

# Features: 12956 16 Avenue

## Lot:

- 3,100 sq. ft. lot
- 26.00 ft. frontage x 119.31
- Front street gate, street parking
- Back lane access: single garage, with man door and window overlooking rear yard.
- 1 concrete open parking, alongside garage on property
- Nicely landscaped fenced rear gated yard

## Exterior:

- Asphalt roof
- Vinyl siding, cedar trim
- Front Porch covered cedar deck
- Back Porch: partially covered cedar deck
- Fountain in front, pond/fountain rear yard

## Interior:

### Main Floor:

- 9 ft ceiling, updated natural oak wood floors
- Living and Dining Room: gas fireplace, updated California shutters
- Kitchen, Nook and Family Room: Built in shelving, gas fireplace, custom draperies, updated white kitchen, quartz counter tops, bar counter, Kitchen Aid gas stove, electric oven, fridge with water and ice, dishwasher and Panasonic microwave.
- Powder Room: 2 piece, updated quartz counter top/ cabinet

### Upper Level:

- Master Bedroom: over sized walk in closet
- Ensuite: soaker tub, separate glass shower, quartz top, single sink
- 2 Secondary Bedrooms
- Main Bathroom: tub/shower, quartz top, single sink

### Basement Level:

Laundry: LG washer and dryer, sink and cabinets  
- could be shared with suite  
Furnace Room

## Unauthorized One Bedroom Suite:

- Terracotta tile flooring, stairs to rear yard
- Living Room: gas fireplace, built in cabinets
- Kitchen: rustic color cabinets, white appliances, fridge, 2022 dishwasher
- Bedroom: window/closet
- Bathroom: tub/shower, updated cabinet, bowl sink/ quartz top
- Vacuum kick for easy clean ups

## Mechanics of Home:

- Forced Air Furnace and gas hot water tank
- Built in vacuum
- 3 gas fireplaces serviced March 2022
- Carpets cleaned March 2022

**Gross Taxes 2021:** \$4,881.91

**Builder:** Padwood Homes, established local builder with reputation for quality and peace of mind

**Form Survey:** March 9, 1999, on file

**Final Occupancy:** July 20, 1999, on file

- House, garage and basement

**Main Floor:** 872 sq. ft.  
**Upper Floor:** 833 sq. ft.  
**Basement:** 872 sq. ft.  
**Total Floor Area:** 2,577 sq. ft.

## Single Detached Garage:

- Back lane access
- Single open parking, plus street parking

## Neighborhood Schools:

Ray Shepherd Elementary School: 1650 136 Street

Elgin Park Secondary School: 13484 24 Avenue

**Excluding:** security cameras and equipment. Seller to cancel contract, fill and touch up paint, on removal.

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed. House size provided by City Of Surrey. Lot size provided by City of Surrey. Buyer to verify, if important prior to firm contract.

Presented by:  
**Kimberly Walker**  
 Homelife Benchmark Realty Corp. (White Rock)

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**Active**  
**R2659969**  
 Board: F  
 House/Single Family

**12956 16 AVENUE**  
 South Surrey White Rock  
 Crescent Bch Ocean Pk.  
 V4A 1N7

Residential Detached  
**\$1,659,000** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,659,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1999**  
 Frontage(feet): **26.00** Bathrooms: **4** Age: **23**  
 Frontage(metres): **7.92** Full Baths: **3** Zoning: **RES**  
 Depth / Size: **119.31** Half Baths: **1** Gross Taxes: **\$4,881.91**  
 Lot Area (sq.ft.): **3,100.00** Rear Yard Exp: **South** For Tax Year: **2021**  
 Lot Area (acres): **0.07** P.I.D.: **024-171-786** Tax Inc. Utilities?: **No**  
 Flood Plain: **No** View: **No : Sunny south fenced rear yard**  
 Complex/Subdiv: **Ocean Park**  
 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., 3 Storey** Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**  
 Construction: **Frame - Wood** Parking: **Garage; Single, Open**  
 Exterior: **Vinyl** Driveway Finish: **Concrete**  
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **At door** Dist. to School Bus: **2 blocks**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Renovations: **Partly** Reno. Year: **2015** Property Disc.: **Yes**  
 # of Fireplaces: **3** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**  
 Fireplace Fuel: **Natural Gas** Metered Water: **Yes**  
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: **No** Fixtures Rmvd: **Yes :Security cameras/equipment. Seller to fill and touch up hole**  
 Outdoor Area: **Fenced Yard, Sundeck(s)** Floor Finish: **Hardwood, Tile, Carpet**  
 Type of Roof: **Asphalt**

