

# Features - 13964 19A Avenue

## Lot:

- 14,069 sq. ft. lot, backing onto green space
- 98.42 ft. frontage x 143.01 ft. depth
- South exposed private rear yard, over looking open city green space
- Manicured lawns

## Exterior:

- 2016: exterior cedar siding painted in 2016
- Updated Asphalt roof
- Cedar siding with brick trim
- Hidden gutters
- Pool: 18 ft. x 36 ft, chlorine

## Interior:

- Foyer: granite flooring feature and sky light, main floor pre-finished maple flooring
- Formal living and dining room: gas fireplace
- Family room: gas fireplace, vaulted ceiling, skylight, sliding glass doors open to rear patio
- Kitchen: European roll top cabinets, granite counter tops, stainless steel 4 burner gas range, electric oven, Kitchen Aid fridge, Whirlpool dishwasher
- Nook: 12 ft. ceilings with skylight
- Office: built in cabinets
- Games room: glass sliding doors open to rear patio
- Laundry Room: Maytag washer and dryer, built in cabinets and sink
- Main Bathroom: 3 piece, single sink, shower

- Master Bedroom: sliding glass doors open to backyard, 4 banks of closets
- Master Bathroom: oversized glass shower, double sinks with make up station, skylight
- 3 secondary bedrooms
- Main bathroom: 5 piece, double sinks, tub/shower

## Mechanics Of Home:

- Built on slab
- Hot water radiant in floor heat: updated furnace/piping
- Second hot water tank: east wing
- Built in vacuum and alarm

**Final Occupancy:** November 23, 1987

**Form Survey:** February 24, 1987, included pool

**Gross Taxes 2017:** \$6,769.20

**Main Floor:** 3,375 sq. ft.

**Totals Floor Area:** 3,375 sq. ft.

**Double Garage** 556 sq. ft.

## Neighborhood Schools:

Ray Shepherd Elementary: 1650 136 Street

Ecole Laronde Elementary: 1880 Laronde Drive

Elgin Park Secondary: 13484 24 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. House size confirmed by City of Surrey. Lot dimensions/size taken from city cosmos map. Buyer to verify, if important prior removing conditions.



THE WALKER REAL ESTATE TEAM

We Run On Experience. **604 889 5004**

21-Year Emerald Master Medallion Winners, FVRB

25 Years of Building and Development Background

16 Years Mortgage Experience

## THE TEAM

Dave Walker

Cindy Walker

Amanda Walker

"中文服务" Iris Zhang

Service in Mandarin: 778 834 6660

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

# Features - 13964 19A Avenue

地：14,069平方英尺，后院朝南。  
幅宽98.42英尺；进深143.01英尺。

房：平层楼房；带游泳池（18英尺X36英尺）。  
2016年：屋外刷漆。

一楼：3,375平方英尺；  
室内总面积：3,375平方英尺。  
双车库面积：556平方英尺。

最终入住许可：1987年11月23日。  
测量图：1987年2月24日，包括游泳池。  
2017年地税：\$6,769.20

学区：  
小学：Ray Shepherd Elementary (1650 136 Street)  
中学：Elgin Park Secondary (13484 24 Street)

免责声明：  
我们给出的数据也许有误，若买家认为有必要，请自行确认。

Iris Zhang  
Homelife Benchmark Realty Corp.  
Cell: 778-834-6660  
Email: Iriszhang.home@gmail.com  
www.WalkerRealEstate.ca





Presented by:

# Cindy Walker

HomeLife Benchmark Realty (White Rock) Corp.  
Contc: 604-889-5004  
www.WalkerRealEstate.ca  
info@walkerrealestate.ca



