



Presented by:

Cindy Walker

Homelife Benchmark Realty Corp. (White Rock)

Contc: 604-889-5004

www.WalkerRealEstate.ca

info@walkerrealestate.ca

**Active**
R2640340

Board: F

House with Acreage

2545 141 STREET

South Surrey White Rock

Sunnyside Park Surrey

V4P 2E5

Residential Detached

\$4,300,000 (LP)

(SP)



Sold Date:

If new, GST/HST inc?:

Original Price: **\$4,300,000**

Meas. Type:

Feet

Bedrooms:

4Approx. Year Built: **1968**

Frontage(feet):

165.00

Bathrooms:

3

Age:

54

Frontage(metres):

50.29

Full Baths:

3

Zoning:

RZ

Depth / Size:

300(1.12AC)

Half Baths:

0

Gross Taxes:

\$8,415.25

Lot Area (sq.ft.):

48,625.00Rear Yard Exp: **West**

For Tax Year:

2021

Lot Area (acres):

1.12

P.I.D.:

004-662-971Tax Inc. Utilities?: **No**

Flood Plain:

No

Tour:

View:

Yes: Sunny Private West Rear Yard

Complex/Subdiv:

Services Connected: **Electricity, Septic, Storm Sewer, Water**Sewer Type: **Septic**Water Supply: **City/Municipal**Style of Home: **1 Storey, Rancher/Bungalow**Construction: **Frame - Wood**Exterior: **Brick, Wood**Foundation: **Concrete Perimeter**Renovations: **Partly**# of Fireplaces: **2** R.I. Fireplaces:Fireplace Fuel: **Natural Gas**Fuel/Heating: **Hot Water, Natural Gas**Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**Type of Roof: **Asphalt**Reno. Year: **2016**

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2** Covered Parking: **10** Parking Access: **Front**Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit: **2 blocks**Dist. to School Bus: **1 block**Title to Land: **Freehold NonStrata**

