## 14871 21B AVENUE SURREY

Sunnyside Park Surrey, V4A 8Z5

Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil	lt: 1987	7
Frontage (ft):	31.00	Bathrooms:	2	Age:	37	
Lot Area: (sq.ft.)	7,169.00	Full Baths:	2	Zoning:	RF	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,2	98.56
Rear Yard Exp:	North			For Tax Year:	2023	
View:	No			P.I.D.:	008-	584-508
Style of Home:	1 Storey,Rancher/Bur	ngalow	Parking:	Total: 6 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Wood		Parking Access:	Front		
oundation:			Parking:	Garage; Double,O	pen,RV Parking	Avail.
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
of Fireplaces:	2 - Fuel: Natural Gas,	,Wood	Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air		Property Disc:	Yes		
Outdoor Area:	Fenced Yard, Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate, Tile		Fixtures Rmvd:	Yes		
Mgmt. Company: Complex / Subdiv:	No Meridian By The Sea		tor			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul-	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings	NEW WESTMINSTER LAND Recreation Nearby,Shopping N			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152)	NEW WESTMINSTER LAND Recreation Nearby,Shopping N	earby		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, -de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions	NEW WESTMINSTER LAND Recreation Nearby,Shopping N	earby Type	Dimen	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St <b>Type</b> Foyer	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, -de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main	earby <b>Type</b> Bedroom	12'0 x 9	9'8
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s): Listing Broker(s):	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/Si Macdonald Realty (Si <b>Type</b> Foyer Living Room	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, -de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main	earby <b>Type</b> Bedroom Bedroom	12'0 x 9 8'8 x 10	9'8 0'0
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St <b>Type</b> Foyer Living Room Dining Room	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, -de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3 10'3 x 14'4	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main Main	earby <b>Type</b> Bedroom Bedroom Primary Bedroom	12'0 x 9 8'8 x 10 12'1 x 1	9'8 0'0 16'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St Type Foyer Living Room Dining Room Family Room	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3 10'3 x 14'4 14'4 x 13'3	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main	earby <b>Type</b> Bedroom Bedroom	12'0 x 9 8'8 x 10	9'8 0'0 16'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St Type Foyer Living Room Dining Room Family Room Eating Area	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3 10'3 x 14'4 14'4 x 13'3 8'4 x 15'0	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main Main	earby <b>Type</b> Bedroom Bedroom Primary Bedroom	12'0 x 9 8'8 x 10 12'1 x 1	9'8 0'0 16'11
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Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St Type Foyer Living Room Dining Room Family Room Eating Area	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3 10'3 x 14'4 14'4 x 13'3 8'4 x 15'0	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main Main	earby <b>Type</b> Bedroom Bedroom Primary Bedroom	12'0 x 9 8'8 x 10 12'1 x 1	9'8 0'0 16'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St Type Foyer Living Room Dining Room Family Room Eating Area Kitchen	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3 10'3 x 14'4 14'4 x 13'3 8'4 x 15'0 8'2 x 13'8	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main Main	earby <b>Type</b> Bedroom Bedroom Primary Bedroom	12'0 x 9 8'8 x 10 12'1 x 1	9'8 0'0 16'11
