and tree house. Walk to Ray Shepherd and Semiahmoo Schools, Ocean Park Shopping Center Dogwood Park and White Rock Beach.