

Features: 1785 137A Street

Lot:

- 14,134 sq. ft. lot
- 106.63 ft. frontage x 131.36 ft. depth
- Backing onto Bell Park natural green space, walking trails and tennis court

Exterior:

- 2021: repainted stucco siding, wood trim and garage doors
- 2021: repainted back yard shed cedar siding - 10 ft. x 16 ft., 2009 asphalt roof
- 2021: Stained cedar soffits
- 2021: cedar fence
- 2009: Asphalt roof
- Brick exterior trim
- 2x 6 construction
- Covered back patio: skylight and propane gas barbeque hook up

Interior

- 2021: 75% of interior repainted
- 2020: bathroom fans
- 2018: toilets
- Updated light fixtures
- Tile Entrance: glass block feature
- Living Room: valor gas fireplace
- Dining Room: large hutch opening
- Family Room: French doors, valor fireplace
- Kitchen: European style high gloss cabinets, white appliances, 2009 Bosch 4 burner gas cooktop, updated GE fridge and dishwasher, Kitchen Aid electric oven
- Master Bedroom: 2021 carpet, walk in closet, sliders open to rear patio
- Ensuite: 2021 flooring. Soaker tub, corner shower, 2 sinks, onyx counter tops, water closet, skylight
- 2 Secondary Bedrooms
- Main Bathroom: tub/shower
- Laundry Room: 2021 Samsung washer and dryer, sink and cabinets

Mechanics of Home:

- 2019: Hot water tank
- 2009: High Efficiency Forced air furnace
- Updated fire alarms
- Crawl Space: 3'

Gross Taxes 2020: \$5,958.55

Final Occupancy: August 30, 1990, on file

Form Survey: February 2, 1989, on file

Main Floor: 2,085 sq. ft.

Total Floor Area: 2,085 sq. ft.

Double Garage: 441 sq. ft.

- 2011 garage door opener

Neighborhood Schools:


Ray Shepherd Elementary School: 1650 136 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 taken from laser tape. City of Surrey confirms: 2066 sq. ft. Lot size taken from City Cosmos. Buyer to verify, if important prior to firm contract.

Active
R2612894
 Board: F
 House/Single Family

1785 137A STREET
 South Surrey White Rock
 Sunnyside Park Surrey
 V4A 9E6

Residential Detached
\$2,285,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,285,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1989**
 Frontage(feet): **106.63** Bathrooms: **2** Age: **32**
 Frontage(metres): **32.50** Full Baths: **2** Zoning: **HA GD**
 Depth / Size: **131.36** Half Baths: **0** Gross Taxes: **\$5,958.55**
 Lot Area (sq.ft.): **14,134.00** Rear Yard Exp: **West** For Tax Year: **2020**
 Lot Area (acres): **0.32** P.I.D.: **009-812-440** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour:
 View: **Yes: Backs onto Bell Park**
 Complex/Subdiv: **Bell Park**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**
 Renovations: **Partly**
 # of Fireplaces: **2** R.I. Fireplaces: **0**
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**
 Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Aggregate**
 Dist. to Public Transit: **2 blocks** Dist. to School Bus: **2 blocks**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Rain Screen: Metered Water: Fixtures Leased: **No** :
 R.I. Plumbing: **No** Fixtures Rmvd: **No** :
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 10 SECTION 16 TWP 1 NEW WEST DISTRICT PLAN 76808**

Amenities: **None**

Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Finished Floor (Main):	2,085	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'6 x 11'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	23' x 12'			x	Main 5
Finished Floor (Basement):	0	Main	Family Room	15'6 x 12'			x	
Finished Floor (Total):	2,085 sq. ft.	Main	Master Bedroom	13'6 x 14'			x	
Unfinished Floor:	0	Main	Walk-In Closet	8' x 6'			x	
Grand Total:	2,085 sq. ft.	Main	Bedroom	10' x 9'6			x	
		Main	Bedroom	10' x 9'6			x	
							x	
							x	
							x	
							x	

