



Presented by:
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Active
R2857446

Board: F
House/Single Family

14728 79 AVENUE

Surrey
East Newton
V3S 2W2

Residential Detached

\$1,899,999 (LP)

(SP)



List Date: **3/7/2024** If new, GST/HST inc?:
Days On Market: **128** Bedrooms: **7** Original Price: **\$1,899,999**
Sold Date: Bathrooms: **6** Approx. Year Built: **2015**
Meas. Type: **Metres** Full Baths: **5** Age: **9**
Frontage(feet): **29.00** Half Baths: **1** Zoning: **RF-12**
Frontage(metres): **8.84** Rear Yard Exp: Gross Taxes: **\$6,851.19**
Depth / Size: P.I.D.: **029-247-764** For Tax Year: **2023**
Lot Area (sq.ft.): **5,269.00** Flood Plain: Tax Inc. Utilities?: **No**
Lot Area (acres): **0.12** Tour:
View: **:**
Complex/Subdiv: **Chimney Hills**
Services Connected: **Electricity, Natural Gas**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric, Natural Gas**
Fuel/Heating: **Baseboard, Radiant**
Outdoor Area: **Balcony(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 1, PLAN EPP32803, SECTION 22, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Guest Suite, Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	1,165	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,320	Main	Kitchen	14'2 x 15'	Bsmt	Bedroom	11'4 x 10'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Nook	13'1 x 10'	Bsmt	Bedroom	9'1 x 9'4	Main 2
Finished Floor (Below):	0	Main	Dining Room	10' x 10'				Above 4
Finished Floor (Basement):	1,320	Main	Living Room	10' x 10'				Abv Main 2 3
Finished Floor (Total):	3,805sq. ft.	Main	Family Room	15'10 x 16'10				Abv Main 2 3
Unfinished Floor:	0	Main	Wok Kitchen	9' x 7'				Bsmt 3
Grand Total:	3,805sq. ft.	Above	Bedroom	16' x 12'				Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'8 x 12'				
		Above	Bedroom	12'8 x 11'				
		Above	Bedroom	10'6 x 9'8				
		Bsmt	Living Room	21'4 x 11'6				
		Bsmt	Bedroom	9' x 9'				
		Bsmt	Living Room	19'2 x 14'6				

Suite: **Legal Suite, Unauthorized Suite**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **15**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Coldwell Banker Universe Realty Amex - Fraseridge Realty**

Beautiful 7 bed 6 bath- 3 level Executive Home located in the Chimney Hill Neighbourhood. 2+1 suites for Mortgage Helper. Like New, this 2015 Custom Built Luxury Home features Quartz Counter Tops, Crystal Lighting, Custom Finishes. Corner Lot. Close to Chimney Hill Elementary, Shopping, Fitness Facilities, Golf Course, Parks and more. Showing by Appointment on Weekends.