R2867654 House/Single Family

14631 17A AVENUE SURREY

Sunnyside Park Surrey, V4A 7P8

Residential Detached \$1,659,000 (LP)

Depth/Size (ft): Frontage (ft): 23.60 Lot Area: (sq.ft.) Flood Plain: Rear Yard Exp:

8,645.00

Bedrooms: 3 2 Bathrooms: **Full Baths:** 2 Half Baths: 0 Approx. Year Built: 1986 Age: 38 Zoning: RF

Gross Taxes: \$5,979.60 For Tax Year: 2023 P.I.D.: 000-902-136

Style of Home:

Rancher/Bungalow Frame - Wood

Total: 6 - Covered: 2

Construction: Exterior:

Wood

Covered Parking:

Parking:

Locker:

Foundation:

No

Parking Access: Parking:

Garage; Double

Rain Screen: Renovations:

of Fireplaces:

1 - Fuel: Natural Gas

Units in Dev: Distance to: Title to Land:

Freehold NonStrata

Yes

Water Supply: City/Municipal Fuel/Heating: Forced Air **Outdoor Area:** Patio(s) Type of Roof: Asphalt Floor Finish: Hardwood

Property Disc: PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

View:

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

LOT 297 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 66591 Legal:

Amenities: Garden

Site Influences: Central Location, Cul-de-Sac, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW,Microwave Features:

No

Bylaw Restric:

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24)

Floor Dimensions Type Main Living Room 12'10 x 14'6 Main Dining Room 12'4 x 10'1 Main Foyer 6'6 x 4'10 Main Family Room 13'9 x 14'7 Main Eating Area 11'6 x 6'11 Main Kitchen 11'11 x 9'9 9'4 x 7' Main Laundry

Floor Main Main Main

Type Primary Bedroom Bedroom Bedroom

13'10 x 14'7 12'9 x 10'3 10'3 x 10'8

of Pieces

4

4

Dimensions

Finished Floor (Main): 1,668 sqft Finished Floor (Above): 0 saft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): **Unfinished Floor:** 0 sqft **Grand Total:**

1,668 sqft 1,668 sqft # Of Rooms: 10 # Of Kitchens: 1 # Of Levels: Suite:

Crawl/Bsmt Height:

Basement: Crawl **Beds In Bsmt:** 0/3 # Of Pets:

Main

Bathroom Floor

Main

Ensuite? Yes No

Fabulous Rancher. Welcome to Sunny South Surrey. Steps away from White Rock Lawn Bowling, White Rock Tennis Club, Curling Club, Ice Rink, Close to Bayview Elementary. Kitchen recently renovated. New Clothes Washer and Dyer in 2023. Ensuite renovated. Close to Transit. This is a beautiful rancher with a private back yard and a run for dogs. Recently redone hardwood flooring. Close to trails to White Rock Beach. Close to South Surrey Recreation centre and schools. Great South Surrey Location on a quiet Cul-de-sac. Bring your fussiest Clients.