**Active**  
**R2291389**  
Board: F  
House/Single Family

## 13964 19A AVENUE

South Surrey White Rock  
Sunnyside Park Surrey  
V4A 8J1

Residential Detached

**\$1,849,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>98.40</b>	Original Price: <b>\$1,849,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1987</b>
Depth / Size: <b>143</b>	Bathrooms:	<b>4</b>	Age: <b>31</b>
Lot Area (sq.ft.): <b>14,069.00</b>	Full Baths:	<b>4</b>	Zoning: <b>F52</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$6,769.10</b>
Rear Yard Exp: <b>South</b>	Council Apprv?:		For Tax Year: <b>2017</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>003-978-087</b>
			Tour:
View:	<b>Yes: SOUTH YARD/OUTDOOR POOL</b>		
Complex / Subdiv:	<b>BELL PARK ESTATES</b>		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **1 Storey, Rancher/Bungalow**  
 Construction: **Frame - Wood, Other**  
 Exterior: **Wood**  
 Foundation: **Concrete Slab**  
 Rain Screen:  
 Renovations: **Partly**  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **2** Dist. to School Bus: **2**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL NWP71619 LT 9 LD 36 SEC 16 TWP 1**

Amenities: **Pool; Outdoor**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Swimming Pool Equip., Vacuum Blt. In, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'	Main	Bedroom	12' x 11'			x
Main	Dining Room	15'8 x 13'	Main	Bedroom	11'9 x 11'8			x
Main	Kitchen	18' x 10'	Main	Bedroom	9'8 x 9'7			x
Main	Eating Area	22' x 9'4			x			x
Main	Family Room	18'6 x 16'4			x			x
Main	Other	10'3 x 8'4			x			x
Main	Games Room	20' x 16'			x			x
Main	Utility	12' x 8'5			x			x
Main	Den	13' x 9'			x			x
Main	Master Bedroom	18' x 14'6			x			x

Finished Floor (Main):	<b>3,375</b>	# of Rooms:	<b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,375 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Main</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Door Height:
Grand Total:	<b>3,375 sq. ft.</b>	Basement:	<b>None</b>	6				
				7				
				8				

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

**Bell Park. Absolutely magnificent 3375 sq. ft., 4 bedroom, 4 bath executive rancher with office and games room. Features asphalt roof, recently painted exterior cedar siding, granite entrance, maple hardwood flooring, vaulted family room ceiling with skylights, European kitchen cabinets, granite counters, stainless appliances, 2 gas fireplaces, upgraded hot water in-floor heater. 14,069 sq.ft. manicured lot, with sun-drenched, southern exposed rear yard, complete with 18 x 36 ft. swimming pool, overlooking natural green open space. Steps to Ray Shepherd, Elgin Schools, Ocean Park Shopping Center and the beach.**



