

**Active**  
**R2003408**

**15125 81A AVENUE**  
Surrey  
Bear Creek Green Timbers  
V3S 7B9

Residential Detached  
**\$875,000 (LP)**  
(SP) **M**

Board: F  
House/Single Family



Sold Date: Frontage (feet): **0.00** Approx. Year Built: **1997**  
Depth / Size (ft.): Bedrooms: **7** Age: **18**  
Lot Area (sq.ft.): **6,115.00** Bathrooms: **7** Zoning: **RD**  
Flood Plain: **No** Full Baths: **5** Gross Taxes: **\$4,130.14**  
Rear Yard Exp: Half Baths: **2** For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **023-662-255**  
Tour: [Virtual Tour URL](#)

View: **Yes: City Line**  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Concrete Block, Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Block**  
Rain Screen: Reno. Year:  
Renovations: R.I. Plumbing:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tile - Concrete**

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **Yes: alarm system & monitor screen**  
Fixtures Rmvd: **No**  
Floor Finish:

Legal: **PL LMP31515 LT 3 LD 36 SEC 27 TWP 2**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Garage Door Opener, Intercom, Security System, Smoke Alarm, Storage Shed, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 13'	Main	Office	9'3 x 8'			x
Main	Nook	9' x 10'	Main	Laundry	4' x 5'10"			x
Main	Family Room	15' x 13'	Main	Pantry	2' x 10'			x
Main	Dining Room	12' x 10'	Bsmt	Bedroom	14'6 x 11'			x
Main	Other	8' x 5'9"	Bsmt	Bedroom	14' x 11'			x
Main	Master Bedroom	18'3 x 13'3"	Bsmt	Kitchen	14' x 14'			x
Above	Master Bedroom	18' x 14'	Bsmt	Recreation Ro...	14' x 14'			x
Above	Bedroom	12'2 x 10'6"						x
Above	Bedroom	10'4 x 11'						x
Above	Bedroom	10' x 11'						x

Finished Floor (Main):	998	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,025	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: <b>Legal Suite</b>	3	Above	2	No	Pool:
Finished Floor (Total):	3,669 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5	Main	3	Yes	Door Height:
Grand Total:	3,669 sq. ft.	Basement: <b>Fully Finished</b>	6	Above	3	Yes	
		Beds not in Basement: 5	7	Bsmt	3	No	
			8				

Listing Broker(s): [Sutton Group-West Coast Realty](#)

We've heard you're a home hunter and your searching for an immaculate, spacious, 3,669 square foot luxury family home with a fabulous open floor plan in one of Surrey's most desirable and growing neighbourhoods? You have terrific taste! This is the first time our love filled home has been on the market. Built in 1997 the pride of home ownership is evident throughout the sunny south facing, quiet cul de sac property. Yes there is a legal basement suite with a separate outside entrance. Don't hesitate and don't wait to call Mandeep Sendher and our real estate sales team at THE BC HOME HUNTER GROUP for all the details and to arrange your own private showing today, 604-767-6736. Go to [WWW.BCHOMEHUNTER.COM](#) and view our glossy photo tour of this lovely custom home. Here are just a few home and property details: 15125 81A Avenue - Bear Creek Timbers - Surrey · First time on the market · Two story with a walk out basement · Seven (yes seven) bedrooms · Six bathrooms (five are full bath) · Two master bedrooms with one on the main floor · Two bedroom basement suite · For those that like life spicy, there is a spice kitchen · We know you want a fabulous floor plan with high ceilings and floor to ceiling windows with plenty of natural light · Massive two car attached garage, plenty of driveway and street parking available · You have or plan of having children? Our fabulous family home is in the Maple Green Elementary and Enver Creek Secondary school catchments · Easy access to public transportation, parks, golf, recreation and shopping · The home square footage is 3,669. The lot size is 6,115 square feet with enough room for a dog or children to safely play.



LISTING  
**features**

15125 81A Avenue, Surrey



**THE BC HOME HUNTER GROUP**

YOUR URBAN & SUBURBAN REAL ESTATE EXPERTS

**WWW.BCHOMEHUNTER.COM**

THE BC HOME HUNTER GROUP  
Sutton West Coast Realty  
15595 24th Avenue  
White Rock BC V4A 2J4



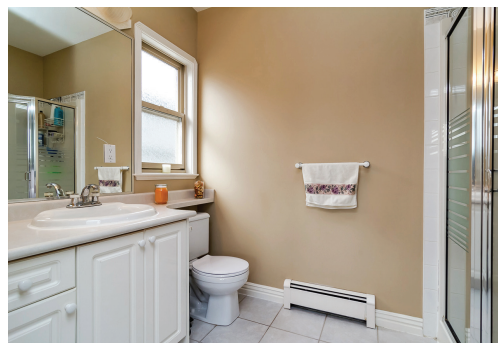
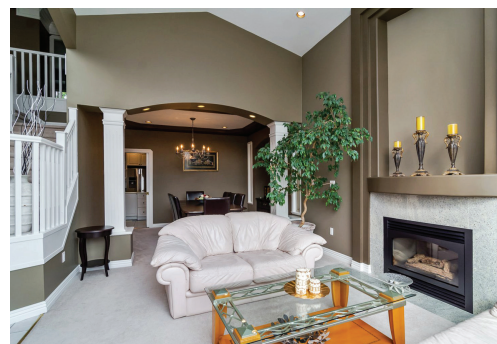
Real Estate Sales 604-767-6736  
Marketing 778-882-5655  
Fax 604-538-0237  
Email [sold@bchomehunter.com](mailto:sold@bchomehunter.com)

The enclosed information while deemed to be correct, is not guaranteed.  
This communication is not intended to solicit properties already listed for sale.





TAKE THE TOUR



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Tax	\$4,130 (2015)
Lot	6,115
Size	3,669 sf
Bedrooms	7
Bathrooms	7