

**Lot:**

- 9,509 sq. ft. lot
- 133.30 ft. frontage x 71.68 ft. depth
- Private fully fenced yard
- Southern exposed manicured tiered front garden
- Backyard courtyard and fountain

**Exterior:**

- Metal roof
- Cedar siding painted 2010
- Partial stucco and brick on exterior front
- Lane access to oversized triple garage with built-in shelving and workshop, 220 wiring
- RV and boat parking
- Motion sensor lights

**Interior Features:**

- 2 x 6 construction
- 2014 original forced air furnace
- 2013 hot water tank
- 2012 cheater ensuite: pedestal sink, soaker tub, travertine tile, Nu Heat floors
- Floor to ceiling windows along south side of home
- 2 skylights
- Living Room: gas fireplace, cathedral ceiling, French doors open to southern exposed patio
- Dining Room: French doors open to back patio
- Oak kitchen: island, black appliances include; fridge, 4 burner electric flat cook top, built-in oven, dishwasher, microwave shelf.
- Master bedroom: walk in closet
- Mud Room/Laundry: washer, dryer, large sink, oversized closet, 2-Piece powder room
- Spiral staircase leading to lower level is roughed-in for elevator

- 1 Bdrm authorized suite: living room, bedroom, walk-in closet, 3-Piece bathroom, laundry room, 2013 white kitchen, 2013 black appliances include; fridge, stove, dishwasher

**Note:** Tenant lease until March 2016

**Final Occupancy: ordered**

**Form/Site Survey: ordered**

**Gross Taxes 2014: \$5,006.17**

**Main Floor: 1,427 sqft**

**Lower Floor: 687 sqft**

**Totals Floor Area: 2,114 sqft**

**Garage: 40 x 20**

**Neighborhood Schools:**

South Meridian Elementary: 16244 13 Avenue

Earl Marriott Secondary: 15751 16 Avenue

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. Buyer to verify, if important prior removing conditions.



THE WALKER REAL ESTATE TEAM

We Run On Experience.

**604 889 5004**

18-Year Emerald Master Medallion Award, FVRB  
25 Years of Building and Development Background  
Services in English & Mandarin

**THE TEAM**  
Dave Walker  
Cindy Walker  
Amanda Walker  
Edmund Yang  
Iris Zhang

GET IN TOUCH **604 889 5004**

EMAIL [info@WalkerRealEstate.ca](mailto:info@WalkerRealEstate.ca)



Presented by:  
**Dave Walker**  
 HomeLife Benchmark Rlty.(W.R.)  
 Phone: 604-531-1111  
[www.whiterockwalker.com](http://www.whiterockwalker.com)  
[davewalker8@shaw.ca](mailto:davewalker8@shaw.ca)



**Active**  
**R2014409**  
 Board: F  
 House/Single Family

**16097 8 AVENUE**  
 South Surrey White Rock  
 King George Corridor  
 V4A 8S3

Residential Detached  
**\$1,125,000 (LP)**  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **71.68** Original Price: **\$1,125,000**  
 Depth / Size (ft.): **133.30** Bedrooms: **3** Approx. Year Built: **1987**  
 Lot Area (sq.ft.): **9,509.00** Bathrooms: **3** Age: **28**  
 Flood Plain: **No** Full Baths: **3** Zoning: **SF**  
 Rear Yard Exp: **South** Half Baths: **0** Gross Taxes: **\$5,006.17**  
 Approval Req?: \_\_\_\_\_ For Tax Year: **2015**  
 If new, GST/HST inc?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 P.I.D.: **003-040-780**

