

# 1923 130A Street

## Lot:

- 7,593 sq. ft. northern exposed lot
- 92.62 ft. frontage x 134.5 ft. depth
- Professionally landscaped yard
- Detached double garage

## Exterior Updates:

### 2016:

- Exterior front door
- Stucco painted

### 2015:

- Exterior brick cleaned, polished and sealed
- Gutters and soffits
- 90% of windows replaced - original frame
- Exterior lighting
- Expansive cedar patio
- Refinished driveway

### 2014:

- Asphalt roof

## Interior Updates:

### 2015:

- Crown moldings, baseboards and trim
- Interior doors and hardware
- Paint
- Designer light fixtures and modern chandelier in foyer
- Stained white oak hardwood floors
- Upper level carpets floors
- Tile floors in bathrooms and laundry room
- Custom white kitchen, self-close drawers, quartz counter tops, large dark espresso stained island with dropped island extension for convenient family dining, large format tiled backsplash, stainless steel Frigidaire appliances include; fridge, 4 burner gas convection oven, dishwasher,

- Chimney hood fan, Panasonic microwave, double basin sink and Grohe faucet, pantry featuring pull out drawers
- 2 floor to ceiling tiled electric fireplaces
- Bathrooms: cabinets, quartz counter tops, toilets and mirrors
- Luxurious 4-Piece master ensuite, double sinks, oversized seamless rain shower with seat and linear drain, floating cabinetry above toilet for extra storage
- Laundry Room: front loading washer and dryer, extra cabinetry for storage
- Hot water tank
- Built-in alarm system
- Roughed-in vacuum system

**Final Occupancy:** August 2, 1988

**Form Survey:** March 3, 1988

**Gross Taxes 2015:** \$5,255.72

**Main Floor:** 1,562 sq. ft.

**Upper Floor:** 1,236 sq. ft.

**Totals Floor Area:** 2,798 sq. ft.

**Detached Garage:** 440 sq. ft.

## Neighborhood Schools:

Ray Shepherd Elementary: 1650 136 Street

Elgin Park Secondary: 13484 24 Avenue

## French Immersion:

Laronde Elementary: 1880 Laronde Drive

**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. Lot size taken from city tax roll. Lot dimensions taken from city cosmos map. House size taken from City of Surrey. Buyer to verify, if important prior removing conditions.



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Dave Walker  
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Iris Zhang  
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GET IN TOUCH 604 889 5004

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