Legal: **LOT 11 PLAN LMP38274 SECTION 8 TWP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In**

Finished Floor (Main):	872	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	833	Main	Living Room	13'6 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0 x 10'6			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	12'0 x 9'			x	Above 4
Finished Floor (Basement):	872	Main	Family Room	15'6 x 12'4			x	Above 4
Finished Floor (Total):	2,577 sq. ft.	Main	Eating Area	10'0 x 9'0			x	Bsmt 4
Unfinished Floor:	0	Above	Master Bedroom	16'8 x 13'0			x	
Grand Total:	2,577 sq. ft.	Above	Bedroom	11'8 x 11'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'6 x 10'4			x	
Suite: <b>Unauthorized Suite</b>		Bsmt	Living Room	15'0 x 12'0			x	
Basement: <b>Fully Finished</b>		Bsmt	Kitchen	10'0 x 9'0			x	
		Bsmt	Bedroom	10'0 x 9'0			x	
		Bsmt	Laundry	10'0 x 6'0			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>12</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Ocean Park. Quality built by local Padwood Homes. Pristine & updated 2,577 sq. ft. two level & walk out bsmt. plan, features asphalt roof, vinyl siding, covered front & back porches. Main floor 9 ft. ceiling, natural hardwood flooring, 2 gas fireplaces, formal living/dining room. Bright white kitchen, stainless appliances, granite tops, open to family room. Upper level 3 beds & 2 baths, includes expansive master suite. Bsmt. laundry room, cupboards/sink. Self contained 1 brd. suite, gas fireplace, walks out to rear. Private 3,100 sq. ft. nicely landscaped and fenced property. Over sized single garage, plus 1 outside parking spot, with lane access. Street parking in front. Steps to Ocean Park Mall, 1001 Steps, Ray Shepherd/Elgin Schools. By appoint only: Sat/Sun/March 12/13, 11 am to 1 pm**



12956 16 Ave,  
Surrey, BC



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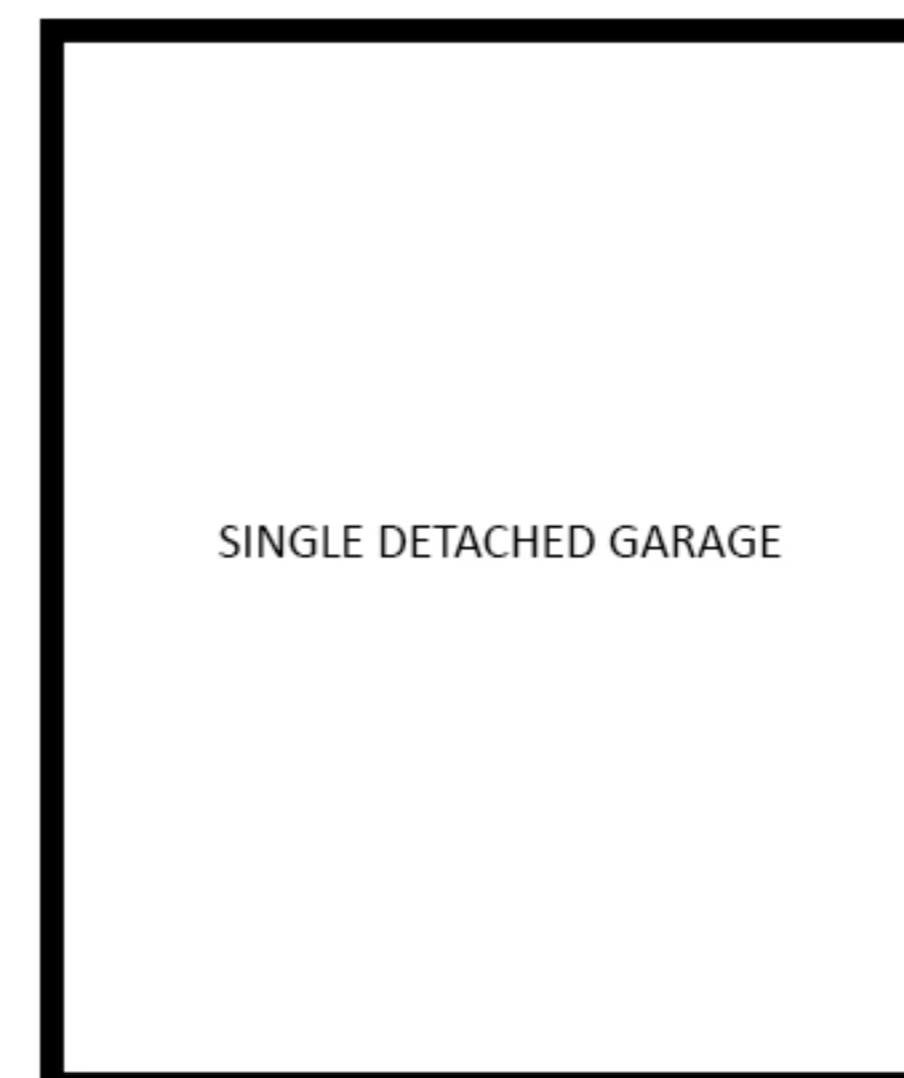


