



Presented by:

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**Active**  
**R2226158**  
 Board: F  
 House/Single Family

## 12655 26A AVENUE

South Surrey White Rock  
 Crescent Bch Ocean Pk.  
 V4A 2M5

Residential Detached

**\$1,950,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$1,950,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1974</b>
Depth / Size: <b>316</b>	Bathrooms:	<b>3</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>20,832.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SF</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$6,344.18</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-429-799</b>
			Tour:

View: :  
 Complex / Subdiv: **OCEAN PARK/W. SUNNYSIDE**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Level Split**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **Yes: Three crystal chandeliers in the house**  
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LT 19 PLAN 8690 BLK 1 LD 36 SEC 19 TWP 1 PART SE**

Amenities:  
 Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'	Above	Bedroom	12'5 x 9'6			x
Main	Dining Room	13' x 8'1			x			x
Main	Kitchen	16'8 x 10'6			x			x
Main	Eating Area	11' x 8'			x			x
Main	Family Room	15'6 x 11'6			x			x
Main	Laundry	12' x 6'4			x			x
Main	Foyer	10' x 6'6			x			x
Main	Bedroom	11'9 x 20'			x			x
Above	Master Bedroom	13' x 12'6			x			
Above	Bedroom	11' x 9'7			x			

Finished Floor (Main):	<b>1,394</b>	# of Rooms: <b>11</b>	Bath		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>714</b>	# of Kitchens: <b>1</b>	1	<b>Above</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,108 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>2,108 sq. ft.</b>	Beds not in Basement: <b>4</b>	6				
		Basement: <b>Fully Finished</b>	7				
			8				

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

**Beautifully renovated home in the desirable Crescent Height area on a rare 20832 sq.ft lot! Mins to crescent beach and access to Hwy 99. Newer roof, windows, furnance, new flooring (Brazilian cherry floors), kitchen (Brand new appliances), bathroom...and so on. The 2108 sq.ft 4 bedroom house is ready for you to call home! Elgin Secondary catchment. This home comes with an amazing private backyard garden featuring Rhododendrons and a mature rare Ancient Dawn Redwood Tree originally grown in Asia. Live-in ready, or hold for investment. You don't want to miss this opportunity! Come and take a look!**

12:48 PM

## Property Information Report

### 12655 26A Ave V4A 2M5

1/18/2018

**Property Details**  
**Folio:** 5191-18004-5  
**Owner Type:** Private  
**PID:** 002-429-799  
**Description:** LOT 19 BLOCK 1 SECTION 19 TOWNSHIP 1 PLAN NWP8690 NWD PART SE 1/4.  
**Plan Type:** Subdivision  
**Plan Year:** 1946  
**Size:** 1,937 sq. meters (20,848 sq. feet) - approximate, see legal plan for actual  
**Type:** Standard Lot

**Assessment Details**

<b>Year</b>	<b>Gross Land</b>	<b>Gross Improvements</b>	<b>Gross Assessment</b>
2018	\$1,571,000	\$116,000	\$1,687,000

**Servicing Details**

<b>Service</b>	<b>Start Date</b>
ANNUAL SEWER - RESIDENTIAL REGULAR	01 Jan 2003
ANNUAL WATER	01 Jan 2003
GARBAGE - REGULAR	01 Jan 2005

