

Presented by:

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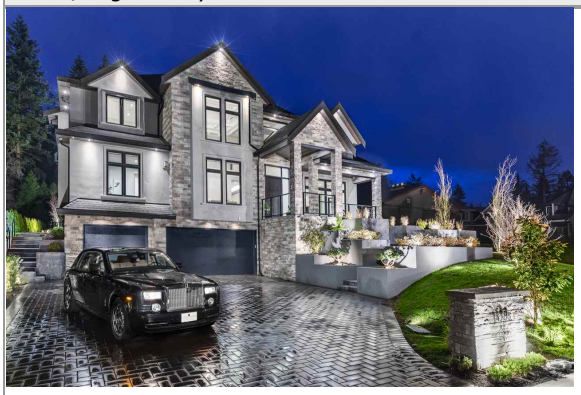
ANGELL & HASMAN ASSOCIATES

Active
R2249282
Board: F
House/Single Family

14388 27 AVENUE

South Surrey White Rock
Sunnyside Park Surrey
V4O 1R6

Residential Detached
$4,588,000 (LP)
(SP) M



Sold Date:		Frontage (feet):	**85.27**	Original Price:	**$4,588,000**
Meas. Type:	**Feet**	Bedrooms:	**8**	Approx. Year Built:	**2017**
Depth / Size:	**257.21**	Bathrooms:	**8**	Age:	**1**
Lot Area (sq.ft.):	**21,958.00**	Full Baths:	**6**	Zoning:	**CD**
Flood Plain:		Half Baths:	**2**	Gross Taxes:	**$12,837.57**
Rear Yard Exp:	**South**			For Tax Year:	**2017**
Council Apprv?:				Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**028-796-781**
				Tour:	

View: **No :**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: Reno. Year:
Renovations: R.I. Plumbing:
# of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **9** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**

Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **PL BCP50402 LT 3 LD 36 SEC 21 TWP 1.**

Amenities: **Air Cond./Central, Elevator, Storage, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Private Setting, Private Yard**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Hot Water Dispenser, Pantry, Security System,**

Floor	Type	Dimensions
Main	**Living Room**	**15'2 x 15'**
Main	**Foyer**	**8'1 x 12'**
Main	**Flex Room**	**16'1 x 10'11**
Main	**Dining Room**	**16'1 x 12'**
Main	**Family Room**	**19'7 x 19'4**
Main	**Eating Area**	**14' x 12'7**
Main	**Kitchen**	**16'4 x 13'4**
Main	**Wok Kitchen**	**12'3 x 8'9**
Main	**Den**	**15'2 x 15'**
Main	**Walk-In Closet**	**12' x 6'4**

Floor	Type	Dimensions
Main	**Laundry**	**9'8 x 6'5**
Main	**Bedroom**	**15'10 x 19'4**
Above	**Master Bedroom**	**15'10 x 18'8**
Above	**Walk-In Closet**	**7'8 x 19'8**
Above	**Loft**	**23'8 x 7'**
Above	**Bedroom**	**13'10 x 13'1**
Above	**Bedroom**	**11'7 x 12'**
Above	**Bedroom**	**12'9 x 14'**
Bsmt	**Media Room**	**21' x 17'3**
Bsmt	**Recreation**	**13'8 x 19'**

Floor	Type	Dimensions
Bsmt	**Games Room**	**13'11 x 20'11**
Bsmt	**Gym**	**12' x 12'**
Bsmt	**Bedroom**	**13'9 x 11'6**
Bsmt	**Wine Room**	**4'7 x 8'8**
Bsmt	**Bedroom**	**14'11 x 11'6**
Bsmt	**Bedroom**	**11' x 11'**
Bsmt	**Living Room**	**15'6 x 13' x**

Finished Floor (Main): **3,246**
Finished Floor (Above): **2,198**
Finished Floor (Below): **0**
Finished Floor (Basement): **3,213**
Finished Floor (Total): **8,657 sq. ft.**

Unfinished Floor: **1,318**
Grand Total: **9,975 sq. ft.**

# of Rooms: **27**
# of Kitchens: **2**
# of Levels: **3**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **3** Beds not in Basement: **5**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Main**	**5**	**Yes**
3	**Above**	**5**	**Yes**
4	**Above**	**3**	**Yes**
5	**Above**	**3**	**Yes**
6	**Above**	**3**	**Yes**
7	**Bsmt**	**3**	**Yes**
8	**Bsmt**	**2**	**No**

Outbuildings
Barn:
Workshop/Shed: **19'4x1**
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd** **Angell Hasman & Assoc.Rlty.Ltd**

This grand-scale residence sits majestically on a private 1/2 acre, park-like estate in desirable Elgin. Award winning designer from Vancouver West, thoughtfully designed 8000+ sqft of luxury living. 3 spacious levels w/ 8 bedrooms & 9 bathrooms. Grand living & dining rooms w/ floor to ceiling fireplaces featuring Italian Marble & Natural Walnut throughout. Chef's kitchen features Wolf & Subzero + a perfectly situated Chinese Kitchen allows for add'l convenience. This sensational home provides a wonderful indoor-outdoor lifestyle. Features: Home Theatre, Bar lounge, Wine Room, Crestron Smart Home, Yoga Studio/Gym, 2 bedrm legal suite & MUCH MORE. MINUTES to BOTH Semiahmoo (IB Program) & Elgin Park Secondary Schools. South Ridge Private School. Truly without rival in the South Surrey market

The enclosed information, while deemed to be correct, is not guaranteed.

PREC* indicates 'Personal Real Estate Corporation'.