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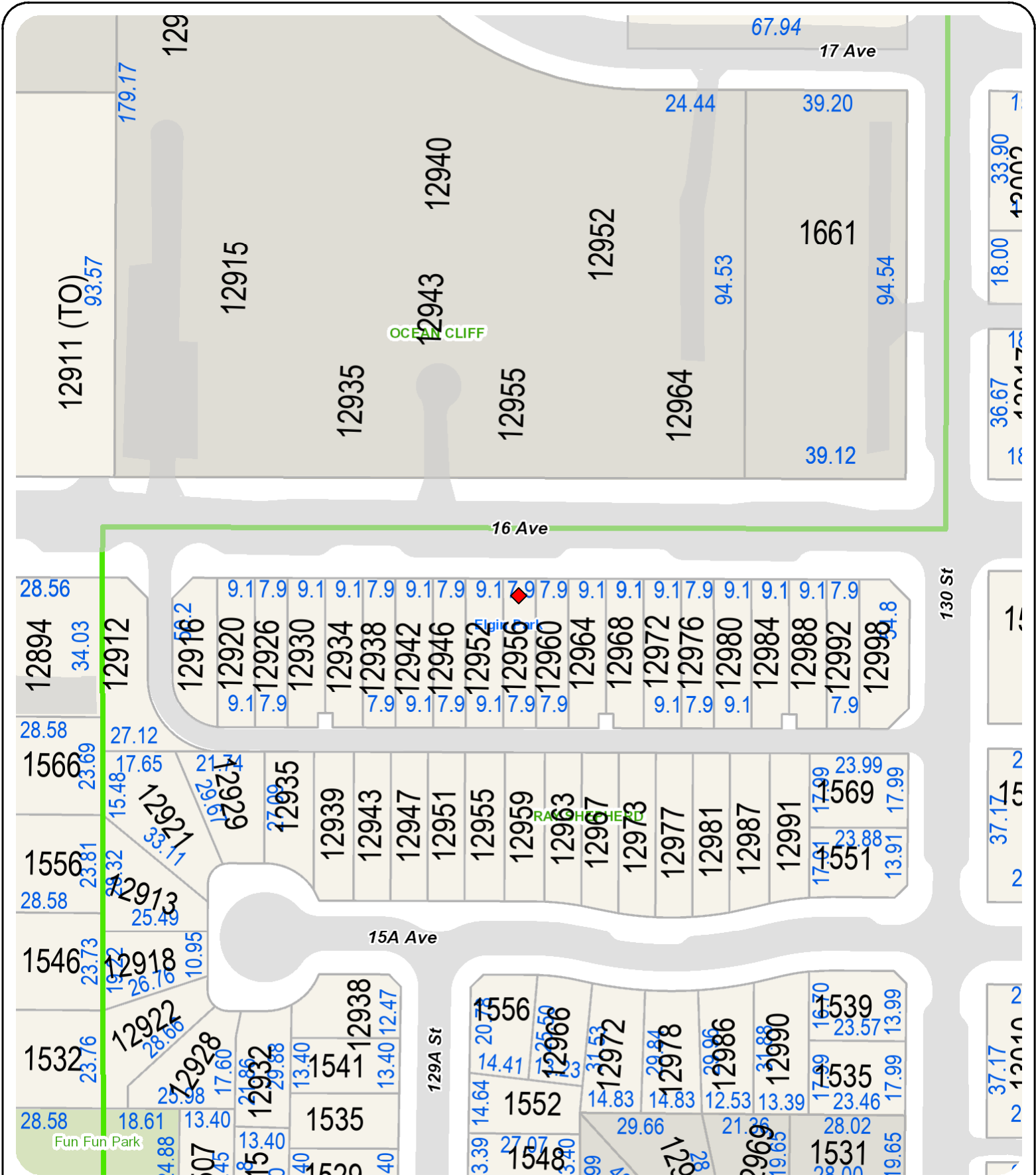


