



Sukh Johal PREC*

Coldwell Banker Universe Realty
Phone: 604-783-4552

sukhjohal@gmail.com



Sold
R2636255
Board: F
House/Single Family

14819 59A AVENUE

Surrey
Sullivan Station
V3S 2W6

Residential Detached

\$1,399,000 (LP)

\$1,620,000 (SP)



List Date: **11/29/2021** If new, GST/HST inc?:
 Days On Market: **15** Bedrooms: **6**
 Sold Date: **12/14/2021** 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				Above 3
Finished Floor (Total):	2,554sq. ft.	Above	Master Bedroom	12'5 x 11'2				Below 3
Unfinished Floor:	0	Above	Bedroom	11' x 10'				
Grand Total:	2,554sq. ft.	Above	Bedroom	10'2 x 9'6				
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	9'1 x 11'2				
Suite: Legal Suite		Bsmt	Bedroom	10'7 x 12'2				
Basement: Full		Bsmt	Storage	5' x 9'2				
		Bsmt	Recreation Room	14'2 x 14'2				
		Bsmt	Laundry	5'6 x 10'				
		Main	Living Room	11' x 10'4				

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **16**

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

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

Custom Built South Facing Sullivan Special Coach Home. Only RF-9C zone property available in Sullivan. Like New 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 street from Surrey School District's future state of the art, \$70M Snokomish Elementary School, ready Spring 2025. Sullivan Heights HS \$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 #10 Highway.