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**THE TEAM**  
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Cindy Walker  
Amanda Walker  
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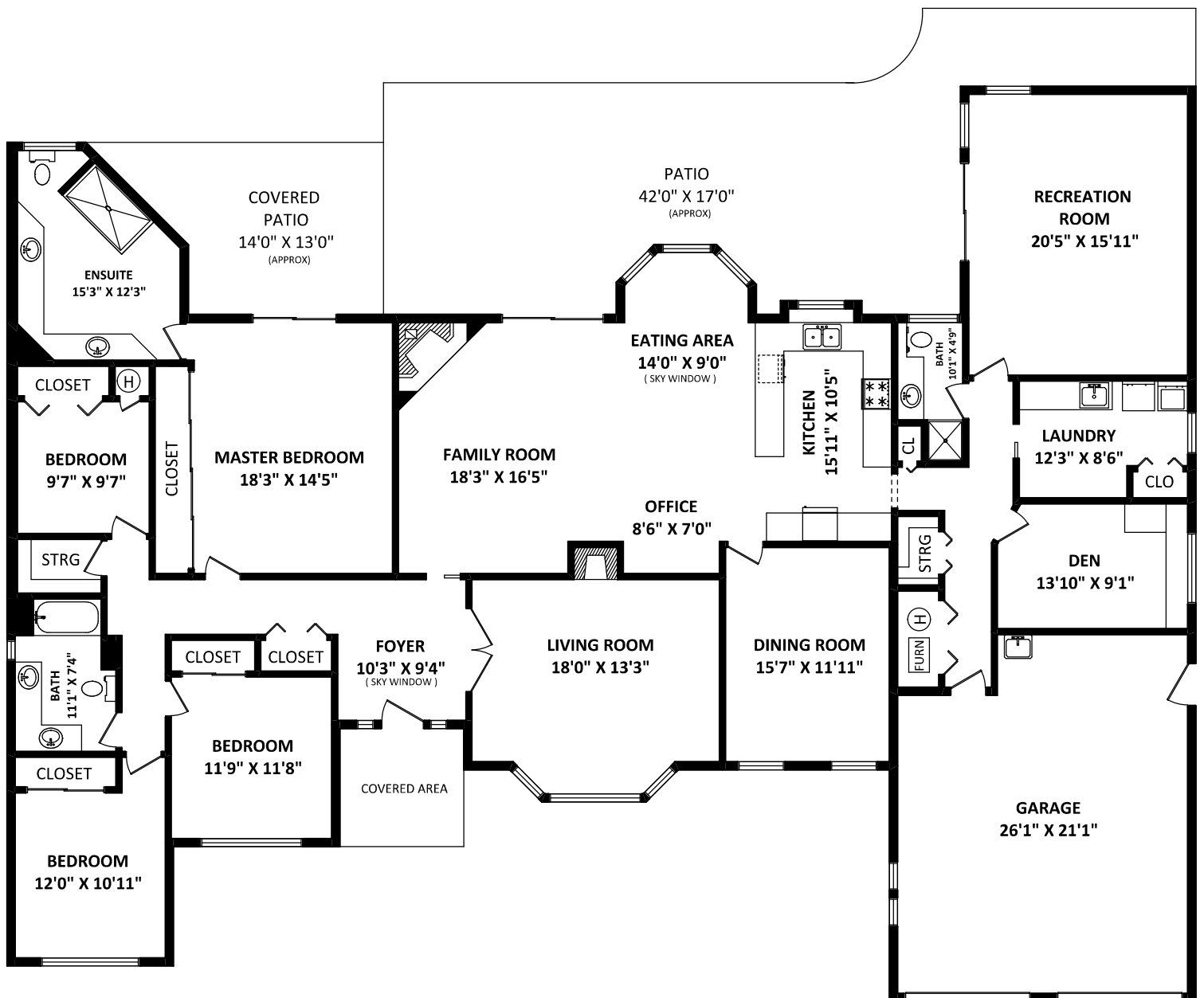
GET IN TOUCH 604 889 5004 EMAIL info@WalkerRealEstate.ca

**13964 19A Avenue,**  
Surrey, BC

**TOTAL FINISHED AREA: 3375 SQ.FT.**

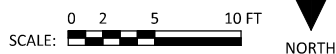
**OTHER AREA(S)**

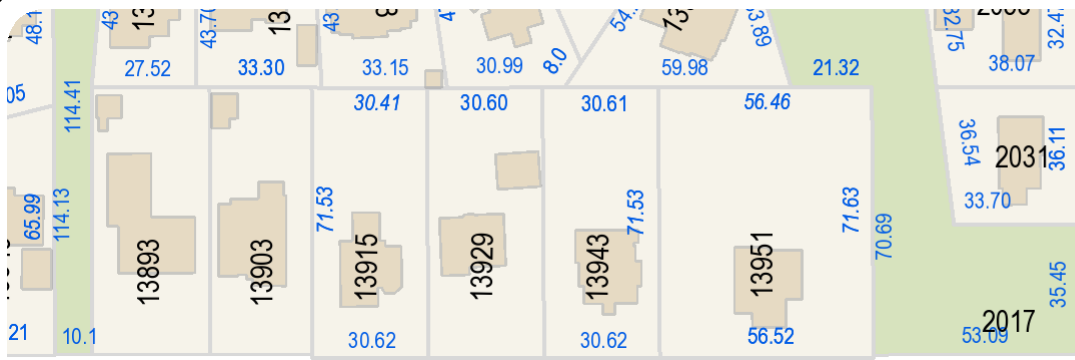
GARAGE:	556 SQ.FT.
COVERED PATIO:	205 SQ.FT.*
PATIO:	780 SQ.FT.*
POOL HOUSE:	99 SQ.FT.*



