

Features - 13127 22A Avenue

Lot:

- 13,987 sq. ft. lot
- 119 ft. frontage x 142.00 ft. depth east side
- 78 ft. rear x 142.70 ft. depth west side
- Private fenced north facing rear yard
- Extensive stamped concrete patio and pool deck, grass area, perennial and vegetable garden
- Sidewalk runs from front to back, clothes line, dedicated paver area for garbage containers
- Water sprinklers front/rear. Front/back flood lights

Exterior:

- 2012 Roof, Skylights Gutters: Serpentine Roofing. transferable 30 year warranty, hand split cedar shakes, receipt on file. Stucco siding, wood trim
- Inground Pool: 36' x 18' salt water pool, large shallow end. 2 year new liner and equipment.
- Cabana over hot tub, out door shower
- Gazebo: 16' x 14', with propane fire table
- Propane gas hookup for barbeque

2020 Interior Renovation:

- Engineered wide plank hardwood flooring
- Vinyl Tile: laundry and kitchen
- Euroline doors leading to pool deck: master bedroom and kitchen
- White cabinets, quartz tops: kitchen/baths/laundry
- Detailed finish: moldings/baseboards/lights, pot lights/switches/2" blinds throughout
- Foyer: vaulted ceilings, sky lights
- Living/Dining Room: white mantle original gas fireplace, carousel window
- Family Room: vaulted ceiling, sky lights, original wood fireplace, reclaimed wood mantle/brick front. Display case/2 TV connections/ speakers
- Kitchen: Turquoise expansive island, built in hutch, under cabinet lighting, undermount double sink, walk in pantry. Tap filler over LG induction flat top stove. All Kitchen Aid convection electric oven, extra wide fridge with double freezer drawers, microwave and dishwasher. Transferable appliance warranty, 2 years remaining, on file.
- Den: built in upper cabinets. Desk optional
- former powder room: roughed in sink/toilet connection left in place, to convert back
- Laundry/Flex/Sewing Room: Spacious, LG stainless washer and dryer, sink, lots of cabinets and counter space

- Master Bedroom: walk in closet, vaulted ceilings
Ensuite: vaulted ceiling, sky light, electric in floor heating, single sink, extra bank of drawers, oversized walk in rain shower
- 2 secondary bedrooms
- Main Bathroom: oversized seamless shower, soaker tub, undermount single sink

Mechanics of Home:

- 2020: north east corner crawl space dampness resolved by digging out, flushing perimeter drains, drying and application of water proofing and an addition of 4" down spout rain leaders around perimeter
- 2020: blown in attic insulation on top of existing R40 batts
- 2020: large parallel beam added in crawl space to render main bathroom floor extra stable for renovated bathroom
- 2020: all bathroom and kitchen venting upgraded to 2020 code by Gandy installations.
- 2020: both bathroom showers with Kerdi waterproofing membrane
- Crawlspace: lit stairs from garage : 4 1/2 ft
- 2021: Lennox air conditioner
- 2019: top of the line High Efficiency furnace
- 2020 water piping: pex
- Hot water tank and ozonator

Gross Taxes 2022: \$6,455.22

Final Occupancy: June 28, 1988, on file

Pool Final: May 1991, on file

Electrical Inspection: February 5, 2020, on file

- 200 amp service, upgraded panel

Main Floor: 2,398 sq. ft.

Total Floor Area: 2,398 sq. ft.

Double Garage: extra long, includes separate workshop

Neighborhood Schools:

Crescent Park Elementary: 2440 128 Street

Elgin Park Secondary: 13484 24 Avenue

Disclaimer: Although information, marketing materials and measurements are deemed to be correct are not guaranteed. House size taken from Cotala, on file. Lot size taken from Form Survey and City Cosmos. Buyer to verify, if important prior removing conditions.



Presented by:

Cindy Walker

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**Active**
R2752134Board: F
House/Single Family**13127 22A AVENUE**

South Surrey White Rock

Elgin Chantrell

V4A 8Y5

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: **1988**
 Frontage(feet): **119.00** Bathrooms: **2** Age: **35**
 Frontage(metres): **36.27** Full Baths: **2** Zoning: **HAGD**
 Depth / Size: **142.15 irreg** Half Baths: **0** Gross Taxes: **\$6,455.22**
 Lot Area (sq.ft.): **13,987.00** Rear Yard Exp: **North** For Tax Year: **2022**
 Lot Area (acres): **0.32** P.I.D.: **008-769-222** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **Yes: Summer Resort/Pool/Spa**
 Complex/Subdiv: **Huntington Park**
 First Nation Reserve:
 Services Connected: **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: **Brick, Stucco**Foundation: **Concrete Perimeter**Renovations: **Completely, Partly**# of Fireplaces: **2** R.I. Fireplaces: **0**Fireplace Fuel: **Natural Gas, Wood**Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**Outdoor Area: **Fenced Yard, Patio(s)**Type of Roof: **Wood**Reno. Year: **2020**

Rain Screen:

Metered Water: **Yes**R.I. Plumbing: **Yes**Total Parking: **6** Covered Parking: **2** Parking Access: **Side**Parking: **Garage; Double**Driveway Finish: **Aggregate**Dist. to Public Transit: **2 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: **2 blocks**

