

R2504127
House/Single Family

1896 140A STREET
Surrey
Sunnyside Park Surrey
V4A 8H2

Residential Detached
\$1,258,000 (LP)



Depth/Size (ft.): **56** Frontage (ft.): **144.00** Approx. Yr Built: **1987**
 Lot Area (sq.ft.): **8,064.00** Bedrooms: **3** Age: **33**
 Flood Plain: Bathrooms: **2** Zoning: **RS1**
 Rear Yard Exp: **East** Full Baths: **2** Gross Taxes: **\$4,219.89**
 Half Baths: **0** For Tax Year: **2020**
 P.I.D.: **008-357-382**

View:
 Complex / Subdiv: **Ocean Bluff**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Concrete Frame**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard,Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double,Open**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 75367 LT 1 LD 36 SEC 16 TWP 1 PART SE 1/4**
 Amenities:
 Site Influences: **Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Sprinkler - Inground,Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'11 x 9'6	Main	Other	21'1 x 19'7			x
Main	Eating Area	9'4 x 8'1						x
Main	Family Room	16'3 x 13'9						x
Main	Dining Room	13'1 x 10'11						x
Main	Foyer	8'8 x 6'5						x
Main	Living Room	17'8 x 13'7						x
Main	Master Bedroom	13'1 x 12'10						x
Main	Bedroom	10'0 x 8'6						x
Main	Bedroom	13'0 x 10'0						x
Main	Laundry	10'0 x 5'3						x

Finished Floor (Main):	1,854	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	Yes
Finished Floor (Basement):	0	Suite:	None	3			No
Finished Floor (Total):	1,854 sq. ft.	Crawl/Bsmt. Height:		4			No
Unfinished Floor:	0	Beds in Bsmt.:	0	5			No
Grand Total:	1,854 sq. ft.	Basement:	Crawl	6			No
				7			No
				8			No

Listing Broker(s): **RE/MAX Treeland Realty**

Beautiful and meticulously maintained Rancher in Ocean Bluff Estates. 1854 sq ft 3 bed/2 bath and a 8064 sq ft lot. Corner lot with nice landscaping, private, irrigation, covered patio and a Gazebo (negotiable). You will love how updated and clean this home is. Many updates including roof (2009) Windows & screens (2009) Kitchen, furnace (2008) Appliances (2007) Washer & Dryer (2010) & more. Great layout, kitchen with island opening to carousel eating area & family room with gas fireplace. Cross hall living & dining room with bright laundry room with a sink. Close to Bayridge Elementary and Semiahmoo High School, transit, shopping, South Surrey Athletic Park and the Rec Centre. Great neighbours whether you have kids or empty nesters. Nothing to do here but move in and enjoy. Other is garage