

Features - 13837 17A Avenue

Exterior:

- 15,370 sq. ft., cul de sac lot, western exposed rear yard, sides and backs on greenspace
- 52.04 ft. frontage x 181.85 ft. north side of lot x 168.79 ft. rear x 139.09 ft. south side of lot
- Private park setting: loads of lawn, wood fire pit
- 2008 cedar siding
- 2001 asphalt roof
- 1999 to 2001 vinyl windows
- Pool: 16 ft. x 32 ft., large shallow end, chlorine
- 2018 vinyl liner
- 2014 pool pump (installed sand pump)
- Pool equipment shed. Change room

Interior

Main Floor:

- Living and Dining room: French doors to side yard
Require: drywall ceiling, paint, moldings, flooring
- Family Room: rock face, wood hearth, gas fireplace
- Kitchen: custom white cabinets, corian counters, under mount lighting, tile backsplash, Kitchen Aid fridge with freezer on bottom, Wolf 4 burner gas range with hood fan, Panasonic microwave, dishwasher
- Nook: vaulted ceilings and opens to patio/pool
- Office: built in cabinets
- Laundry: Samsung washer and dryer, sink, laundry shoot, lots of storage
- Games Room: bar with sink and concrete counter tops along with space for bar fridge, built in cabinets, gas fireplace
- Powder Room: Kohler designed raised sink, under-mount lighting
- Master Bedroom: French doors open to pool deck, walk in closet
- Ensuite: oversized glass shower, single sink, Nu heat floor
- Require: crown moldings, finish custom walk in, closet and carpet flooring
- 2 Secondary Bedrooms
- Require: paint, flooring, baseboards, trim
- Jack and Jill Bathroom: 2 powder rooms: sink and toilet, each connected to shared soaker tub and separate glass shower
- Mud room: banks of cabinets, sink, under counter cat door, coat closet, door to side driveway

Additional Information:

- Engineered maple engineered hardwood flooring
- Concrete slab
- 2015 gas hot water tank
- 2008 high efficiency forced air furnace
- Copper plumbing piping
- Electrical Panel: 125 amp service, panel located in games room
- Built in security system
- Inground water sprinklers

Require:

- Hallway flooring
- Attic insulation
- Fix chimney

Gross Taxes 2022: \$6,629.02

Final Occupancy: April 13, 1983 - on file, original home

Building Permit: July 26, 1999 - addition to home

Building Permit: July 26, 1999 - attached double garage/storage area at rear

Swimming Pool Permit: June 4, 1984 - on file

Form Survey: October 29, 1999 - on file

Home: 2,760 sq. ft.

Double Garage/Workshop/Storage: 952 sq. ft.

Change Room: 30 sq. ft.

Pool Shed: 86 sq. ft.

Neighborhood Schools:

Ray Shepherd Elementary School: 1650 136 Street

Elgin Park Secondary: 13484 24 Avenue

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



Presented by:

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**Active**
R2751838Board: F
House/Single Family**13837 17A AVENUE**South Surrey White Rock
Sunnyside Park Surrey
V4A 7H4

Residential Detached

\$2,399,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,399,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1983**
 Frontage(feet): **52.03** Bathrooms: **4** Age: **40**
 Frontage(metres): **15.86** Full Baths: **3** Zoning: **RH-G**
 Depth / Size: **182 irregular** Half Baths: **1** Gross Taxes: **\$6,629.02**
 Lot Area (sq.ft.): **15,370.00** Rear Yard Exp: **Southwest** For Tax Year: **2022**
 Lot Area (acres): **0.35** P.I.D.: **003-068-528** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **Yes: Resort/Pool**
 Complex/Subdiv: **Bell Park Estates South**
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Concrete Slab**Renovations: **Partly**# of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Natural Gas**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Fenced Yard, Patio(s)**Type of Roof: **Asphalt**Reno. Year: **2023**

Rain Screen:

Metered Water: **Yes**R.I. Plumbing: **Yes**Total Parking: **6** Covered Parking: **2** Parking Access: **Front**Parking: **DetachedGrge/Carport**Driveway Finish: **Asphalt**Dist. to Public Transit: **3 Blocks**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Hardwood, Wall/Wall/Mixed**Dist. to School Bus: **3Blocks**

Land Lease Expiry Year:

Legal: **LOT 68 PLAN NWP62342 PART SW1/4 SECTION 16 TWP 1 NEW WEST LAND DISTRICT**Amenities: **Garden, Pool; Outdoor, Swirlpool/Hot Tub**Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Microwave, Storage Shed, Swimming Pool Equip.**

Finished Floor (Main):	2,760	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Foyer	6'7 x6'3			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'9 x13'6			x	Main	2
Finished Floor (Below):	0	Main	Dining Room	13'1 x9'5			x	Main	3
Finished Floor (Basement):	0	Main	Kitchen	13'6 x10'11			x	Main	3
		Main	Eating Area	10'9 x8'2			x	Main	3
Finished Floor (Total):	2,760sq. ft.	Main	Family Room	14'5 x12'7			x		
Unfinished Floor:	0	Main	Mud Room	13'2 x8'7			x		
Grand Total:	2,760sq. ft.	Main	Office	10'4 x7'0			x		
		Main	Recreation Room	19'6 x19'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	19'6 x19'3			x		
		Main	Bedroom	14'1 x10'5			x		
		Main	Bedroom	14'1 x10'6			x		
Suite: None				x			x		
Basement: None									
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Ocean Park Rancher - Back Yard Resort - Pool - Change Room - European Owner/Builder - Recent renovation "nearly complete", with every attention to quality & detail: 2,760 sq. ft. plan features formal living/dining room, bright white kitchen, vaulted ceiling, corian counters, stainless appliances, open to nook, familyroom with gas fireplace. Front office, recreation room with plumbed bar, separate laundry, expansive master suite, walk in closet, 3 piece ensuite with over sized shower, 2 ensuited secondary bedrooms, plus mud room leads to side yard. Asphalt roof/vinyl windows. Detached 816 sq. ft. double garage plus work shop. 15,736 sq. ft. lot, sunny south/west rear yard, bordered by parkland, loads of grass area/fire pit. Quiet cul de sac & blocks to beach.



Enter Map Description

Scale: 1:1,248

