Features: 126 172 Street

Lot:
- 3,698 sq. ft. lot
- 29.52 ft. frontage x 125.28 ft. depth
- West fencing fenced rear yard, stamped concrete patio, with gas barbeque hook up

Exterior:
- Asphalt roof
- Hardy board siding

Main Floor:
- 9 ft. ceilings, crown moldings, baseboards, laminate flooring
- Parlour/Den: gas fireplace
- Great Room: gas fireplace
- Kitchen: dark cabinets, granite tops, Kitchen Aid dish-washer, 5 burner gas stove, professional fan, 2018 fridge with water and ice
- 2 piece powder room

Upper Level:
- Master Bedroom: vaulted ceiling, his/her closets
- Ensuite: glass shower, water closet, soaker tub
- Secondary Bedrooms: #1 and #2
- Main Bathroom: tub/shower
- Laundry room: washer/dryer/cabinets, sink

Walk Out Basement: Potential 2 bedrooms
- Great Room
- Main Bathroom: tub/shower
- Furnace Room

Detached One Bedroom Authorized Coach House
- **Great Room**
- **Kitchen:** stove, fridge, dishwasher
- **Laundry Closet:** washer/dryer
- **Laminate flooring**: throughout
- **Bathroom:** tub/shower
- **Currently rented:** month to month

Mechanics of Home:
- Built in vacuum
- Built in alarm
- Gas hot water tank
- Forced air high efficiency furnace
- Programable thermostats

Gross Taxes 2020: $5,376.94
Final Building Approval: November 25, 2009, on file
Form Survey: June 5, 2009, on file

Main Floor:	874 sq. ft.
Upper Floor:	820 sq. ft.
Lower Floor:	864 sq. ft.
Total:	3,058 sq. ft.

Double Garage: back lane access

Detached Coach House: 500 sq. ft.
- Single gravel driveway, back lane access, along side garage

Street Parking: front of home

Catchment Schools:
Pacific Douglas Elementary School: 17325 2 Avenue
Earl Marriott Secondary School: 15751 16 Avenue
- full bus service

Neighbourhood:
Parks/Golf/Beach: Steps to Peace Arch Park, Beach, Peace Portal Golf Course, and the Glades
Strip Mall: Steps to Day care. Corner, drug and liquor store, Yoga studio, and hair salon
Border Access: Peace Arch or Truck Crossing
White Rock Beach, Freeway access, Shops at Grandview: within 3 to 10 minute drive

Disclaimer: Although information, marketing materials and measurements are deemed to be correct are not guaranteed. House size provided by Original Marketing Plan. Lot size provided by 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
R2622411
Board: F
House/Single Family

126 172 STREET
South Surrey White Rock
Pacific Douglas
V3S 9R2

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

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,598,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**2009**
Frontage(feet):	**29.52**	Bathrooms:	**4**	Age:	**12**
Frontage(metres):	**9.00**	Full Baths:	**3**	Zoning:	**SF**
Depth / Size:	**125.28**	Half Baths:	**1**	Gross Taxes:	**$5,376.94**
Lot Area (sq.ft.):	**3,698.00**	Rear Yard Exp:	**East**	For Tax Year:	**2021**
Lot Area (acres):	**0.08**	P.I.D.:	**027-360-881**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	**No :**				

Complex/Subdiv: **Summerfield**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: **No**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 BLocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 66 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN BCP33476**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum - Built In**

Finished Floor (Main):	**874**
Finished Floor (Above):	**820**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**864**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,558 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,558 sq. ft.**
Flr Area (Det'd 2nd Res):	**500 sq. ft.**

Suite: **Legal Suite, None**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions
Main	**Den**	**11'6 x10'4**
Main	**Kitchen**	**16'10 x8'0**
Main	**Dining Room**	**12'4 x10'0**
Main	**Great Room**	**16'10 x12'0**
Above	**Master Bedroom**	**13'4 x12'1**
Above	**Bedroom**	**10'0 x9'6**
Above	**Bedroom**	**10'0 x9'6**
Bsmt	**Games Room**	**19'6 x23'**
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**5**
Above	**4**
Bsmt	**4**

