

South Surrey White Rock, Crescent Bch Ocean Pk.  
1881 128A ST, V4A 7H3

MLS# F2902962

Residential Detached

Sold



List Price:	\$1,195,000	Sold Price:	\$1,130,000	Days on Mkt:	122
List Date:	05-Feb-09	Sold Date:	07-Jun-09	Expiry Date:	30-Aug-09

Complex/Subdiv: OCEAN PARK

Previous Price:	\$1,265,568	Frontage:	57.93 ft	PID:	026-724-375
Original Price:	\$1,328,846	Frontage Metric:		Approx Yr Blt:	2009
Meas Type:	Feet	Bedrooms:	3	Age at List Date:	0
Depth/Size:	146.58	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	8,547	Full Baths:	3	Zoning:	CD
Rear Yard Exp:	W	Half Baths:	1	Taxes:	\$2,824 (2008)
Flood Plain:	No	If New GST/HST Incl:	No	Tax Incl Utilities:	No
View:	N				

Serv Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water,

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rainscreen:	Y	R/I Plumbing:		Dist to Public Trans:	1/2 BLK
Type of Roof:	Fibreglass			Dist to School Bus:	4 BLKS
Renovations:		Year of Reno:		Possession:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Garage Sz: 21'4X22'6
Outdoor Area:	Patio(s) & Deck(s)				
Registered:		CSA/BCE:		Pad Rental:	
Fixtures Leased:	N				
Fixtures Removed:	N				

Legal: PL BCP24050 LT 4 LD 36 SEC 17 TWP 1

Amenities: None

Site Influences: Cul-de-Sac, Lane Access, Recreation Nearby, Shopping Nearby

Municipal Charges:

Features Incl: Dishwasher, Disposal - Waste, Garage Door Opener, Security - RI, Smoke Alarm, Stove, Wet Bar, Vacuum R.I.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 17'	Below	Bedroom	11'10 X 11'10			X
Main F.	Kitchen	17' X 14'10	Below	Wine Room	5' X 6'			X
Main F.	Dining	13'10 X 11'8						X
Main F.	Study	14'4 X 12'4						X
Main F.	Nook	11'6 X 8'						X
Above	Master Bedroom	17' X 14'6						X
Above	Bedroom	13'10 X 10'6						X
Above	Laundry	6' X 8'						X
Below	Media Room	14'6 X 14'4						X
Below	Recreation Room	19'10 X 13'6						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms:</b>	
Main Floor Area:	1,613	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up:	1,039	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	3	3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt:	1,456	4	3 Piece; Ensuite: N; Level: Below
Total Finished Floor:	4,108	5	
		6	
Unfinished Floor:	0	7	
Grand Total Floor Area:	4,108	8	

Total # Rooms: 12

# Kitchens: 1

Finished Levels: 3

Crawl/Bsmt Height: 8'

Basement Area: Full, Fully Finished

Suite:

Listing Broker 1:	RE/MAX Colonial Pacific Realty	604-541-4888	Appointments:	Phone L.R. First
Listing Sales Rep 1:	Susan Vollmer <a href="mailto:susanvollmer@remax.net">susanvollmer@remax.net</a>	604-805-2941	For Appts Call:	SUSAN VOLLMER
Listing Sales Rep(s):			Appointment Ph:	604-541-4888
Listing Broker 2:			Occupancy:	Under Construction
Selling Broker(s):	Sutton Group-West Coast (W.R.)			
Selling Sales Rep(s):	Evon Mayer			
Owner:	636718 BC Ltd (a subsidiard of Genex Dv)			
Commission:	S-2.53% 1ST 100K/1.15% BAL			

Realtor Remarks: Measurments taken from plans.

New pricing on this fabulous two storey home with a completely finished walk-out basement. This 2x6 custom built home is designed by the award winning Genex team and has a unique interior plan featuring a dramatic three storey, circular open staircase. Granite counter-tops and pro-style stainless steel appliances in kitchen and the Butler's pantry has granite, a wet bar and wine cooler. Luxury finish abounds - maple hardwood flooring, custom cabinetry, extensive millwork. Huge west facing covered deck off the great room/kitchen area with an outdoor fireplace and natural gas BBQ disconnect. Basement garage off rear lane and walk-out basement. GST not included.

Tax Report - 1881 128A Street  
Record Updated - 05/28/2014

Jurisdiction	326-SURREY - CITY OF	Roll Number	5170030307	Property ID	026-724-375
Property Addr	1881 128A ST				
Municipality	SU-CITY OF SURREY	Board Code	F		
Neighborhood	061-OCEAN PARK/CRESCENT BEACH				
Area	F50-South Surrey White Rock				
Sub Area	F53-Crescent Bch Ocean Pk.			More PID's	
Gross Taxes	\$6589.17	(2013)		Water Conn	
Tax Amount Updated - 01/12/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

\*\* NOT AVAILABLE \*\*

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1881 128A ST  
SURREY BC

V4A 7H3

Owner(s) 2 Name & Address

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP24050	4			36	17	1		
Legal Description PL BCP24050 LT 4 LD 36 SEC 17 TWP 1								

Land & Building Information

Width	Depth	Lot Size	8546 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description		Zoning	SINGLE FAMILY RESIDENTIAL ZONE

BCAA Data Updated - 05/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$560,000	Gross Land	\$560,000	Gross Land	\$560,000
Improvement	\$769,000	Gross Improve	\$769,000	Gross Improve	\$769,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$1,329,000	Municipal Total	\$1,329,000	School Total	\$1,329,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/19/2009	\$1,062,072	CA123299	IMPRV SINGLE PROP CASH TRANSAC
06/02/2006		BA180118	REJECT NOT SUITED SALE ANALYSIS

MLS # Date	Property Type Status	LP or SP PID	Address Area	Area Sub Area	List Date Or Sold Date	DOM	Office Agent
F2902962 18-Jun-09	RED Sold	\$ 1130000 026-724-375	1881 128A Street South Surrey White Rock	F50 F53	05-Feb-09 07-Jun-09	122	6042680 FMAYEEV
F2902962 06-May-09	RED Active	\$ 1195000 026-724-375	1881 128A Street South Surrey White Rock	F50 F53	05-Feb-09		6000100 FVOLL SU
F2902962 19-Mar-09	RED Active	\$ 1265568 026-724-375	1881 128A Street South Surrey White Rock	F50 F53	05-Feb-09		6000100 FVOLL SU
F2902962 16-Feb-09	RED Active	\$ 1328846 026-724-375	1881 128A Street South Surrey White Rock	F50 F53	05-Feb-09		6000100 FVOLL SU
F2816502 15-Nov-08	RED Expired	\$ 1221758 026-724-375	1881 128A Street South Surrey White Rock	F50 F53	28-May-08		6000100 FVOLL SU
F2816502 25-Aug-08	RED Active	\$ 1221758 026-724-375	1881 128A Street South Surrey White Rock	F50 F53	28-May-08		6000100 FVOLL SU
F2816502 30-May-08	RED Active	\$ 1200200 026-724-375	1881 128A Street South Surrey White Rock	F50 F53	28-May-08		6000100 FVOLL SU