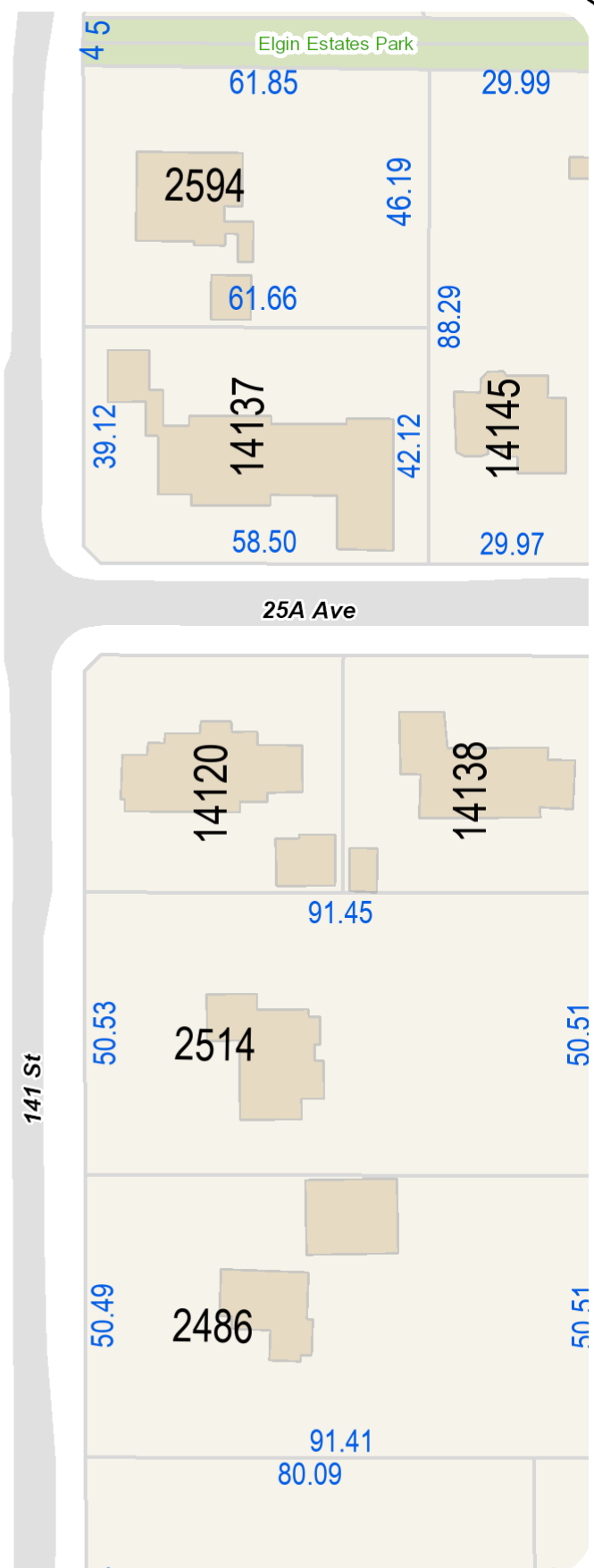
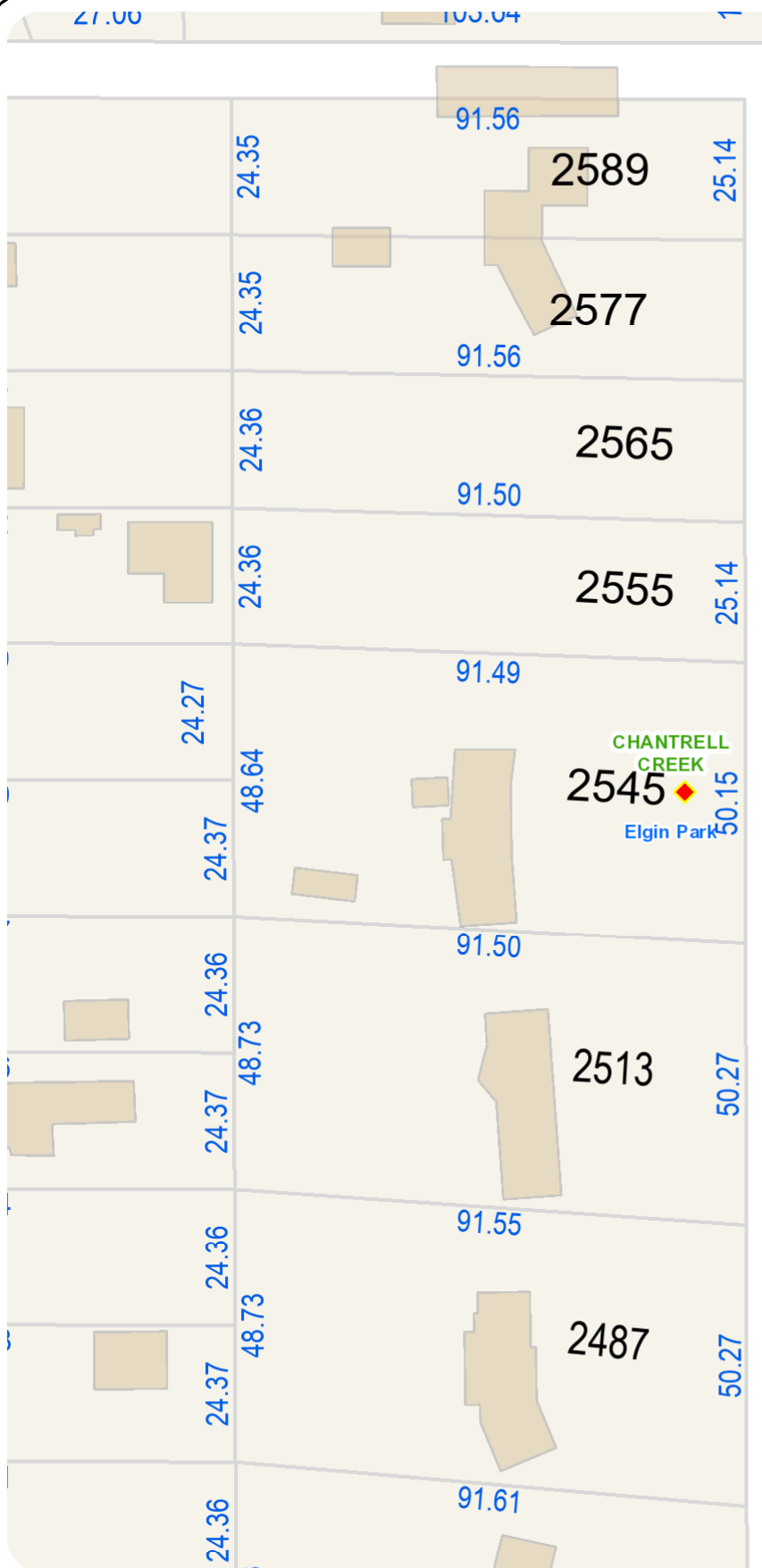
Land Lease Expiry Year:

Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate, Vinyl/Linoleum**Legal: **LOT 21 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 29865**Amenities: **Garden, Workshop Detached**Site Influences: **Central Location, Private Setting, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,450	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	21' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 9'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10' x 9'			x	Main 5
Finished Floor (Basement):	0	Main	Nook	9' x 8'			x	Main 4
Finished Floor (Total):	2,450sq. ft.	Main	Family Room	13' x 9'			x	
Unfinished Floor:	0	Main	Master Bedroom	18' x 11'			x	
Grand Total:	2,450sq. ft.	Main	Walk-In Closet	7' x 6'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14' x 8'			x	
		Main	Bedroom	13' x 11'			x	
		Main	Bedroom	10' x 10'			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

