## R2864607 House with Acreage

## **16216 20 AVENUE SURREY**

Pacific Douglas, V3Z 9M8

3

3

3

0

**Residential Detached** \$4,900,000 (LP)

Depth/Size (ft): 299.31 Frontage (ft): 50.15 Lot Area: (Acres) 1.13 Flood Plain: No

Bedrooms: Bathrooms: **Full Baths:** Half Baths:

Approx. Year Built: Age: Zoning:

**Gross Taxes:** 

For Tax Year:

P.I.D.:

1972

52

RA

2023

\$7,480.61

006-128-637

Rear Yard Exp:

Style of Home:

Construction:

Foundation:

Rain Screen:

Renovations:

# of Fireplaces:

Water Supply:

Fuel/Heating:

**Outdoor Area:** 

Type of Roof:

Exterior:

No

Parking:

**Covered Parking: Parking Access:** 

Parking:

Add. Parking Avail., Carport & Garage

Locker: Units in Dev: 2 - Fuel: Wood

Distance to:

Title to Land: Freehold NonStrata

Yes

Type

Foyer

Recreation Room

**Property Disc: PAD Rental:** 

Floor

Main

Main

**Fixtures Leased:** No Fixtures Rmvd: Yes

Floor Finish:

Hardwood, Mixed, Vinyl/Linoleum, Wall/Wall/Mixed

View: No

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Septic, Water

**Basement Entry** 

Frame - Wood

City/Municipal Hot Water, Wood

Fenced Yard

Asphalt

Brick, Wood

LOT 40, PLAN NWP41276, PART SW1/4, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT. Legal:

Dimensions

Amenities:

Central Location, Private Yard, Recreation Nearby, Shopping Nearby Site Influences: Features: Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Stove

**Bylaw Restric:** 

Finished Floor (Main):

Finished Floor (Above):

Finished Floor (Below):

Finished Floor (Bsmt):

Finished Floor (Total):

**Unfinished Floor:** 

**Grand Total:** 

Floor

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Above	Living Room	10'7 x 27'0
Above	Kitchen	8'0 x 16'0
Above	Flex Room	11'0 x 43'0
Above	Primary Bedroom	11'6 x 12'6
Above	Bedroom	11'7 x 12'5
Above	Bedroom	12'0 x 13'6
Main	Laundry	9'5 x 10'0

1,917 sqft

1,809 sqft

3,726 sqft

3,726 sqft

0 sqft

0 sqft

0 sqft

Type

# Of Rooms: 9 # Of Kitchens: 1 2 # Of Levels: Suite: None

Crawl/Bsmt Height:

Full, Fully Finished **Basement:** 

**Beds In Bsmt:** 0/3

# Of Pets:

**Bathroom Floor** # of Pieces Ensuite? Main 3 Nο Above 4 Yes

Dimensions

12'2 x 15'6

12'8 x 20'6

1.13 ACRES FUTURE ZONING BUSINESS PARK / LIGHT INDUSTRIAL - Highway 99 Corridor plan. Prime property on 20th Avenue boasts strategic proximity to key transportation arteries, including designated truck routes to the US and convenient access to International Airports. Uses include office and service purposes, wholesale, warehousing, and light manufacturing. Neighboring property is currently undergoing the permitting process for a 138,822 sqft storage facility! Call for details!