R2198522 House/Single Family

1413 130 STREET Surrey Crescent Bch Ocean Pk.

Residential Detached

V4A 3Z7 Depth/Size (ft.): Frontage (ft.): 50.00 Approx. Yr Built: 2011 Bedrooms: Lot Area (sq.ft.): 4.950.00 Age: SFD Zoning: Flood Plain: Bathrooms: Rear Yard Exp: Full Baths: Gross Taxes: \$4,845.67 Half Baths: For Tax Year: 2016 P.I.D.: 010-796-274

Garage; Double

Dist to School Bus:

Hardwood, Tile, Wall/Wall/Mixed

Freehold NonStrata

4 Covered Parking: 2 Parking Access: Front

Complex / Subdiva

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

Total Parking:

Dist. to Transit:

Title to Land:

Floor Finish:

Parking:

Style of Home: 2 Storey Construction: Frame - Wood Other,Stone Exterior: Foundation: **Concrete Perimeter** Rain Screen: Renovations:

Property Disc.: PAD Rental: # of Fireplaces: Fixtures Leased: Fireplace Fuel: Gas - Natural Fixtures Rmvd:

Water Supply: City/Municipal Fuel/Heating: Heat Pump, Natural Gas

Balcony(s), Fenced Yard, Patio(s) Outdoor Area:

Type of Roof: Asphalt

Unfinished Floor:

Grand Total:

PL2834 LT 15 BLK 5 LD 36 SEC 8 TWP 1 _egal:

Amenities: In Suite Laundry

Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby

Features	: ClthWsh/	Dryr/Frdg/Stve	/DW,Ga	arage Do	or Opene	r,Security -	RI,Smoke Alarm,	Storage Sl	ed,Vacuu	m R.I.	
Floor	Туре	Dimensions	F	loor	Туре		Dimensions	Floor	Туре	Dim	nensions
Main	Living Room	12' x 10'4	4				x				x
Main	Kitchen	18'6 x 12'	4				x				x
Main	Dining Room	13' x 7'6					x				x
Main	Family Room	18' x 16'	1				X				x
Above	Master Bedroom	16'6 x 12'	6				x				x
Above	Master Bedroom	12'9 x 11'	7				X				x
Above	Bedroom	12' x 12'	!				x				x
Above	Bedroom	11'4 x 10	•				x				x
		x					x				
		х					x				
Finished Floor (Main):		1,071	# of Ro	ooms:		8		Bat	n <u>Floor</u>	# of Pieces	Ensuite?
Finished Floor (Above):		1,097	# of Kitchens:			1		1	Main	2	No
Finished Floor (Below):		0	# of Levels:			2		2	Above	5	Yes
Finished Floor (Basement):		0	Suite:			None		3	Above	4	Yes
Finished Floor (Total): 2,168 sq. ft. Cr		Crawl/	/Bsmt. He	ight:			4	Above	4	No	
			Beds i	in Bsmt.:		0 Beds	not in Bsmt.: 4	5			

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

2,168 sq. ft.

Ahhh !!! It does not get much better than this. Meticulously maintained you will love this home the moment you walk through the door. With FOUR generous sized bedrooms (two with ensuites) there is a space for everyone. The master has a LARGE private balcony so you can enjoy a most glorious evening once the kids are in bed. Ideally located in Ocean Park you are a few minutes walk to a great play park for the kids, the OP shopping area and the Library. The home has all the amenities and features you would expect and want in your new home. Features include a great room concept with a kitchen just built for entertaining, a heat pump, private back yard and a massive covered patio area. You will be proud to call this home.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.

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features

1413 130 Street, Surrey













Sutton Group - WestCoast Realty AN INDEPENDENT MEMBER BROKER

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1413 130 Street, Surrey



















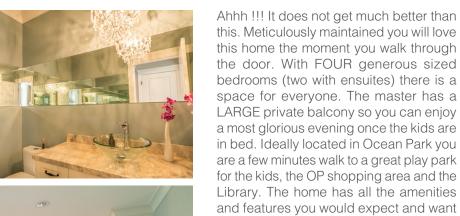












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COMPLIMENTS OF

Evon Mayer

Price	\$1,799,900				
Tax	\$4845.67/2016				
Lot	4,950 sf				
Size	2,168 sf				
Bedrooms	4				
Bathrooms	4				