

**Active**  
**R2000613**  
Board: F  
House/Single Family

**16330 26A AVENUE**  
South Surrey White Rock  
Grandview Surrey  
V3S 6Z2

Residential Detached  
(LP)  
(SP) **M**



Sold Date: Frontage (feet): Approx. Year Built: **2011**  
Depth / Size (ft.): Bedrooms: **5** Age: **4**  
Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **SFR**  
Flood Plain: Full Baths: **3** Gross Taxes: **\$5,212.77**  
Rear Yard Exp: Half Baths: **1** For Tax Year: **2014**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-229-351**  
Tour:

View: :  
Complex / Subdiv: **MORGAN HEIGHTS**  
Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Stone**  
Foundation: **Concrete Perimeter**  
Rain Screen: Reno. Year:  
Renovations: R.I. Plumbing:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Add. Parking Avail., 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: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood**

Legal: **PL BCP31594 LT 245 LD 36 SEC 24 TWP 1**

Amenities:

Site Influences: **Central Location, Cul-de-Sac**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Pantry, Sprinkler - Inground, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	19' x 15'	Below	Games Room	17' x 18'6"			x
Main	Eating Area	13'6" x 6'	Below	Gym	18' x 18'6"			x
Main	Great Room	12'9" x 16'2"	Below	Recreation Ro...	26' x 16'			x
Main	Den	11' x 13'	Below	Bedroom	10'9" x 12'10"			x
Main	Pantry	5' x 5'						x
Main	Study	9'6" x 6'						x
Above	Master Bedroom	16' x 13'6"						x
Above	Bedroom	17' x 13'						x
Above	Bedroom	13'2" x 9'10"						x
Above	Bedroom	11' x 7'						x

Finished Floor (Main):	1,226	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,182	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	1,607	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	4	No	Pool:
Finished Floor (Total):	4,015 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5				Door Height:
Grand Total:	4,015 sq. ft.	Basement: Fully Finished		6				
				7				
				8				

Listing Broker(s): **HomeLife Benchmark Rty.(W.R.)**

Beautiful custom built home a LARGE 6000 plus SQ ft with over 4000 SQ FT of living space. No expense was spared!! Main floor brings you 10 FT ceiling, private office and large kitchen that over looks the great room. Stunning hardwood flooring and designer paint colors. Majestic covered deck with fireplace off the kitchen that brings comfort and entertaining all year round. Upstairs offers 9FT ceiling with ALL FOUR bedroom being of very good size and great layouts. Basement has an area for everyone! Games room, gym, extra bedroom and much more. The large backyard has been looked after also providing a detached shed for all your gardening needs. Gym could easily be converted to a theater room if desired.

16330 26A AVENUE, SURREY



**DANIELLE HRASKO**

604-725-9894 • DANIELLE@WHITEROCKLIFE.CA

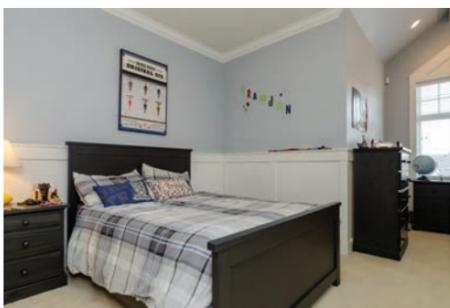
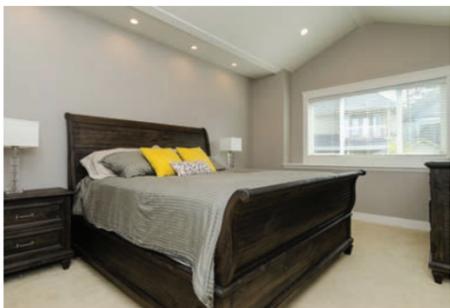
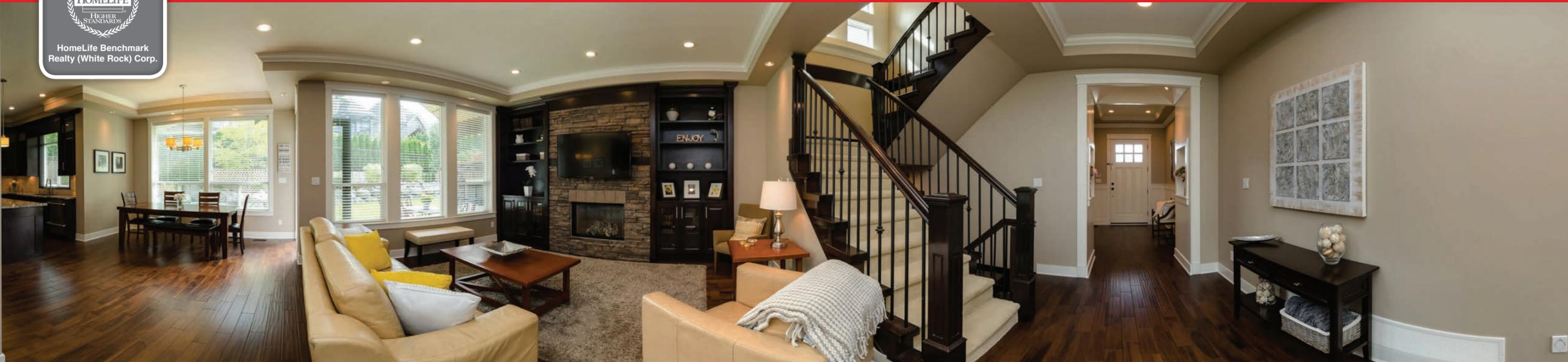
CHOOSING THE RIGHT REALTOR®  
**DOES** MAKE A DIFFERENCE!

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This communication is not intended to solicit properties already listed for sale.



HomeLife Benchmark Realty (White Rock) Corp.



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COMPLIMENTS OF  
**Danielle Hrasko**

Size	4,015 sf
Bedrooms	5
Bathrooms	4
Maint	\$0
Tax	\$5212.77/2014