

Presented by:
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Active
R2636255
 Board: F
 House/Single Family

14819 59A AVENUE

Surrey
 Sullivan Station
 V3S 2W6

Residential Detached

\$1,399,000 (LP)
 (SP)



List Date: **11/29/2021** If new, GST/HST inc?:
 Days On Market: **2** Bedrooms: **6**
 Sold Date: Bathrooms: **4**
 Meas. Type: **Feet** Full Baths: **3**
 Frontage(feet): **29.28** Half Baths: **1**
 Frontage(metres): **8.92** Rear Yard Exp: **North**
 Depth / Size: **95.4** P.I.D.: **027-351-653**
 Lot Area (sq.ft.): **2,794.00** Flood Plain: **No**
 Lot Area (acres): **0.06**
 View: **Yes: South Facing Morning Sun**
 Complex/Subdiv: **Sullivan Heights**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Electric, Hot Water**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane, Rear**
 Parking: **Add. Parking Avail., 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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 4, PLAN BCP33093, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main):	1,172	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	701	Main	Living Room	11'2 x 11'2	Main	Kitchen	11' x 10'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'11 x 12'1	Main	Bedroom	9'4 x 9'8	Main 2
Finished Floor (Below):	681	Main	Great Room	13'11 x 9'5	Main	Laundry	6'2 x 5'8	Above 4
Finished Floor (Basement):	0	Main	Study	5'5 x 5'4			x	Above 3
Finished Floor (Total):	2,554sq. ft.	Above	Master Bedroom	12'5 x 11'2			x	Below 3
Unfinished Floor:	0	Above	Bedroom	11' x 10'			x	
Grand Total:	2,554sq. ft.	Above	Bedroom	10'2 x 9'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	9'1 x 11'2			x	
Suite: Legal Suite		Bsmt	Storage	5' x 9'2			x	
Basement: Full		Bsmt	Recreation Room	14'2 x 14'2			x	
		Bsmt	Laundry	5'6 x 10'			x	
		Main	Living Room	11' x 10'4			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 16	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Coldwell Banker Universe Realty**

Custom Built South Facing Coach Home. Only RF-9C zone property available in Sullivan Heights. 2 storey home plus 2 bedroom basement suite plus detached rear double garage and separate coach home access includes 6 bedrooms! Perfect for couples, families and investors, Income Producer. Mortgage Helper. Across the street from Surrey School District's future state of the art, \$70M Snokomish Elementary School, ready Spring 2025. Sullivan Heights Secondary \$40M upgrade. Walk to best recreation community facility, Tong Louie Family YMCA \$250K upgrade, Goldstone Park, Panorama Village Park/Shopping center includes White Spot, McDonalds, Fresh Street Market, Starbucks, Tim Hortons, Big Ridge Restaurant/Pub, Browns Social House. Bus stop walking distance. Immediate Access to #10 Highway and more.