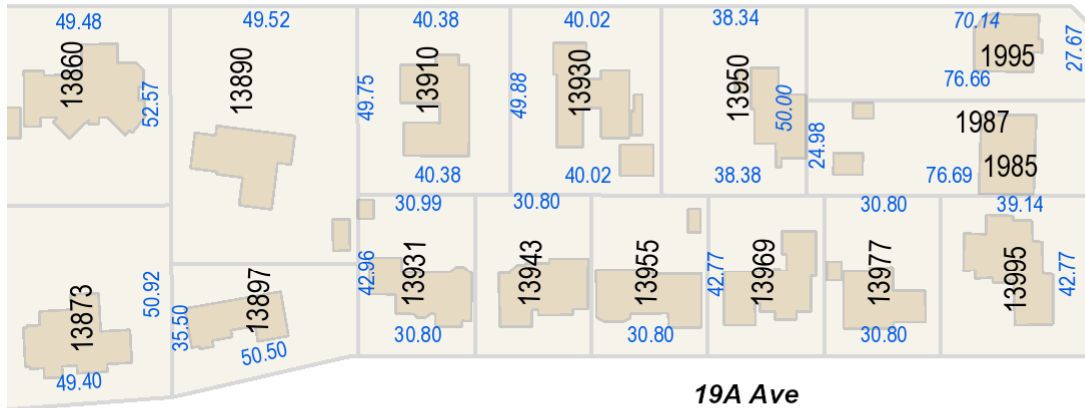
FLOOR PLAN BY: [MAY 7, 2018]  
SEE VIRTUAL REALTY INC.  
TEL: 604-575-1244  
www.seevirtual360.com

DISCLAIMER:  
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O INSURED.  
2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE. EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI Z765-2003)  
3. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.  
\* ANY MEASUREMENT WITH AN ASTERISK (\*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.





20 Ave



19A Ave

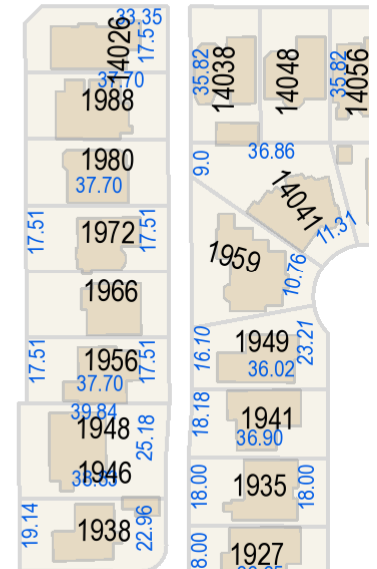
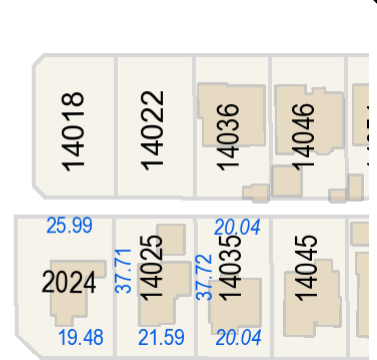