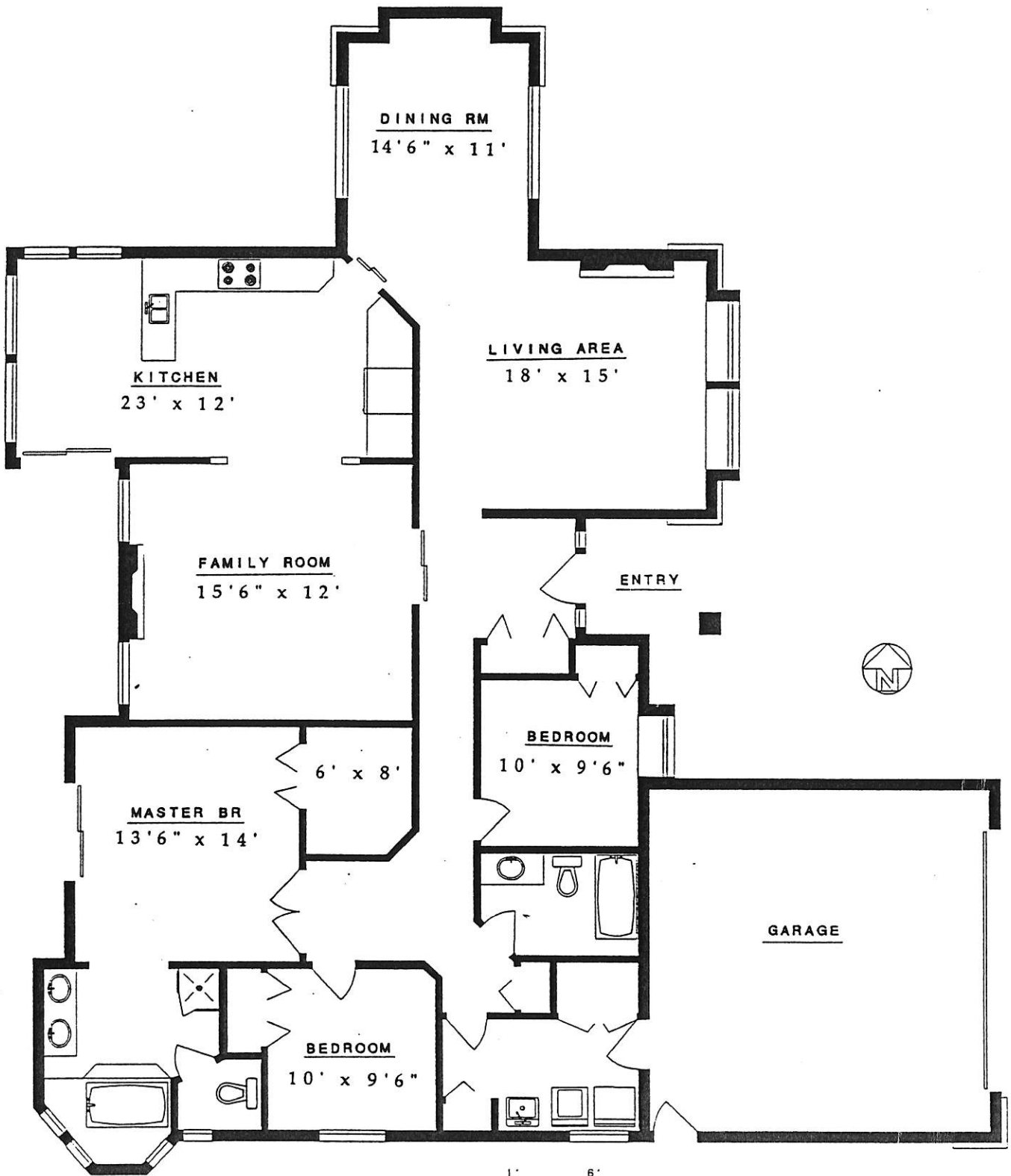
Flr Area (Det'd 2nd Res): **sq. ft.**
 Suite: **None**
 Basement: **Crawl**
 Crawl/Bsmt. Height: **4'** # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **8**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE: PAD Rental:
 ByLaw Restrictions: Maint. Fee:

