

# 13614 Malabar Avenue

## Lot:

- 6,863 sq. ft. lot
- 49.9 ft. frontage x 136.9 ft. depth
- Fully fenced and hedged back garden
- No telephone poles or lines on the street
- Walking distance to Barge park

## Exterior:

- 2012 asphalt roof
- Vinyl siding
- Concrete perimeter on crawlspace
- Double garage
- Shed: 220 power, 110 power, electric heat, insulated

## Interior Features:

- 2015 paint
- 2014 renovated master ensuite: single sink, granite counter, oversized stone shower, slate tile floor.
- 2014 renovated main bath: double sinks, granite counter, tub/shower, tile floor.
- 2005 solid 3/4" cherry wood hardwood floors
- 2005 Maple kitchen cabinets, granite counter tops, oversized island, tile backsplash, white appliances include; Kitchen Aid 4 burner gas stove, Magic Chef microwave, GE dishwasher
- Laundry Room: washer and dryer, cabinets, sink
- 2 skylights
- Hot water tank: well maintained
- Forced air furnace: well maintained
- Built-in vacuum system (no power head)

**Final Occupancy on addition over garage:** May 24, 2009

**Site Survey:** March 27, 1990

**Gross Taxes 2014:** \$5222.23

## Neighborhood Schools

**Mountain View Pre School:** 13782 Malabar Avenue

**Ray Shepherd Elementary:** 1650 136 Street

**Elgin Park Secondary:** 1785 148 Street

## Measurements:

**Main Floor:**

**1,151 sq. ft.**

**Upper Floor:**

**895 + 583 Addition = 1,478 sq. ft.**

**Grand Total:**

**2,629 sq. ft.**

**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. Room sizes taken by laser measure pointer. Grand total floor area taken from building plans. Buyer to verify, if important prior removing conditions.



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**Active**  
**F1451659**  
 Board: F  
 House/Single Family

**13614 MALABAR AVENUE**  
 South Surrey White Rock  
 White Rock  
 V4B 2X9

Residential Detached  
**\$1,149,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,198,000**  
 Depth / Size (ft.): **137** Bedrooms: **4** Approx. Year Built: **1988**  
 Lot Area (sq.ft.): **6,836.00** Bathrooms: **3** Age: **27**  
 Flood Plain: **No** Full Baths: **2** Zoning: **SF**  
 Rear Yard Exp: **South** Half Baths: **1** Gross Taxes: **\$5,222.00**  
 Approval Req?: For Tax Year: **2014**  
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**  
 P.I.D.: **009-646-698**

View: **Yes: south facing garden**  
 Complex / Subdiv: **White Rock**  
 Services Connected: **Community, Electricity, Sanitary Sewer, Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Vinyl</b>	Dist. to Public Transit:		
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Reno. Year: <b>2005</b>	Dist. to School Bus:	
Renovations: <b>Partly</b>	R.I. Plumbing: <b>No</b>	Seller's Interest: <b>Registered Owner</b>	
# of Fireplaces: <b>2</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	PAD Rental:		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Forced Air</b>	Fixtures Rmvd: <b>No</b>		
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>	Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>		
Type of Roof: <b>Asphalt</b>			

Legal: **PL 76834 LD 36 SEC 9 TWP 1 PARCEL A, PART NW 1/4.**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Vacuum Bit. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 6'9	Above	Office	8'9 x 10'1			x
Main	Living Room	13'0 x 17'11	Above	Games Room	11'3 x 23'4			x
Main	Kitchen	12'7 x 15'8						x
Main	Eating Area	12'7 x 11'0						x
Main	Great Room	12'7 x 12'10						x
Main	Laundry	7'4 x 9'0						x
Above	Master Bedroom	14'8 x 12'6						x
Above	Bedroom	9'9 x 12'6						x
Above	Bedroom	10'8 x 10'0						x
Above	Bedroom	13'1 x 10'1						x

Finished Floor (Main):	<b>1,151</b>	# of Rooms:	<b>12</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>2</b>	Ensuite?	<b>No</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	<b>1,478</b>	# of Kitchens:	<b>1</b>		<b>2</b>	<b>Above</b>	<b>5</b>	<b>No</b>				
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		<b>3</b>	<b>Above</b>	<b>3</b>	<b>Yes</b>				
Finished Floor (Basement):	<b>0</b>	Suite:			<b>4</b>							
Finished Floor (Total):	<b>2,629 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>		<b>6</b>							
Grand Total:	<b>2,629 sq. ft.</b>	Basement: <b>Crawl</b>			<b>7</b>							
					<b>8</b>							

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

**West White Rock! Sought after location, within blocks of Ocean, Barge Park, Mountain View Pre school, Ray Shepherd and Elgin Schools. Renovated 2,629 sq. ft. 2 story home. Main floor living room, kitchen open to dining and great room, two brick gas fireplaces. Updat es include vinyl siding, 2012 asphalt roof, 2005 solid 3/4" cherry hardwood floors on both levels, 2005 maple kitchen, granite counter tops, 2014 renovated bathrooms and 2015 paint. Upper level 4 bedrooms, office, oversized games room over garage and two skylights. Powered and heated garden shed. 6,836 sq. ft. southern exposed rectangular lot with expansive patio and mature landscaping provides ultimate privacy. Quiet street with no hydro wires.**