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St <b>Type</b> Foyer Living Room Dining Room Family Room Eating Area Kitchen Laundry	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, -de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3 10'3 x 14'4 14'4 x 13'3 8'4 x 15'0 8'2 x 13'8 6'9 x 10'5	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main Main Main Main	earby <b>Type</b> Bedroom Bedroom Primary Bedroom Walk-In Closet	12'0 x 5' 8'8 x 10 12'1 x 7'7 x 5'	9'8 0'0 16'11 '0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St Type Foyer Living Room Dining Room Family Room Eating Area Kitchen Laundry 1,825 sqft	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3 10'3 x 14'4 14'4 x 13'3 8'4 x 15'0 8'2 x 13'8 6'9 x 10'5 # Of Rooms:	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main Main Main Main 11	earby Type Bedroom Bedroom Primary Bedroom Walk-In Closet Bathroom Floor	12'0 x 5 8'8 x 10 12'1 x 7'7 x 5' <b># of Pieces</b>	9'8 0'0 16'11 '0 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below):	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St Type Foyer Living Room Dining Room Family Room Eating Area Kitchen Laundry 1,825 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3 10'3 x 14'4 14'4 x 13'3 8'4 x 15'0 8'2 x 13'8 6'9 x 10'5 # Of Rooms: # Of Kitchens:	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main Main Main 11 1	earby Type Bedroom Bedroom Primary Bedroom Walk-In Closet Bathroom Floor Main	12'0 x 5 8'8 x 10 12'1 x 7'7 x 5' <b># of Pieces</b> 5	9'8 0'0 16'11 '0 <b>Ensuite?</b> Yes
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St Type Foyer Living Room Dining Room Family Room Eating Area Kitchen Laundry 1,825 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3 10'3 x 14'4 14'4 x 13'3 8'4 x 15'0 8'2 x 13'8 6'9 x 10'5 # Of Rooms: # Of Kitchens: # Of Levels:	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main Main Main 11 1	earby Type Bedroom Bedroom Primary Bedroom Walk-In Closet Bathroom Floor Main	12'0 x 5 8'8 x 10 12'1 x 7'7 x 5' <b># of Pieces</b> 5	9'8 0'0 16'11 '0 <b>Ensuite?</b> Yes
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor:	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St Type Foyer Living Room Dining Room Family Room Eating Area Kitchen Laundry 1,825 sqft 0 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3 10'3 x 14'4 14'4 x 13'3 8'4 x 15'0 8'2 x 13'8 6'9 x 10'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main Main Main 11 1	earby Type Bedroom Bedroom Primary Bedroom Walk-In Closet Bathroom Floor Main	12'0 x 5 8'8 x 10 12'1 x 7'7 x 5' <b># of Pieces</b> 5	9'8 0'0 16'11 '0 <b>Ensuite?</b> Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Meridian By The Sea Electricity,Natural Gas LOT 9, PLAN NWP75 Central Location,Cul- ClthWsh/Dryr/Frdg/St Macdonald Realty (St Type Foyer Living Room Dining Room Family Room Eating Area Kitchen Laundry 1,825 sqft 0 sqft 0 sqft 1,825 sqft	s,Sanitary Sewer,Storm Sewer,Wa 5375, SECTION 15, TOWNSHIP 1, de-Sac,Paved Road,Private Yard,F tve/DW,Drapes/Window Coverings urrey/152) Dimensions 7'1 x 4'3 13'11 x 16'3 10'3 x 14'4 14'4 x 13'3 8'4 x 15'0 8'2 x 13'8 6'9 x 10'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	NEW WESTMINSTER LAND Recreation Nearby,Shopping N Floor Main Main Main Main 11 1 1 None	earby Type Bedroom Bedroom Primary Bedroom Walk-In Closet Bathroom Floor Main	12'0 x 5 8'8 x 10 12'1 x 7'7 x 5' <b># of Pieces</b> 5	9'8 0'0 16'11 '0 <b>Ensuite?</b> Yes

MERIDIAN BY THE SEA-Discover the charm of this immaculate 1825 sq ft rancher-style home. This immaculate property has been meticulously maintained & thoughtfully updated. New designer paint colours, flooring & light fixtures throughout. This home is flooded with natural light thanks to the skylights in the entry & kitchen. The kitchen boasts updated cabinetry with new hardware & stainless steel appliances. The renovated ensuite bathroom offers a luxurious retreat including in-floor heating for ultimate comfort. Step outside into the expansive, well-kept, fenced backyard-a private oasis perfect for entertaining & relaxation. Centrally located & just steps away from Star of the Sea, SEMIAHMOO Secondary, & H.T. Thrift, making it a perfect choice for families and downsizers!



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