

Features - 16472 89 Avenue

Exterior:

- 12,046 sq. ft., quiet street
- 181.39 ft. frontage x 154 ft. depth
- 2019: asphalt roof and gutters
- 2009: painted stucco exterior
- Concrete sidewalk run along 3 sides of home
- Expansive cedar sundeck runs along rear of home
 - 40 ft. long x 9 ft. deep
 - natural gas hook up, for barbeques or heaters
 - ideal for entertaining
- Optional RV access on east side of home

Interior

Main Floor:

- Living/Dining Room: gas fireplace, 10 ft. ceilings, tall bright windows, overlooks private front garden
- Kitchen/Nook/Family room: 3 sided gas fireplace, bright white kitchen, 2 skylights, island, walk in pantry, work desk, 2022 appliances: Whirlpool dishwasher, Kitchen Aid induction oven, Panasonic microwave and kitchen tap, 2019 Kitchen Aid double door fridge
- Office: overlooks front garden
- Powder Room: 2 piece, new tap
- Laundry Room: cabinet/sink, 2022 linoleum flooring, 2022 Maytag washer and 2016 dryer

Upper Level:

- Master Bedroom: gas fireplace, 3 bays of mirrored closets
- Ensuite: glass shower, jetted soaker tub, single sink, skylight
- 3 Secondary Bedrooms, includes 4th front bedroom, with bay windows and vaulted ceilings
- Main Bathroom: double sinks, tub/shower

Unfinished Walk Out Day Light Basement:

- Separate back yard entrance
- Roughed in plumbing for kitchen and bathroom

Additional Information:

- 2022: John Wood gas hot water tank
- 2022: inside paint, light fixtures, fire alarms, carpet on upper level
- 2021: all new toilets in each bath
- 2016: whirlpool forced air furnace
- Roughed in vacuum system\
- Roughed alarm, with separate panel for basement

Gross Taxes 2020: \$5,650.68

Final Occupancy: See City of Surrey information

Form Survey: April 2, 1993 - on file

Main Floor: 1,649 sq. ft.
Upper Floor: 1,635 sq. ft.
Unfinished Basement: 1,349 sq. ft.
Total Floor Area: 4,632 sq. ft.

Triple Garage: 787 sq. ft.
- extra height ceilings

Neighborhood Schools:

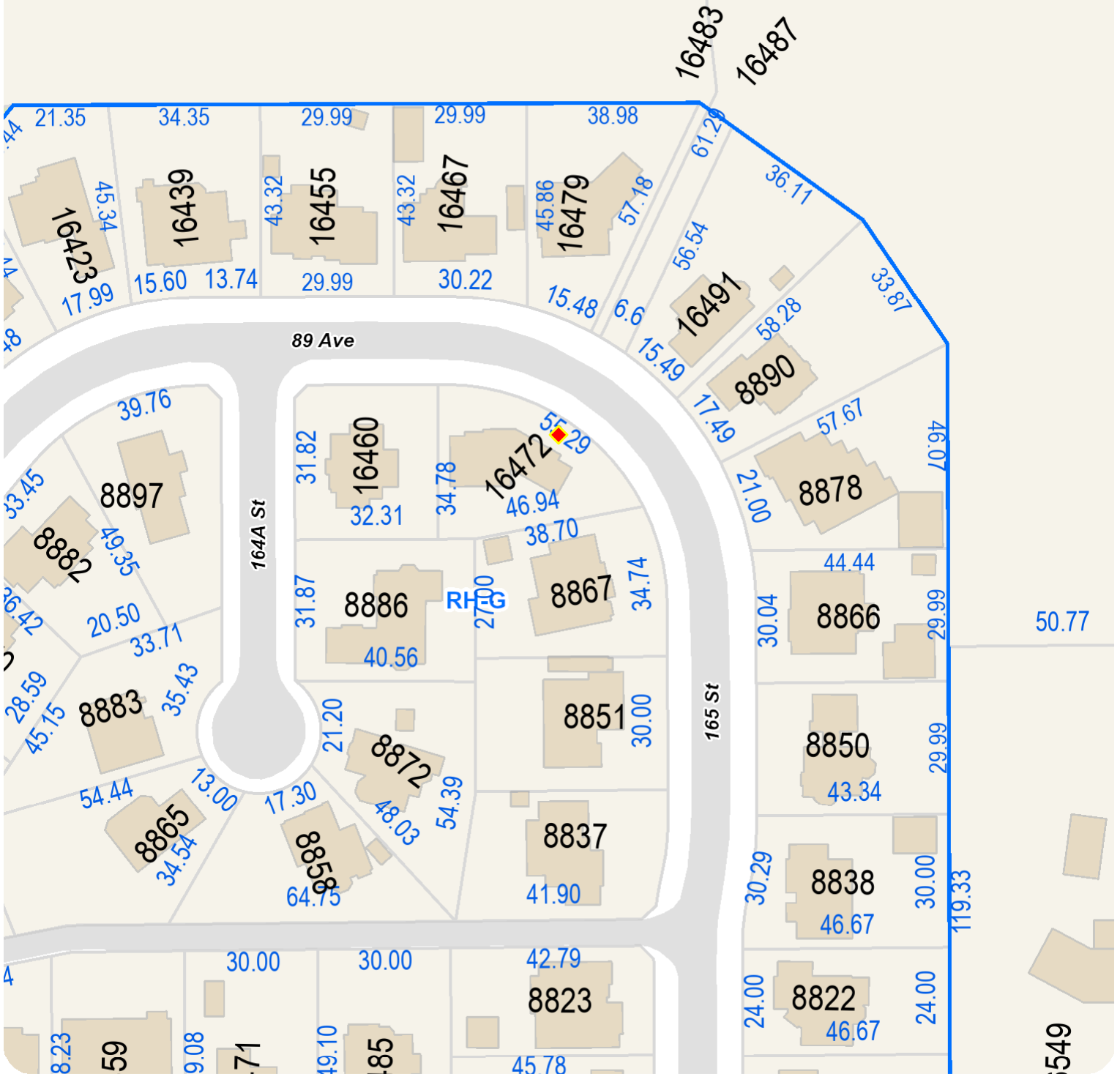
Serpentine Heights Elementary School: 16126 93A Avenue
North Surrey Secondary: 15945 96 Avenue