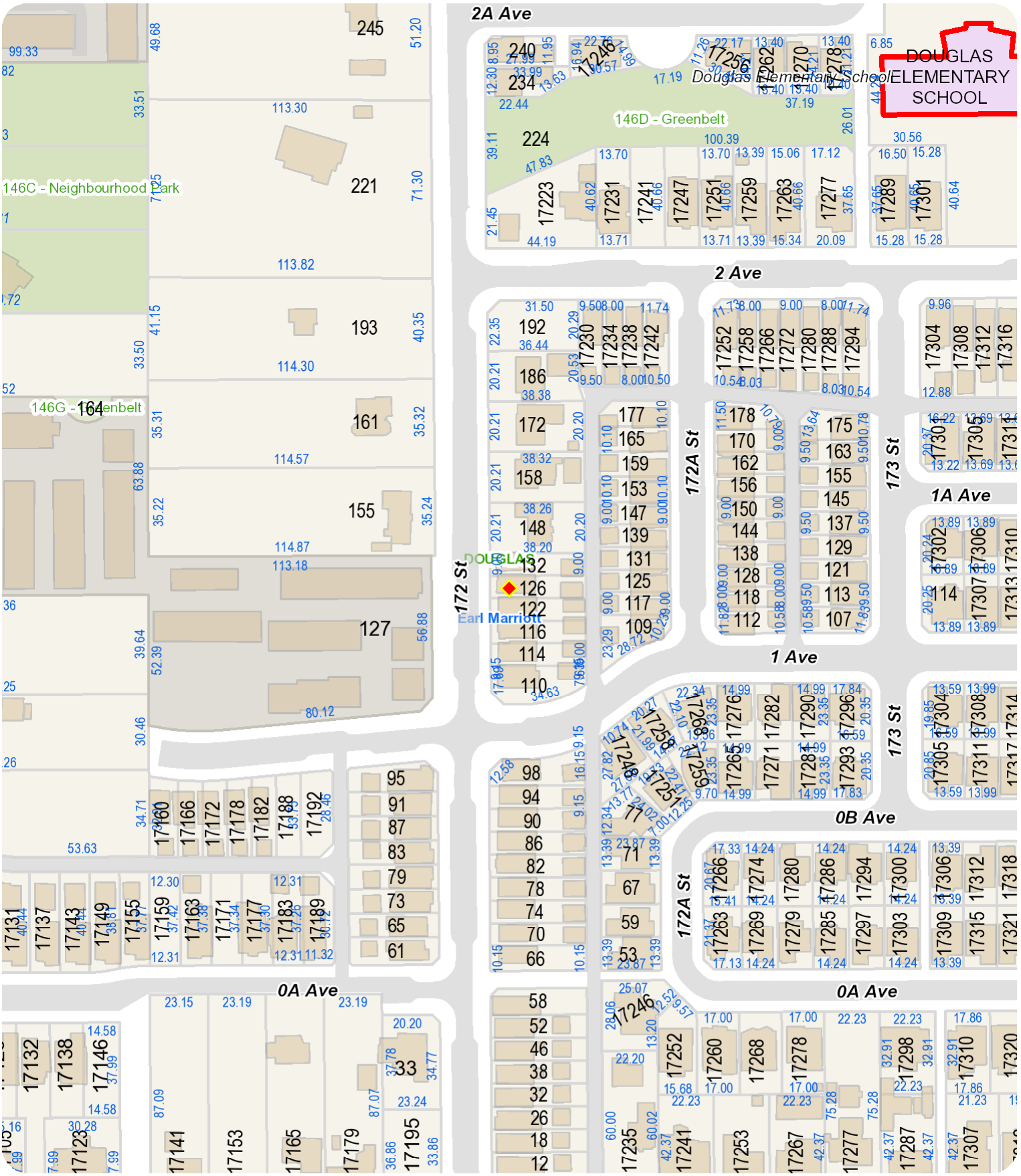
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Summerfield - Cressey Built Home - superior quality, design & Canadian Home Builder Winner. 2,558 sq. ft. two level, walk out basement plan, plus 500 sq. ft. authorized 1 bedroom carriage home, over double garage, with parking spot beside garage. Main home features main floor parlour/office, great room open to dark kitchen, granite tops. Upper level 3 bedrooms & laundry. Bsmt. games room, full bath, bright windows, easy to build in: 2 bedrooms. Features: asphalt roof, hardy board siding, 9 ft. & vaulted ceilings, detailed finishing, laminate flooring. 3,698 sq. ft. lot, private east facing rear yard, stamped concrete patio, gas barbeque hook up. Steps to new Pacific Douglas School. Bus to Earl Marriot School. Walk to Strip Mall, Peace Arch Park, beach & border, minutes to freeway.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