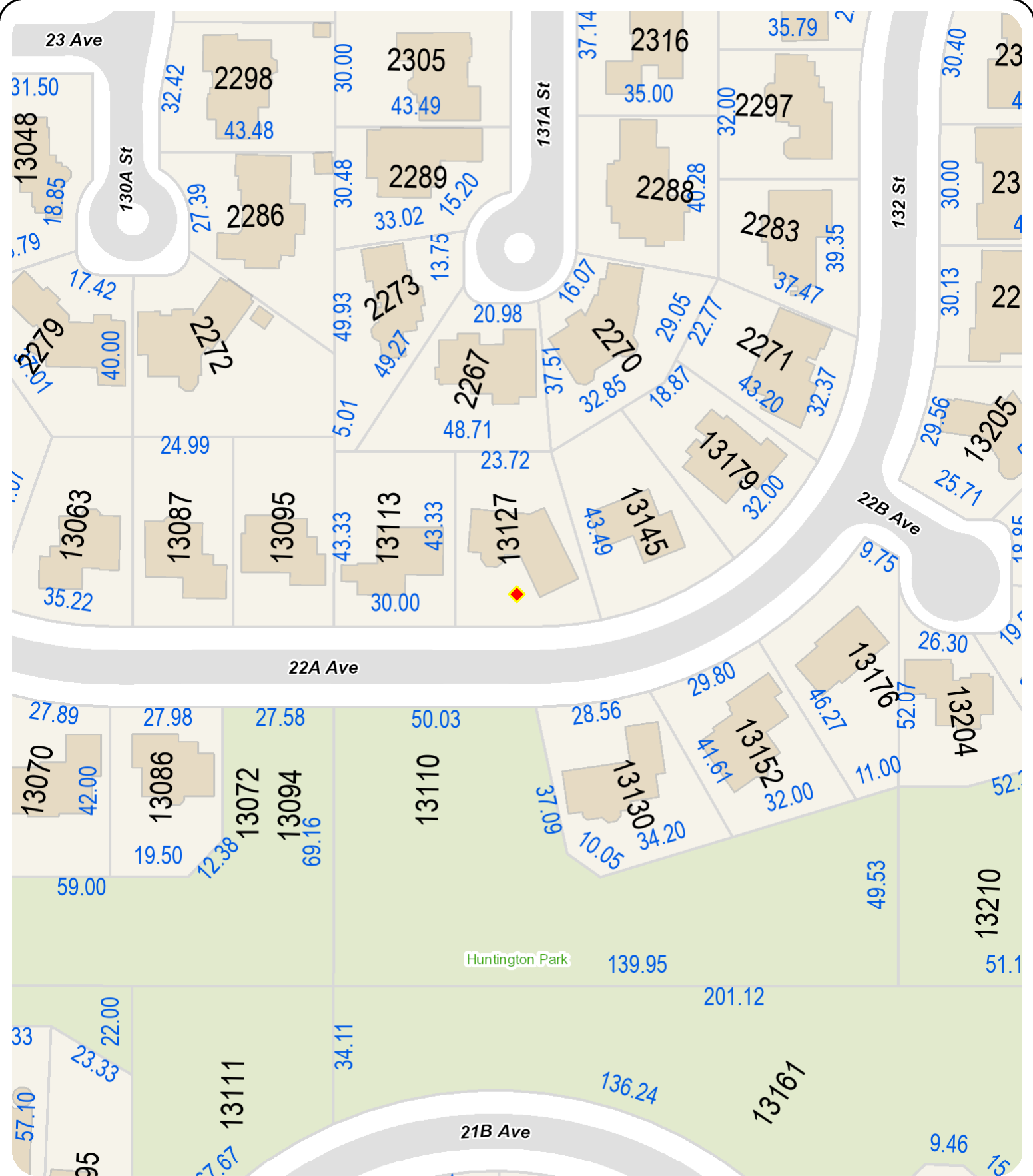
Land Lease Expiry Year:

Legal: **LOT 5 SECTION 17 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 75852**Amenities: **Garden, Pool; Outdoor, Swirlpool/Hot Tub, Workshop Attached**Site Influences: **Central Location, Private Setting, Private Yard, Shopping Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Storage Shed, Swimming Pool Equip., Vaulted Ceiling**

Finished Floor (Main):	2,514	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	14'9 x10'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'1 x13'10			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	12'5 x11'6			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	13'9 x11'7			x	
		Main	Nook	16'5 x8'9			x	
Finished Floor (Total):	2,514sq. ft.	Main	Family Room	17'5 x13'10			x	
Unfinished Floor:	0	Main	Primary Bedroom	17'8 x16'11			x	
Grand Total:	2,514sq. ft.	Main	Walk-In Closet	11'10 x6'10			x	
		Main	Bedroom	11'11 x11'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'0 x11'5			x	
		Main	Laundry	16'10 x9'7			x	
Suite: None		Main	Office	5'5 x5'2			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height: 4'6	# 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)**

Huntington Park. European Builder - 2020 All New Stylish Interior Renovation. 2,514 sq. ft. 3 bedroom one level rancher, resort style sun rear yard. Entertainment size stamped concrete deck, swimming pool(new liner), hot tub, outdoor shower, gazebo, grass: kids/dogs. Vaulted ceilings, skylights: entrance/family room/ensuite. New engineered flooring/detailed finish/baseboards/moldings. New kitchen & 2 baths: cabinets/island/quartz tops/appliances/fixtures/oversized walk in showers/soaker tub. New lights fixtures, 2" blinds & Euroline patio doors. 200 electrical amp service. 10 year new hand split cedar shake roof, gutters, plus 2020 perimeter drainage. Double garage, plus workshop, stairs to 4 1/2 foot crawl. Upper scale subdivision, across from greenspace, trails to Crescent Park & beach.



Enter Map Description

Scale: 1:1,248

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