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

Bell Park Rancher. Well maintained and recently updated 2,085 sq. ft., 3 bedroom, bright open plan, 2 x 6 construction, extra deep double garage, garden shed. Spectacular 14,134 sq. ft. lot, 106 ft. frontage x 131 ft. depth. Sunny, private, west facing rear yard, backs on Bell Park natural green space, with walking trails and tennis courts. Formal living/dining room. Family room opens to timeless European high gloss kitchen, nook and covered back yard patio. Features: Freshly painted exterior and most interior, new cedar fence, 2009 asphalt roof and furnace, 2019 hot water tank, 2021 washer/dryer, 2016 gas cook top, white appliances. Freshly updated master suite flooring, walk in closet, opens to rear patio. Walk to Ocean Park Shopping Center, transit, Ray Shepherd/Elgin Schools.

1785-137A STREET
SURREY, B.C.

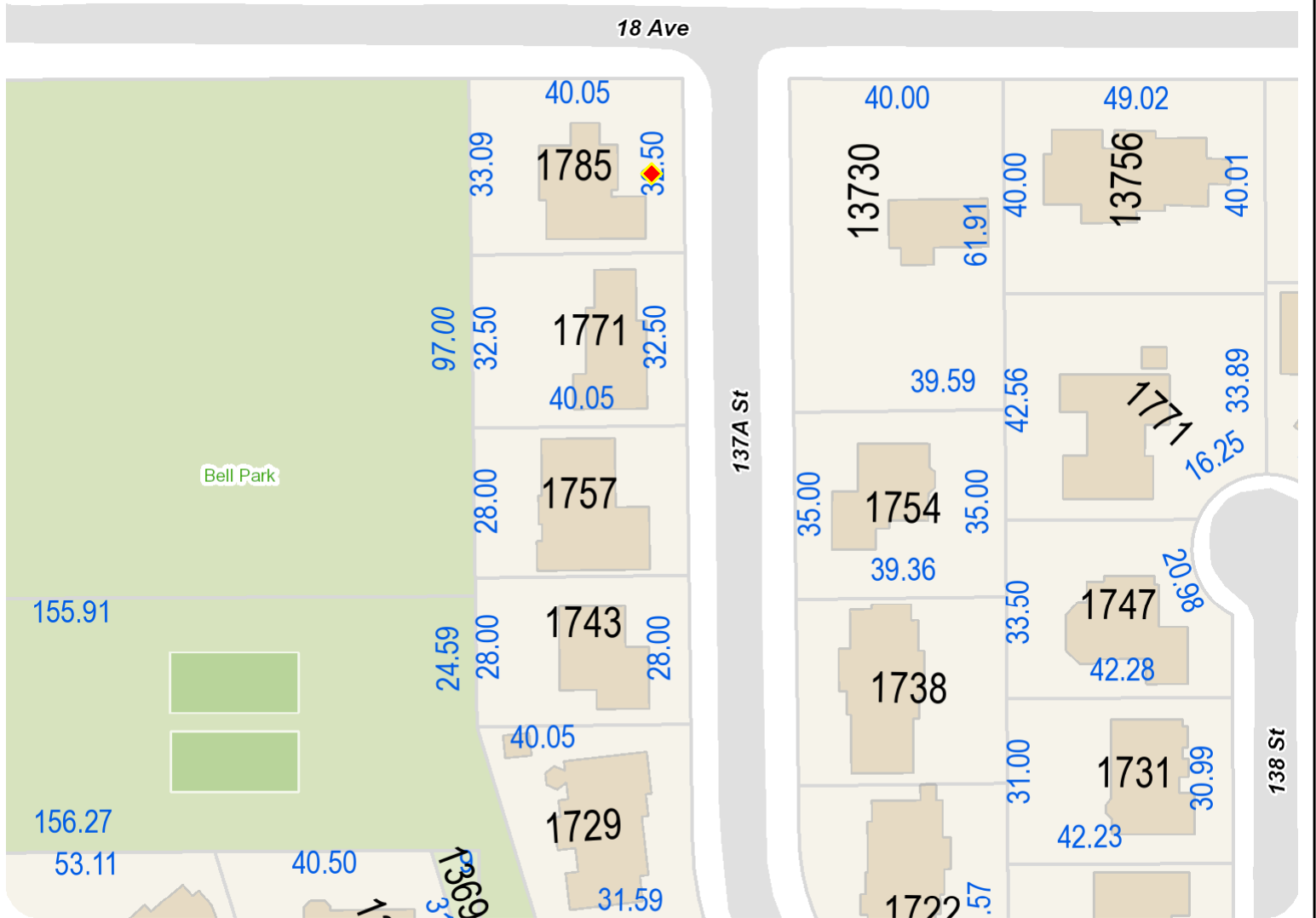
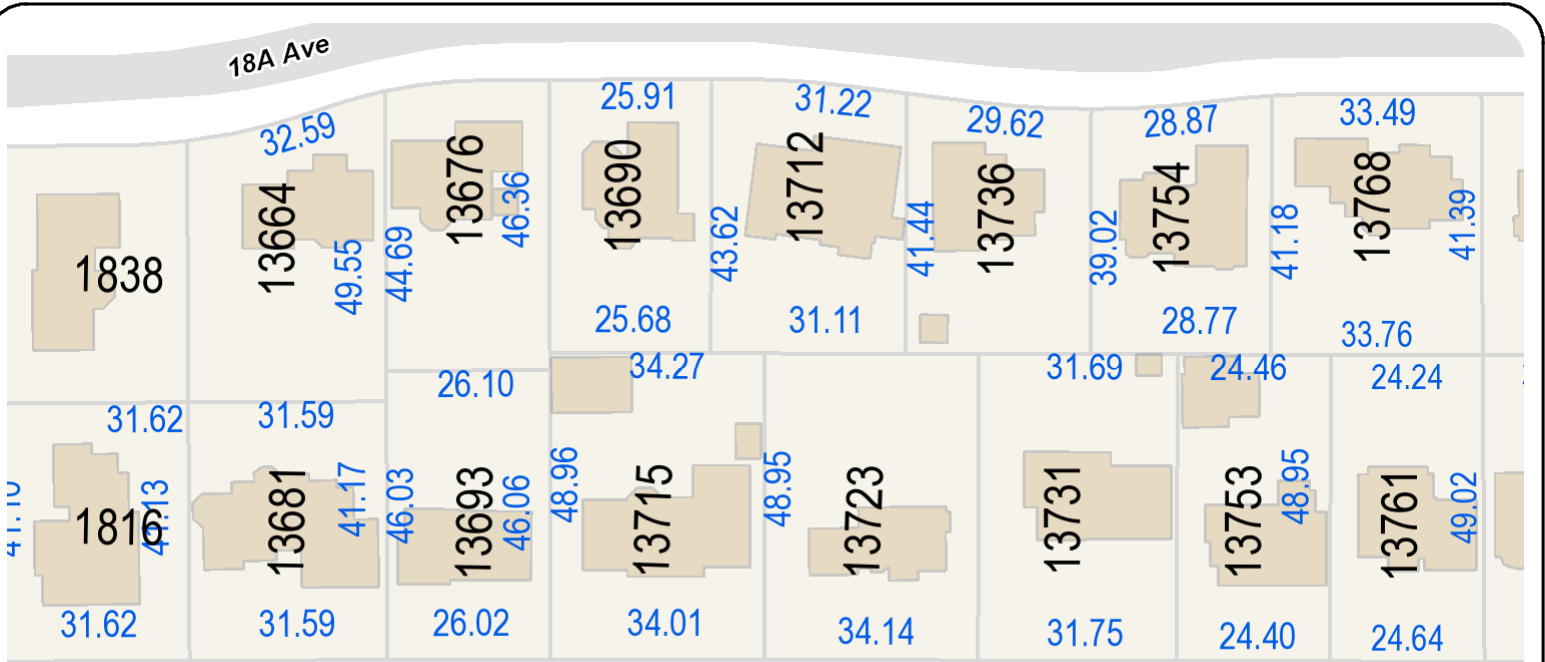


MAIN FLOOR

2,085 SQ. FT.