18A Ave

18B Ave

139A St

140 St

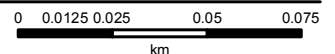


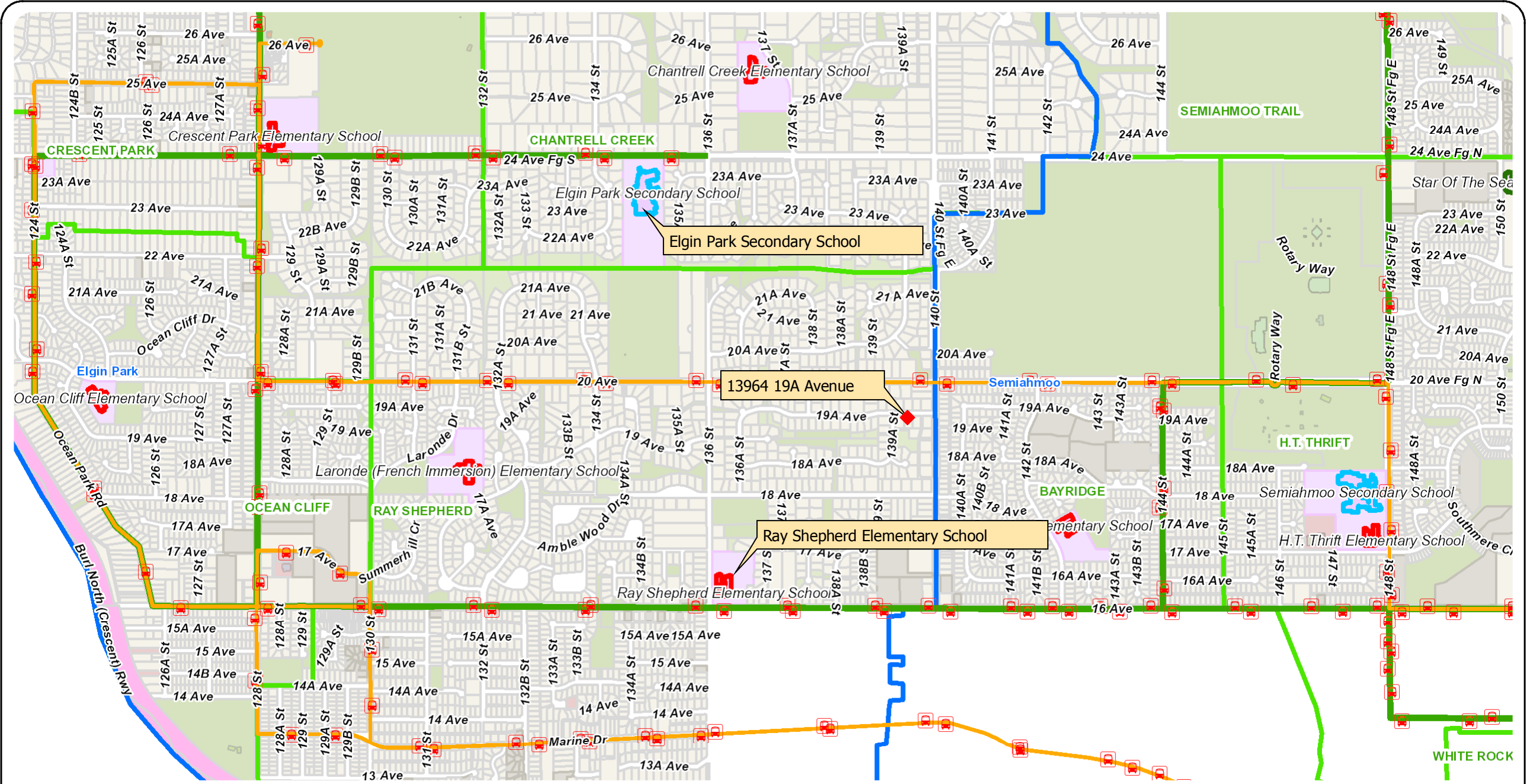
140A St

Enter Map Description

Scale: 1:2,000

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Enter Map Description

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DISTRICT OF SURREY  
Permits and License Department

14245 - 56th Avenue, Surrey  
British Columbia, Canada V3W 1J2

Telephone  
(604) 591-4220

D. MAGNUSSON, P.Eng., Chief Inspector

Fax  
(604) 591-4527

November 23, 1987

File: 13964-01950

Re: Final Approval for  
Single Family Dwelling  
at 13964 - 19A Avenue  
Permit # 47154  
Lot 9, SW 1/4, Sec. 16, Tp. 1, Plan 71619

An inspection was conducted by this Department on November 19, 1987, and pursuant to the provisions of Section 15, Surrey Building By-law, 1987, No. 9011, the building located at the above referenced premises has now been granted Final approval.

Yours truly,

*D. Magnusson*  
D. Magnusson, P. Eng.  
Chief Inspector

BP:gt/7515b-4

**SURVEY CERTIFICATE COVERING**

LOT 9, SECTION 16, TP. 1  
PLAN 71619, N.W.D.