**NCP Details**

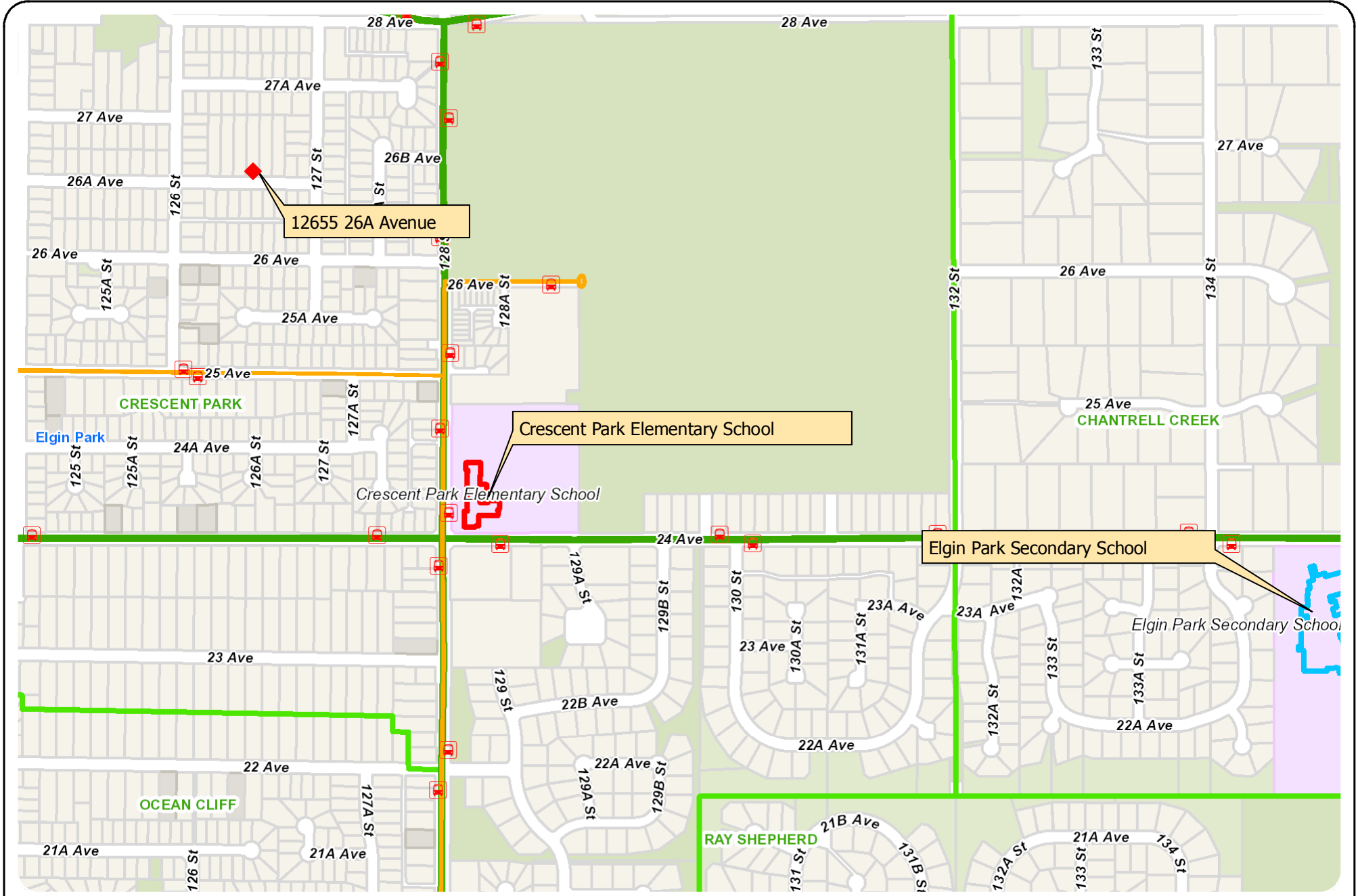
<b>Land Use</b>	<b>NCP Name</b>	<b>% of Lot</b>
Not in NCP		100

**OCP Details**

<b>Land Use</b>	<b>% of Lot</b>
Urban	100

**Zoning Details**

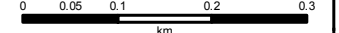
<b>Zone</b>	<b>Description</b>	<b>% of Lot</b>	<b>Bylaws</b>	<b>Land Use Contract</b>
RF	Single Family Residential Zone	100		



Enter Map Description

Scale: 1:8,000

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Map created on: 2018-01-18