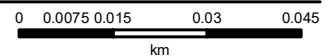
GARAGE

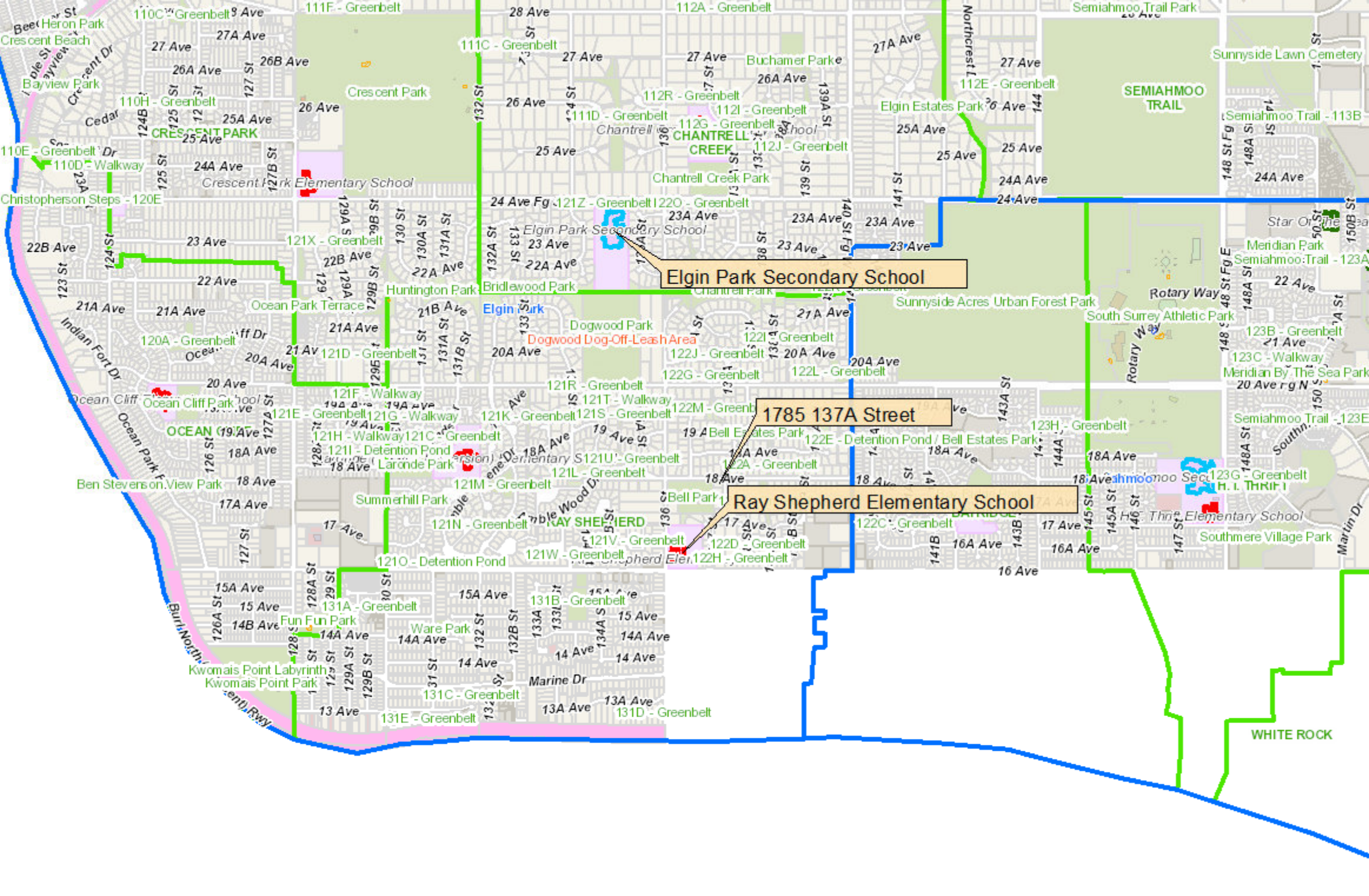
441 SQ. FT.



Enter Map Description

Scale: 1:1,206





Elgin Park Secondary School

1785 137A Street

Ray Shepherd Elementary School