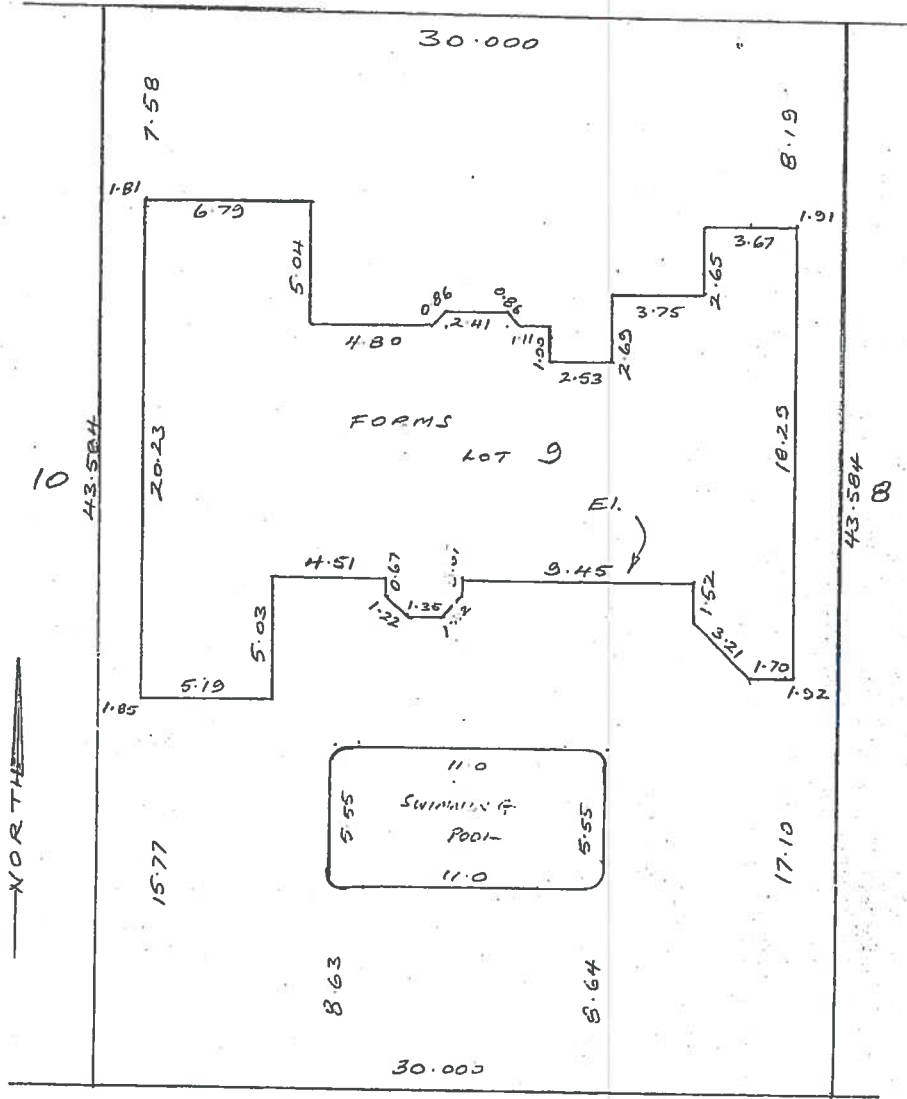
CIVIC ADDRESS,  
13964 19A AVE.,  
SURREY

**13964 19A AVENUE**

THE DIMENSIONS ON THIS  
CERTIFICATE ARE NOT TO BE  
USED TO DEFINE BOUNDARIES.

SCALE 1:200 METRIC

GEDDETL ELEVATIONS,  
FORM FINISH GRIP 92.49M  
ROAD 91.44M



CERTIFIED CORRECT:

28

*Ray L. Mallory* B.C.L.S.

DATED THIS 24<sup>TH</sup> DAY OF FEB. 1987

MALLORY  
SURVEY  
SERVICES  
16921 - ZERO AVE.  
SURREY, B.C., V4B 5A8  
Ph. 536-6123  
FILE: 87-02-111  
DWG 9

THORPE