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[Created Mar 8, 2022]

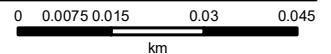


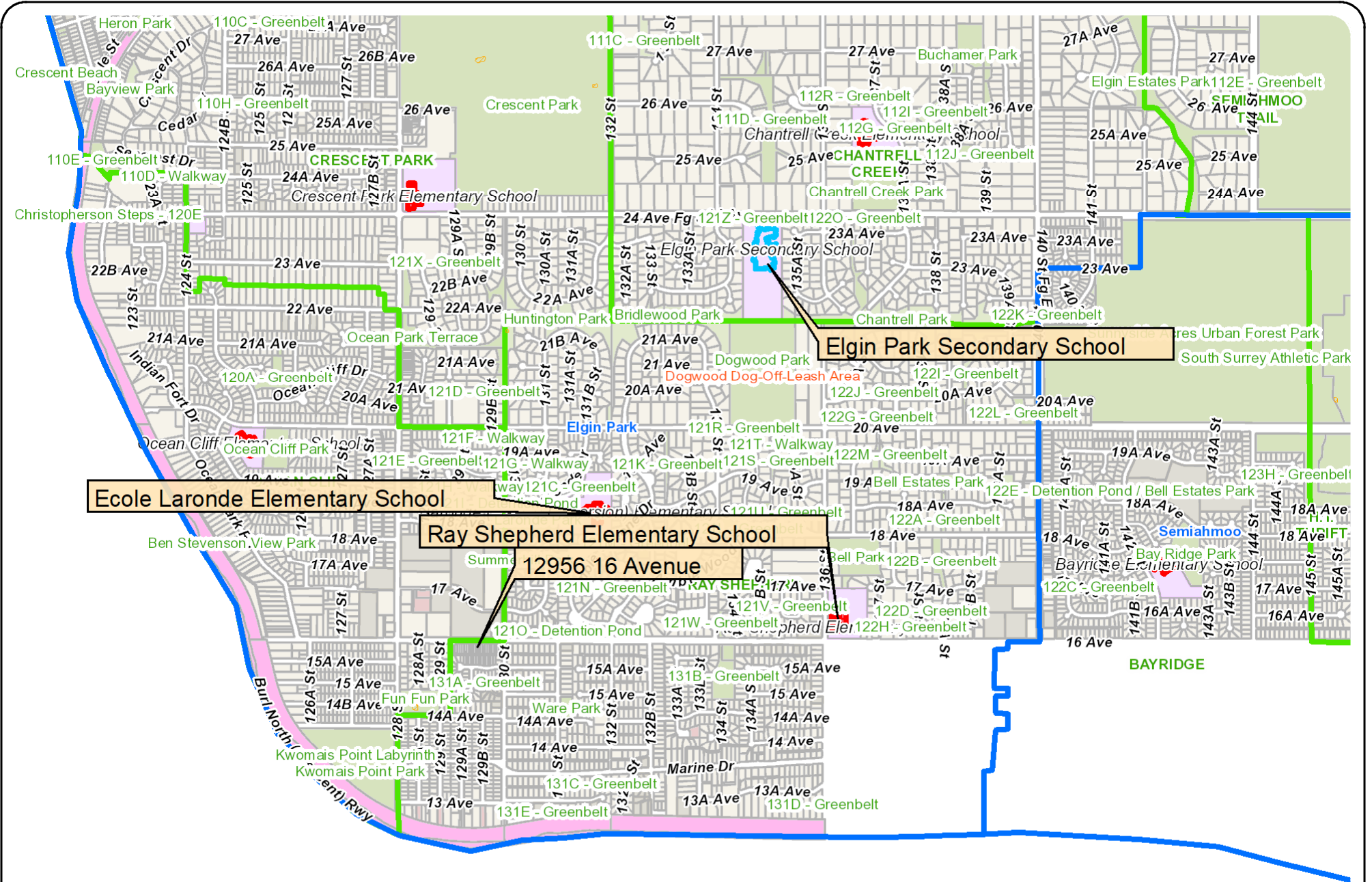




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Ecole Laronde Elementary School

Ray Shepherd Elementary School

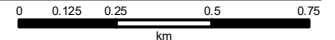
Elgin Park Secondary School

12956 16 Avenue

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Map created on: 2022-02-28