## R2864334 House/Single Family

## 1338 STEVENS STREET WHITE ROCK

White Rock, V4B 4Y1

**Residential Detached** \$1,429,785 (LP)

Depth/Size (ft): 120 Frontage (ft): 44.30 6,130.00 Lot Area: (sq.ft.) Flood Plain: Nο East Rear Yard Exp: No

3 Bedrooms: 2 Bathrooms: **Full Baths:** 2 Half Baths: 0 Approx. Year Built: 1972 Age: 52 Zoning: RS-1 **Gross Taxes:** \$6,081.37 For Tax Year: 2023 P.I.D.: 008-679-258

Style of Home: Construction:

Exterior:

Foundation:

Rain Screen:

Renovations:

# of Fireplaces:

Water Supply:

Fuel/Heating:

Split Entry Frame - Wood Stucco, Wood

City/Municipal

Parking: **Covered Parking:**  Total: 3 - Covered: 1

**Parking Access:** Front

Parking: Locker:

Carport; Single, Open

Units in Dev: Distance to: Title to Land:

Freehold NonStrata

**Property Disc:** Nο

**PAD Rental:** 

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

**Outdoor Area:** Type of Roof: Floor Finish:

Asphalt

Laminate, Mixed, Carpet

Forced Air, Natural Gas

Balcny(s) Patio(s) Dck(s)

2 - Fuel: Electric, Natural Gas

View: No

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

LOT 436, PLAN NWP39847, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT Legal:

Amenities: In Suite Laundry

Site Influences: Cul-de-Sac, Paved Road, Private Yard

Features: ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restric:** 

Listing Broker(s): Macdonald Realty (Delta)

Floor	Туре	Dimensions	Floor	Туре
Main	Foyer	6'8 x 3'10	Below	Games Room
Main	Living Room	12'5 x 17'6	Below	Laundry
Main	Kitchen	12'11 x 9'2	Below	Den
Main	Dining Room	8'0 x 9'2	Below	Kitchen
Main	Primary Bedroom	11'3 x 11'5	Below	Storage
Main	Bedroom	11'3 x 8'4	Below	Patio
Main	Bedroom	8'1 x 10'6		

Finished Floor (Main): 1,080 sqft Finished Floor (Above): 0 saft Finished Floor (Below): 972 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 2,052 sqft

**Unfinished Floor:** 0 sqft **Grand Total:** 2,052 sqft # Of Rooms: 13 # Of Kitchens: 2 # Of Levels: 2

Suite: **Unauthorized Suite** 

Crawl/Bsmt Height:

**Basement:** Full **Beds In Bsmt:** 0/3

# Of Pets:

**Bathroom Floor** # of Pieces Ensuite? Main 5 Nο 3 Below No

Dimensions 11'10 x 15'9 21'1 x 8'9 12'5 x 17'8 11'9 x 7'5 33'1 x 7'10 12'9 x 19'6

Opportunity Knocks! This 2,052 sq. ft. split entry home is nestled on the east side of a quiet cul-de-sac, across from Peace Arch Elementary. Upstairs you will find 3 beds, 1 bath, a deck off the living area that overlooks the private fenced backyard and a second deck off the Primary Bedroom overlooking the quiet side of the school's park. Downstairs provides you with lots of options thanks to the multiple rooms to be used at your own discretion as bedrooms, a rec-room for the kids, even a second living space or home office with a separate entrance from the carport. All of this is located on a flat 6,130 sq. ft. lot in sunny White Rock!