View: **Yes: Campbell River and Ocean**  
 Complex / Subdiv: **River and Ocean Views**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b> Construction: <b>Frame - Wood</b> Exterior: <b>Wood</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: _____ Renovations: <b>Partly</b> Reno. Year: <b>2013</b> # of Fireplaces: <b>2</b> R.I. Plumbing: <b>No</b> Fireplace Fuel: <b>Electric, Gas - Natural</b> R.I. Fireplaces: _____ Water Supply: <b>City/Municipal</b> Fuel/Heating: <b>Electric, Forced Air</b> Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b> Type of Roof: <b>Metal</b>	Total Parking: <b>7</b> Covered Parking: <b>4</b> Parking Access: <b>Lane, Rear</b> Parking: <b>Add. Parking Avail., Garage; Triple, RV Parking Avail.</b> Dist. to Public Transit: <b>1</b> Dist. to School Bus: <b>2</b> Title to Land: <b>Freehold NonStrata</b> Seller's Interest: <b>Registered Owner</b> Property Disc.: <b>Yes</b> PAD Rental: _____ Fixtures Leased: <b>No</b> : Fixtures Rmvd: <b>No</b> : Floor Finish: <b>Tile, Wall/Wall/Mixed</b>
--	---

Legal: **PL 62303 LT 78 LD 36 SEC 12 TWP 1 PART SW 1/4.**

Amenities: **Workshop Detached**

Site Influences: **Lane Access, Private Yard, Waterfront Property**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Storage Shed, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'4 x 17'6	Bsmt	Laundry	8'0 x 6'1			x
Main	Dining Room	8'0 x 7'5						x
Main	Kitchen	8'0 x 11'2						x
Main	Master Bedroom	11'8 x 15'6						x
Main	Bedroom	10'1 x 11'7						x
Main	Laundry	7'1 x 7'0						x
Bsmt	Living Room	9'3 x 17'0						x
Bsmt	Kitchen	11'6 x 7'5						x
Bsmt	Bedroom	8'0 x 12'1						x
Bsmt	Walk-In Closet	7'6 x 4'8						x

Finished Floor (Main): <b>1,427</b> Finished Floor (Above): <b>0</b> Finished Floor (Below): <b>687</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>2,114 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>2,114 sq. ft.</b>	# of Rooms: <b>11</b> # of Kitchens: <b>2</b> # of Levels: <b>2</b> Suite: <b>Other</b> Crawl/Bsmt. Height: _____ Beds in Basement: <b>1</b> Beds not in Basement: <b>2</b> Basement: <b>Fully Finished, Part</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr><td>1</td><td>Main</td><td>4</td><td>Yes</td></tr> <tr><td>2</td><td>Main</td><td>3</td><td>No</td></tr> <tr><td>3</td><td>Bsmt</td><td>3</td><td>No</td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> </tbody> </table>	Bath	Floor	# of Pieces	Ensuite?	1	Main	4	Yes	2	Main	3	No	3	Bsmt	3	No	4				5				6				7				8				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Outbuildings</th> </tr> </thead> <tbody> <tr> <td>Barn:</td> </tr> <tr> <td>Workshop/Shed: <b>12x7</b></td> </tr> <tr> <td>Pool:</td> </tr> <tr> <td>Garage Sz: <b>40x20</b></td> </tr> <tr> <td>Door Height:</td> </tr> </tbody> </table>	Outbuildings	Barn:	Workshop/Shed: <b>12x7</b>	Pool:	Garage Sz: <b>40x20</b>	Door Height:
Bath	Floor	# of Pieces	Ensuite?																																										
1	Main	4	Yes																																										
2	Main	3	No																																										
3	Bsmt	3	No																																										
4																																													
5																																													
6																																													
7																																													
8																																													
Outbuildings																																													
Barn:																																													
Workshop/Shed: <b>12x7</b>																																													
Pool:																																													
Garage Sz: <b>40x20</b>																																													
Door Height:																																													

Listing Broker(s): **HomeLife Benchmark Rlty.(W.R.)** **HomeLife Benchmark Rlty.(W.R.)**

**Stunning Campbell River and Ocean Views. Welcoming and private court yard with fountain. Truly one of a kind, bright 2100 sq. ft. 2 bedroom, 2 bath rancher, vaulted ceilings, sky lights, loads of windows, part basement with newly created 1 bedroom authorized walk out daylight basement suite. Home was designed to captivate views from main floor and expansive partially covered view deck running along south side of home. Features great room concept, spacious kitchen, new travertine ensuite bath, perennial front garden. 71 x 133 ft. lot, well set back off 8th Ave. with back lane access, detached garage with 4 bays, RV and guest parking. Walk to promenade, beach, restaurants and shops. Easy freeway and border access.**