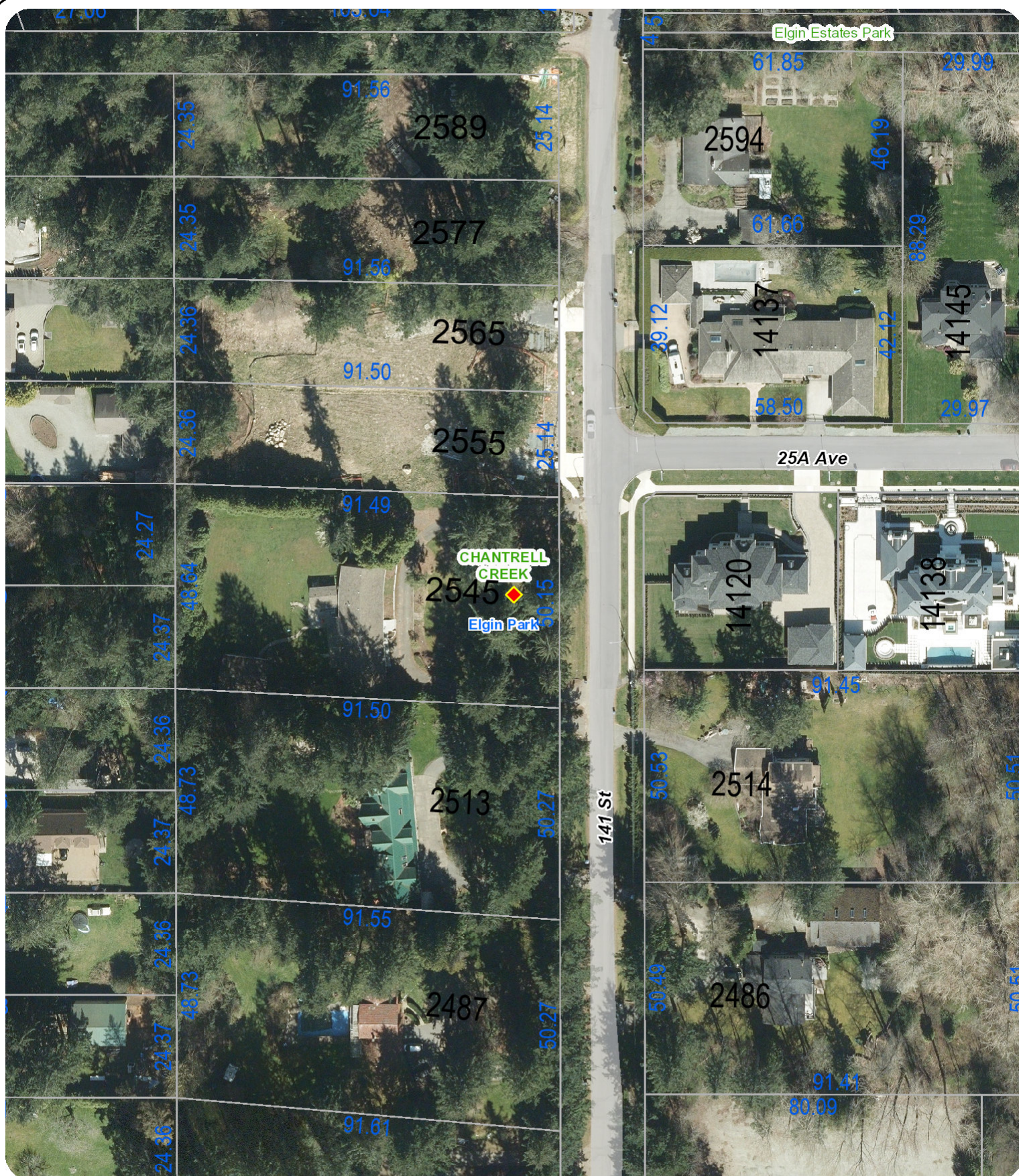
Woodshire Park. 1.12 acre parcel, 165 foot frontage x 300 foot depth, flat, level, private lot, with minimal trees, located at the top of hill creating a bright sunshine lot. Western exposed rear yard. City of Surrey PLA, to create two lots: Lot 1 - 24,371 sq. ft. and Lot 2 - 24,340 sq. ft, add approximately \$300,000 in development cost charges. Services at or near front lot line. One of the most sought after locations in the Elgin/Chantrell Area, with older homes being replaced by multi million dollar new homes. Within steps of Sunnyside Acres and transit, blocks to Chantrell Elementary, Elgin Secondary Schools, Crescent Park and White Rock beach. Call today to view this gorgeous property.



Enter Map Description

Scale: 1:1,206





Enter Map Description

Scale: 1:1,206

