

R2453736
House/Single Family

1427 160A STREET
Surrey
King George Corridor
V4A 7K6

Residential Detached



Depth/Size (ft.): **40.22** Frontage (ft.): **62.89** Approx. Yr Built: **1983**
 Lot Area (sq.ft.): **8,299.00** Bedrooms: **3** Age: **37**
 Flood Plain: Bathrooms: **2** Zoning: **RF**
 Rear Yard Exp: **West** Full Baths: **1** Gross Taxes: **\$3,879.24**
 Half Baths: **1** For Tax Year: **2019**
 P.I.D.: **003-403-696**
 View: **No**
 Complex / Subdiv: **Ocean Village**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air,Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **LOT 231 SEC 12 TOWNSHIP 1 NEW WESTMINSTER PLAN 63166**
 Amenities:
 Site Influences: **Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW,Garage Door Opener,Security System,Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 13'7			x			x
Main	Kitchen	9'9 x 11'2			x			x
Main	Eating Area	9'0 x 11'6			x			x
Main	Family Room	16'7 x 9'10			x			x
Main	Master Bedroom	12'11 x 11'11			x			x
Main	Bedroom	9'9 x 13'1			x			x
Main	Bedroom	11'3 x 11'10			x			x
Main	Laundry	9'7 x 5'3			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,416	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	2	Yes
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	No
Finished Floor (Basement):	0	Suite:	None	3			No
Finished Floor (Total):	1,416 sq. ft.	Crawl/Bsmt. Height:	2'5	4			No
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 3	5			No
Grand Total:	1,416 sq. ft.	Basement:	Crawl	6			No
				7			No
				8			No

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

Great neighbourhood! Nicely appointed 3 bedroom Rancher located on a quiet cul de sac in South Surrey. West Facing 8299 SF lot with a Large South Facing back yard! Large garage with new floor coating. Plenty of parking in long driveway. Very Functional White Kitchen, Bamboo Floors and Gas Fireplace! Great open living style living area. Patio Doors opening onto to Large Covered Concrete Sundeck. Perfect for a Family or Retirees! Easy Walk to South Meridian Elementary. Also Earl Marriott Secondary which has a French Immersion option. Easy walk to shops! Great Bus Service! Good Walk to the Beach. Great location. Survey has been done. Lot will accommodate a 2 storey home with basement.