Option: 2016: optional air conditioning unit

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

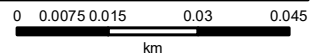
Godwin Farm Biodiversity Preserve

A-1



Enter Map Description

Scale: 1:1,248





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

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Active
R2724354
 Board: F
 House/Single Family

16472 89 AVENUE

Surrey
 Fleetwood Tynehead
 V4N 1A2

Residential Detached

\$1,998,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,998,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1993**
 Frontage(feet): **181.39** Bathrooms: **3** Age: **29**
 Frontage(metres): **55.29** Full Baths: **2** Zoning: **HA GD**
 Depth / Size: **154** Half Baths: **1** Gross Taxes: **\$5,650.58**
 Lot Area (sq.ft.): **12,046.00** Rear Yard Exp: **South** For Tax Year: **2022**
 Lot Area (acres): **0.28** P.I.D.: **016-833-376** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **Yes: South Private Rear Yard**
 Complex/Subdiv: **Fleetwood Estates**
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **9** Covered Parking: **3** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Triple**
 Exterior: **Stucco** Driveway Finish: **Asphalt**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**
 Renovations: **Partly** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **3** R.I. Fireplaces: Reno. Year: **2022** Property Disc.: **Yes**
 Fireplace Fuel: **Natural Gas** Rain Screen: Fixtures Leased: **No**
 Fuel/Heating: **Forced Air, Natural Gas** Metered Water: **Yes** Fixtures Rmvd: **No**
 Outdoor Area: **Fenced Yard, Patio(s)** R.I. Plumbing: **Yes** Floor Finish: **Hardwood, Laminate, Tile, Wall/Wall/Mixed**
 Type of Roof: **Asphalt**

Legal: **LOT 45 SECTION 36 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 86918**

Amenities: **None**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Security - Roughed In, Vacuum - Roughed In, Vaulted Ceiling**

Finished Floor (Main):	0	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,628	Main	Foyer	16'3 x 12'11	Bsmt	Storage	12'8 x 11'8	Floor #Pcs
Finished Floor (AbvMain2):	1,298	Main	Living Room	16'4 x 13'0	Bsmt	Utility	18'4 x 10'7	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'3 x 12'0	Bsmt	Gym	26'5 x 16'2	Above 5
Finished Floor (Basement):	0	Main	Kitchen	20'0 x 13'6			x	Above 4
		Main	Nook	10'0 x 7'1			x	
Finished Floor (Total):	2,926sq. ft.	Main	Family Room	20'2 x 13'5			x	
Unfinished Floor:	1,628	Main	Bedroom	12'8 x 13'11			x	
Grand Total:	4,554sq. ft.	Main	Laundry	16'6 x 8'0			x	
		Above	Master Bedroom	21'3 x 16'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	16'4 x 10'11			x	
		Above	Bedroom	12'6 x 9'7			x	
		Above	Bedroom	12'4 x 9'8			x	
		Bsmt	Storage	40'1 x 12'8			x	

Suite: **None** Manuf Type: Registered in MHR?: PAD Rental:
 Basement: **Full, Unfinished** MHR#: CSA/BCE: Maint. Fee:
 Crawl/Bsmt. Height: **8'** # of Levels: **3** ByLaw Restrictions:

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

Fleetwood Estates. European built executive 4,632 sq. ft. plan. Freshly updated features main floor formal living/dining with 10 ft. ceilings, front office, white kitchen, vaulted ceiling, updated stainless appliances, open to family room and southern exposed private deck & year garden. Upper level spacious master suite, 3 secondary bedrooms. Sq. ft. includes unfinished walk out basement, roughed in plumbing. 12,066 sq. ft. lot, 181 ft. frontage. Massive 816 sq. ft. garage with high ceilings, large driveway, with loads of parking. Potential RV access. Updated asphalt roof, skylights with remote control blinds, painting in/out, light fixtures and carpeting. Sought after quiet pocket of executive homes, groomed lawns, within blocks of Holly Cross School, Fresh Street Market & freeway access.