

Active
R2093548
Board: F
House/Single Family

14154 16A AVENUE
South Surrey White Rock
Sunnyside Park Surrey
V4A 6N7

Residential Detached
\$1,258,000 (LP)
(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,325,000**
Depth / Size (ft.): **164** Bedrooms: **3** Approx. Year Built: **1986**
Lot Area (sq.ft.): **8,267.00** Bathrooms: **2** Age: **30**
Flood Plain: **No** Full Baths: **2** Zoning: **SFD**
Rear Yard Exp: **South** Half Baths: **0** Gross Taxes: **\$4,067.49**
Approval Req?: For Tax Year: **2015**
If new, GST/HST inc?: Tax Inc. Utilities?: **No**
P.I.D.: **004-815-505**
Tour:

View: **No :**
Complex / Subdiv: **OCEAN PARK / SUNNYSIDE**
Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Other, Partly**
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata**
Seller's Interest: **Estate Sale**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 72554 LT 3 LD 36 SEC 16 TWP 1**

Amenities: **Garden, In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm, Vacuum Blt.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	13'7 x 9'11	Main	Foyer	6'5 x 10'7			x
Main	Bedroom	10'9 x 10'	Main	Eating Area	4' x 6'			x
Main	Master Bedroom	11'11 x 13'9			x			x
Main	Dining Room	12'6 x 10'3			x			x
Main	Kitchen	9'7 x 11'9			x			x
Main	Living Room	14'3 x 16'			x			x
Main	Patio	20' x 20'			x			x
Main	Solarium	13' x 12'8			x			x
Main	Family Room	16'4 x 17'10			x			
Main	Laundry	5'7 x 7'			x			

Finished Floor (Main):	1,800	# of Rooms:12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	No	Workshop/Shed: 15x9
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,800 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 19'6 x 18'1
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,800 sq. ft.	Basement: Crawl	6				
		Beds not in Basement: 3	7				
			8				

Listing Broker(s): **TRG-The Residential Group Rlty**

This charming, one owner rancher has been kept in immaculate condition. Extra long lot provides a quiet, private back yard with workshop and well manicured grounds. 3 bedrooms, 2 full bathrooms with a walk-in tub in one bathroom. Separate Laundry room has Kenmore appliances, newer hot water tank and built-in vacuum. The kitchen has received some updates with a new dishwasher, sink and counter tops. A large fully covered sun room is located right off the kitchen and is great for entertaining while looking out over your private back yard. Open House Saturday August 27 from 1.30pm - 4.30pm. NEW PRICE of \$1 258 000.

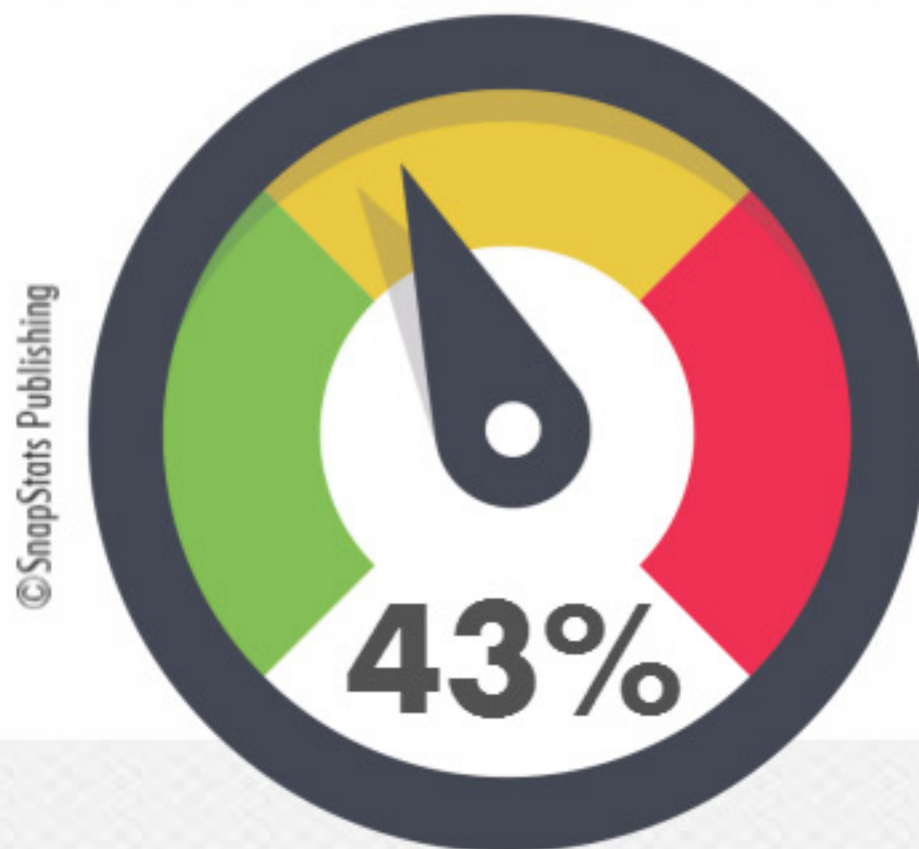
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**MARKET
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Fraser Valley

JULY 2016



OFFICIAL MARKET TYPE: SELLER



43% Homes Selling Rate in July*

The supply of resale homes is remarkably low across BC, but particularly so in Victoria and the Fraser Valley.

BC Real Estate Association

— *Sales divided by Total Active Listings = Speed of Market aka Sales-to-Active Listing Ratio —

**Total
Listings:**

▼ **4,041**

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Previous Year: 5,265

**Total
Sales:**

▼ **1743**

.....
Previous Year: 1,934

**Sale
Price:**

▲ **27%**

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Year over Year Variance

— Totals for last month and compared to the same month one year ago —

What's the Market Speed for Your Home, Neighborhood or Price Point?

ASK ME FOR DETAILS. LIST OR BUY YOUR NEXT PROPERTY WITH ME AND
I'LL SAVE YOU A MINIMUM \$1000 IN CLOSING COSTS, GUARANTEED!