City of Surrey Mapping Online System



Enter Map Description

Scale: 1:2,025

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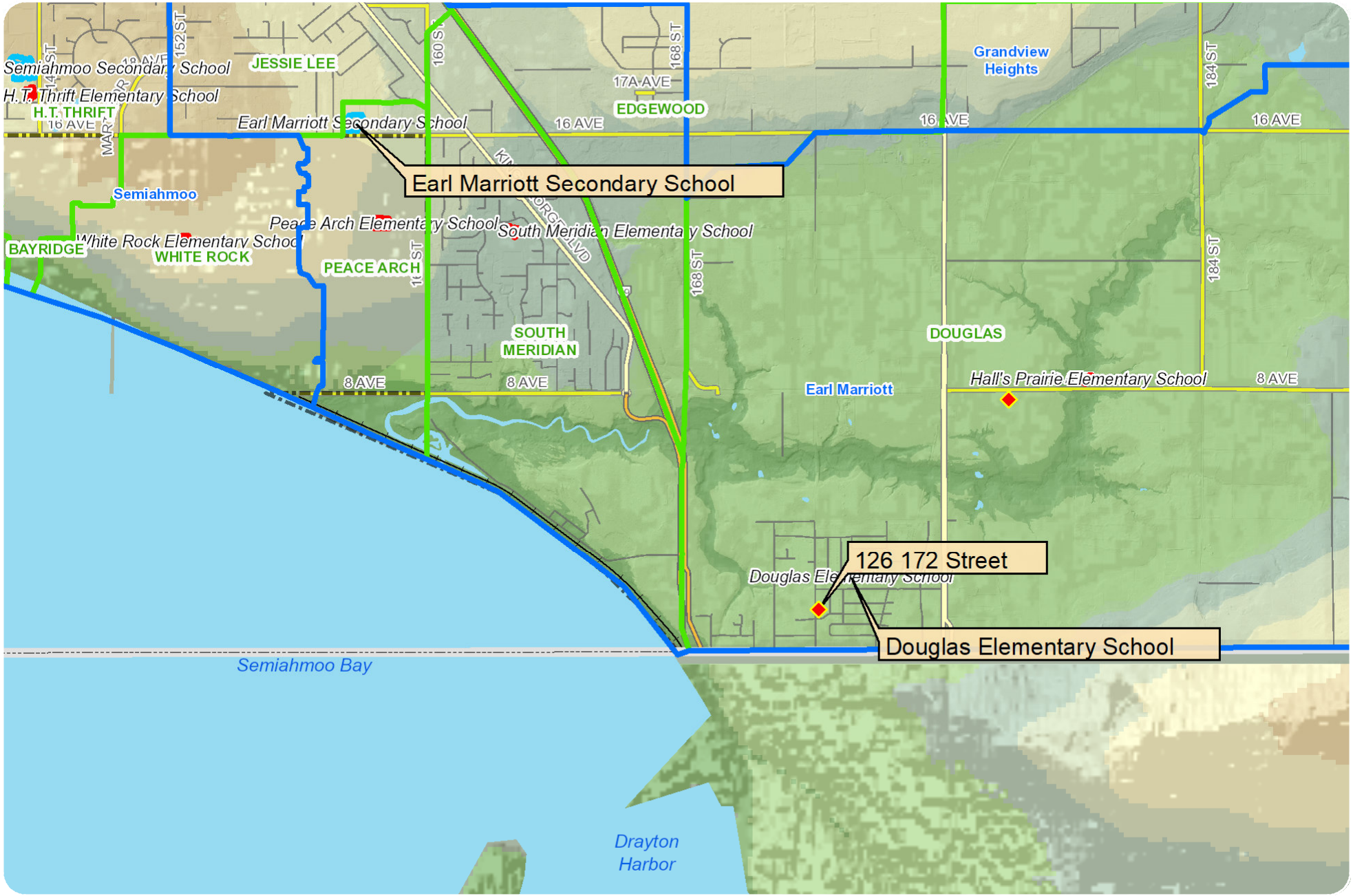
km

Map created on: 2021-09-29

City of Surrey Mapping Online System



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0 0.2 0.4 0.8 1.2
km

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